

**AGENDA**  
**CITY OF STEVENSON COUNCIL MEETING**  
**December 21, 2023**  
**6:00 PM, City Hall and Remote**

Call-in numbers 253-215-8782, 669-900-6833, 346-248-7799, 312-626-6799, 929-205-6099 or 301-715-8592, Meeting ID 889 7550 7011, Zoom link <https://us02web.zoom.us/j/88975507011> or via YouTube at <https://www.youtube.com/channel/UC4k9bA0IEEvsF6PSoDwjJvA/>

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Items with an asterisk (\*) have been added or modified after the initial draft publication of the Agenda.

**1. CALL TO ORDER/PRESENTATION TO THE FLAG:** Mayor to call the meeting to order, lead the group in reciting the pledge of allegiance and conduct roll call.

**2. PUBLIC COMMENTS:** *[This is an opportunity for members of the audience to address the Council. If you wish to address the Council, please sign in to be recognized by the Mayor. Comments are limited to three minutes per speaker. The Mayor may extend or further limit these time periods at his discretion. The Mayor may allow citizens to comment on individual agenda items outside of the public comment period at his discretion. Please submit written comments to City Hall in person at 7121 E. Loop Rd, via mail to PO Box 371, Stevenson, WA 98648 or via email to [leana@ci.stevenson.wa.us](mailto:leana@ci.stevenson.wa.us) by noon the day of the meeting for inclusion in the council packet.]*

**a) \*\*Public Comments Received**

**3. CHANGES TO THE AGENDA:** *[The Mayor may add agenda items or take agenda items out of order with the concurrence of the majority of the Council].*

a) \*12/19 changes include:  
-Added Wallis Engineering Contract Amendments (items 4j & 4k)  
-Addition of vouchers (item 12a)

b) \*\*12/20 changes include:  
-Added additional public comments received (item 2a)  
-Added Documents for 2024 Budget Amendment (item 7c)  
-Added Fire Mobilization Interagency Agreement (item 9b)  
-Added Wellhead Grant Agreement (item 9c)

**4. CONSENT AGENDA:** The following items are presented for Council approval. *[Consent agenda items are intended to be passed by a single motion to approve all listed actions. If discussion of an individual item is requested by a Council member, that item should be removed from the consent agenda and considered separately after approval of the remaining consent agenda items.]*

- a) **Approve Resolution 2023-423 Updating New Post Office Box Custodians** - Former Utility Clerk Mary Corey retired in September. This resolution updates the custodian to Kaitlyn Conrath, the new Utility Clerk.
- b) **Water Adjustment** - Deborah Zabel (meter no. 705400) requests a water adjustment of \$68.70 for a water leak which they have since repaired.
- c) **Liquor License Renewals** - Big River Grill and Skamania Lodge
- d) **Liquor and Cannabis License Renewal** - High-5 Cannabis
- e) **Approve Fuel Tax Grant Agreement for First Street Overlook in the amount of \$221,186** - Public Works Director Carolyn Sourek presents the attached grant agreement with the Washington State Transportation Improvement Board in the amount of \$221,186 for matching funds on the First Street Overlook project. The federal funds for this project have been approved and this project is included in the 2024 budget.
- f) **Approve 2024 Transportation Improvement Board (TIB) Chipseal Contract in the amount of \$71,268** - Public Works Director Carolyn Sourek presents the attached contract for chipsealing multiple locations as outlined in the attached segment list. This project is included in the 2024 budget.
- g) **Approve Contract for Farmers' Market Support in the amount of \$10,000** - City Administrator Leana Kinley presents the attached contract with the Stevenson Downtown Association to provide \$10,000 to support the Farmers' Market as allocated in the 2024 budget. The contract is the same as as previous years.
- h) **Approve 2024 Tourism Funding Award Contracts in the amount of \$466,760** - City Administrator Leana Kinley presents the contracts for Tourism funding approved at the November 16th council meeting for council approval for a total amount of \$466,760 (the total awarded amount of \$799,012 less \$332,252 for the City of Stevenson Park Plaza project).
- i) **\*Approve Contract Amendment #3 for Wastewater Construction Services** - City Administrator Leana Kinley presents a contract amendment with Wallis Engineering for construction services related to the wastewater treatment plant upgrades. This amendment updates their rates for 2024 and 2025 and the total contract cost remains the same.

MOTION: To approve the contract amendment with Wallis Engineering for services related to the construction of the wastewater treatment plant upgrades updating the rate schedule for 2024 and 2025.

- j) **\*Approve Contract Amendment #3 for Wastewater Collection System Construction Services** - City Administrator Leana Kinley presents a contract amendment with Wallis Engineering for construction services related to the wastewater collection

system upgrades. This amendment updates their rates for 2024 and 2025 and extends the contract to June 30, 2025 (from Dec. 31, 2023) the total contract cost remains the same.

MOTION: To approve the contract amendment with Wallis Engineering for services related to the construction of the wastewater treatment plant upgrades updating the rate schedule for 2024 and 2025 and extending the contract to June 30, 2025.

**k)** **Minutes** of November 16, 2023 regular council meeting.

MOTION: To approve consent agenda items a-k.

## 5. SHERIFF'S OFFICE REPORT:

**a)** **Sheriff's Report** - The Skamania County Sheriff's report for activity within Stevenson city limits for the prior month is presented for council review.

## 6. PRESENTATIONS:

**a)** **Columbia Avenue Realignment Feasibility Study Report**- Seth Otto from Maul Foster Alongi will present a summary of the results from the Columbia Avenue Realignment Feasibility Study Report, paid for through an Integrated Planning Grant from the Department of Ecology. A copy of the full report is attached.

## 7. PUBLIC HEARINGS:

**a)** **Utility Rates and System Development Charges** - The rate study and restructuring is not ready for a public hearing. It will be presented at the January 18th City Council meeting.

**b)** **Proposed 2023 Budget Amendments-First Reading** - City Administrator Leana Kinley presents proposed changes to the 2023 budget as outlined in the attached documents for council consideration. The changes are time-sensitive and need to be approved by the end of the year with no time for a second reading of the ordinance.

MOTION: To approve ordinance 2023-1204 amending the 2023 budget as presented.

**c)** **\*\*Proposed 2024 Budget Amendments-First Reading** - City Administrator Leana Kinley presents proposed changes to the 2024 budget as outlined in the attached documents for council consideration. The changes are time-sensitive and need to be approved in order to move forward with the 1st Street Overlook Project.

MOTION: To approve ordinance 2023-1205 amending the 2024 budget as presented.

## 8. SITUATION UPDATES:

- a) **Sewer Ordinance Update** - Staff will present an update on the status of the committee and timeline for presenting a revised proposal for council consideration. Meeting documents from the committee are being uploaded to the website: <https://www.ci.stevenson.wa.us/publicworks/page/committee-proposed-sewer-ordinance> .
- b) **Approve Rescinding Private Sewer System (Septic) Moratorium Ordinance** - City Administrator Leana Kinley presents an ordinance rescinding the moratorium on further new construction, expansion, or replacement of private sewage disposals systems in the urban reserve on the City of Stevenson comprehensive plan future land use map and on property lines within 300 feet of public sewer for council consideration.

MOTION: To approve ordinance 2023-1203 rescinding ordinance 2023-1198 related to a moratorium on further new construction, expansion, or replacement of private sewage disposals systems in the urban reserve on the City of Stevenson comprehensive plan future land use map and on property lines within 300 feet of public sewer as presented.

**9. COUNCIL BUSINESS:**

- a) **Set Date for Council Retreat** - As part of the budget process, council holds a retreat at the beginning of the year to review and establish future goals. Proposed dates for a four-hour session on a Saturday are: 1/27, 2/3, 2/10, 2/17 and 2/24.
- b) **\*\*Approve Fire Mobilization Interagency Agreement with Washington State Patrol** - City Administrator Leana Kinley presents the interagency agreement on behalf of Fire Chief Rob Farris for council consideration. This contract will allow the department to be reimbursed for state mobilized fires. There is a question in to WSP on whether or not the name on the contract needs to change from the Stevenson Fire Department to the City of Stevenson and any updates will be discussed at the meeting.

MOTION: Approve the fire mobilization interagency agreement between the State of Washington Washington State Patrol and the City of Stevenson Fire Department.

- c) **\*\*Approve Wellhead 106 Grant** - Public Works Director Carolyn Sourek presents the draft scope of work for the 2023 Wellhead 106 Grant Program through the Department of Health. This will pay for an analysis to determine if Hegewald Well is sufficient to act as the city's primary water source. This is in response to failures at the Rock Creek Intake and reduction of surface water sources, as well as further follow-up to the recommendation in the Water System Plan to evaluate the groundwater supply.

MOTION: Authorize the Mayor to sign the agreement between the Washington State Department of Health and the City of Stevenson for the 2023 Wellhead 106 Grant Program in the amount of \$27,500 with approval from the City Attorney.

**10. INFORMATION ITEMS:**

- a) **Planning Commission Minutes** - Minutes are attached from the Planning Commission meeting for the prior month.
- b) **Financial Report** - The Treasurer's Report and year-to-date revenues and expenses through the prior month are presented for council review.
- c) **Housing Programs Report** - The report for the prior month on housing services provided by Washington Gorge Action Programs in Skamania County is enclosed for council information.

**11. CITY ADMINISTRATOR AND STAFF REPORTS:**

- a) Ben Shumaker, Community Development Director
- b) Carolyn Sourek, Public Works Director
- c) Leana Kinley, City Administrator

**12. VOUCHER APPROVAL:**

- a) \*November 2023 payroll, and December 2023 AP checks have been audited and are presented for approval. November payroll checks 17395 thru 17397 total \$127,482.35 which includes EFT payments. December 2023 AP checks 17394 and 17398 thru 17411 and 17433 thru 17493 total \$716,056.97, which includes EFT payments. The AP check register with fund transaction summary is attached for review.

MOTION: To approve the vouchers as presented.

**13. MAYOR AND COUNCIL REPORTS:**

**14. ISSUES FOR THE NEXT MEETING:** *[This provides Council Members an opportunity to focus the Mayor and Staff's attention on issues they would like to have addressed at the next council meeting.]*

**15. ADJOURNMENT** - Mayor will adjourn the meeting.

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**UPCOMING MEETINGS AND EVENTS:**

- Monday, December 25th, City Offices Closed for Christmas
- Monday, January 1st, City Offices Closed for New Year
- Monday, January 8th, 6pm, Planning Commission Meeting
- Wednesday, January 17th, 6pm, Joint Fire District 2 and City Council Meeting
- Thursday, January 18th, 6pm, City Council Meeting
- Thursday, January 25th, 6pm, Special City Council Workshop



## Stevenson city sewer system

Mitch Patton <nwtsrinc@gmail.com>

Thu, Nov 30, 2023 at 9:15 AM

To: Leana Kinley <leana@ci.stevenson.wa.us>

Cc: City of Stevenson <citycouncil@ci.stevenson.wa.us>, Scott Anderson <scott.anderson@ci.stevenson.wa.us>, planningcommissioners <planningcommissioners@co.skamania.wa.us>, "Waters, Rep. Kevin" <kevin.waters@leg.wa.gov>, "Wilson, Sen. Lynda" <Lynda.Wilson@leg.wa.gov>

Leana thanks again for gathering all this information a lot to fully understand . but it seems to me that we could have done some sewer main line improvements to stop groundwater intrusion and found a new plan to get the storm water out of the treatment plant. I feel this could have made a big improvement on how the old sewer treatment plant was working. I am also positive that the breweries caused more damage to the treatment plant than anything has done altogether. So I am hoping the city will be looking into screening the brewery's wastewater closer along with a new stormwater plan. Thanks for your time and please add this to public comment at the next planning commision meeting .

On Tue, Nov 28, 2023 at 4:35 PM Leana Kinley <leana@ci.stevenson.wa.us> wrote:

Mitch,

The response to your questions are below in red and associated documents are attached.

Thanks,

**Leana Kinley, EMPA, CMC**

City Administrator

7121 E. Loop Rd/PO Box 371

Stevenson, WA 98648-0371

(509) 427-5970 x204

On Mon, Nov 20, 2023 at 6:04 PM Mitch Patton <nwtsrinc@gmail.com> wrote:

So I have been thinking about the new sewer plant in stevenson . And here are a few questions I still have for the Stevenson city council members.

#1 Are there any studies on groundwater intrusion into the sewer main line in the last 5 years? The attached Preliminary Design Report from October 2019 talks about how to address infiltration and inflow issues most economically (starts on page 15). The original General Sewer Plan update was approved in 2017 and analyzed this issue, prompting the city to set aside \$80k each year for inspection of the sewer lines and fixing any leaks through slip-lining as recommended. When you are asking for studies, are you asking for a comprehensive look at the system, or the reports from each section and fixes?

#2 Were there any studies done on why the grinders were failing in the last 5 years? Are you asking about the pump stations? The attached General Sewer Plan talks about each station, what improvements are recommended and why. The design phase of the project is within 5-years, but doesn't analyze the failures only what is needed to meet the 2040 flow projections.

#3 Are there any plans on more studies for the failing old sewer lines ? We plan to apply for grant funding to update the General Sewer Plan as we are wrapping up a majority of the projects from the 2017 plan and need to prepare for what else is needed.

#4 Is the storm water tied into the city sewer system ? In some places there are downspouts from buildings connected to the city sewer, although this may be mostly downtown and difficult to identify specifically without smoke testing the sewer lines. In 2018/19 the city did a downspout inspection as part of the \$10 downspout fee to account for these types of connections. There remain some properties that have not been inspected. However, the city stormwater system is not connected to the sewer system, or a combined system as it is in other parts of the country.

#5 At what date did the city know it had a problem with the sewer plant and started looking for grant money and feasibility studies to repair or replace the sewer plant ? I had the same question when I first got here. Attached is what I was able to find on when they knew there was a problem, what they did, and the funding they looked for related to the issue. It appears they knew the plant needed to be expanded back in 2006. They tried multiple ways to address the issue outside of expanding the plant. It came to a head when the city received a Notice of Violation and subsequent Administrative Order requiring the plant to be upgraded in 2017 that the city began to more aggressively look for funding.

The reason I am asking these questions is just before Karl Russell left on short notice we were talking about this same thing am just trying to understand the huge expense of a sewer plant if the old lines are still failing today. the other thing i would like to find out is Ben still kicking the can down the road on the old county dump that is running down the ditch line in the city limits of

stevenson and has the city ever followed up with more testing as ecology stated needed to be done for a better understanding of the possibility of leaching toxic waste that could be coming from this old unlined landfill? **No additional testing has been done.** So if you have any documents please send as a PDF and add this to public comment in the next council meeting. Thanks for your time and hope to hear from you soon please hit reply all with any responses.

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[Mltch Patton 360-903-9040](tel:360-903-9040)

**"Never give up, for that is just the place and time that the tide will turn."**

- Harriet Beecher Stowe, from "Oldtown Folks"

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[Mltch Patton 360-903-9040](tel:360-903-9040)

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- Harriet Beecher Stowe, from "Oldtown Folks"



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## Courthouse Lawn Project

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'Susan Krug' via City Council <citycouncil@ci.stevenson.wa.us>

Wed, Dec 20, 2023 at 11:47 AM

Reply-To: Susan Krug <lvkrug30@yahoo.com>

To: Leana Kinley <leana@ci.stevenson.wa.us>, City Council <citycouncil@ci.stevenson.wa.us>, "planning@ci.stevenson.wa.us" <planning@ci.stevenson.wa.us>

Leana,

Please read this email into the minutes of the 21 Dec meeting of city council for public comment as I am unable to attend the meeting.

Thank you.

Susan Krug

I strongly object to the city's continuing efforts of the courthouse lawn project because of lack of support via the survey and due diligence to poll the entire county before pushing ahead with this project. According to the mayors' information, only a small number, 251, responded to the survey. That number then is only 2% of the population of this county of 12450 residents, plus or minus, in support of spending thousands of dollars now and in the future. This, of course, does not account for future time of staff and employees working to keep the plaza presentable to the public. The total lack of consideration for the residents of our city to take time away from the already slow response for maintenance of buildings, roads and sidewalks, and permits then to add more responsibility but no way or plan or money to maintain, is incomprehensible. Doesn't anyone who works at city hall run the numbers or understand they work for the people we do not work for them and that this project is totally unacceptable?? It would be better for the people to see improvements in the every day workings of the city than to take on more burdens with potentials to fail.

Susan Krug

Stevenson



**CITY OF STEVENSON**

**RESOLUTION NO. 2023-423**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STEVENSON  
UPDATING CUSTODIAN AUTHORITY FOR POST OFFICE SERVICES**

**Recitals**

1. Utility Clerk Mary Corey retired September 30, 2023 and was the former post office custodian for the City of Stevenson.
2. The United States Postal Service requires new custodians be appointed by the council.

**NOW, THEREFORE**, the City Council of the City of Stevenson do hereby resolve as follows:

Effective December 21, 2023, City Administrator-Clerk-Treasurer Leana Kinley and Utility Clerk Kaitlyn Conrath are to be added as custodians for post office box 371 and for services for the City of Stevenson, and former Utility Clerk Mary Corey is to be removed.

PASSED by the Council of the City of Stevenson this 21<sup>st</sup> day of December, 2023.

\_\_\_\_\_  
Mayor of the City of Stevenson

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Clerk of the City of Stevenson

\_\_\_\_\_  
Robert C. Muth  
City Attorney



# Washington State Transportation Improvement Board

## TIB Members

Chair  
Mayor Glenn Johnson  
City of Pullman

Vice Chair  
Councilmember Sam Low  
Snohomish County

Amy Asher  
Mason Transit Authority

Aaron Butters, PE  
HW Lochner Inc.

Susan Carter  
Hopelink

Kent Cash, PE  
Port of Vancouver

Barbara Chamberlain  
WSDOT

Elizabeth Chamberlain  
City of Walla Walla

Dongho Chang, PE  
WSDOT

Scott Chesney  
Spokane County

Vicky Clarke  
Cascade Bicycle Club/Washington Bikes

Mike Dahlem, PE  
City of Sumner

Commissioner Al French  
Spokane County

Councilmember Hilda González  
City of Granger

Commissioner Scott Hutsell  
Lincoln County

Les Reardanz  
Whatcom Transportation Authority

Peter Rogalsky, PE  
City of Richland

Mayor Kim Roscoe  
City of Fife

Maria Thomas  
Office of Financial Management

Jennifer Walker  
Thurston County

Jane Wall  
County Road Administration Board

Ashley Probart  
Executive Director

P.O. Box 40901  
Olympia, WA 98504-0901  
Phone: 360-586-1140  
Fax: 360-586-1165  
www.tib.wa.gov

December 1, 2023

Ms. Carloyn Sourek  
Public Works Director  
City of Stevenson  
Post Office Box 371  
Stevenson, WA 98648-0371

Dear Ms. Sourek:

Congratulations! We are pleased to announce the selection of your project, 1st Street, Columbia St to Guardrail, TIB project number 6-W-974(108)-1.

TIB is awarding 25.0158% of approved eligible project costs with a maximum grant of \$221,186.

Before any work is permitted on this project, you must complete and email the following items to your TIB engineer:

- Verify the information on the attached Project Funding Status Form and, revise if necessary. Sign and email a copy.
- Submit the section of your adopted Six Year Transportation Improvement Plan listing this project;
- Sign and email one copy of the Fuel Tax Grant Distribution Agreement.

You may only incur reimbursable expenses after you receive approval from TIB.

In accordance with RCW 47.26.084, you must certify full funding by December 2, 2024 or the grant may be terminated. Grants may also be rescinded due to unreasonable project delay as described in WAC 479-05-211.

If you have questions, please contact Chris Langhoff, TIB Project Engineer, at [ChrisL@TIB.wa.gov](mailto:ChrisL@TIB.wa.gov).

Sincerely,

Ashley Probart  
Executive Director

Enclosures



City of Stevenson  
6-W-974(108)-1  
1st Street  
Columbia St to Guardrail

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Stevenson  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the 1st Street, Columbia St to Guardrail (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Stevenson, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

For the project specified above, TIB shall pay 25.0158 percent of approved eligible project costs up to the amount of \$221,186, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT'S Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT'S submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as



often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

## 5.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

## 6.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

## 7.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

## 8.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 9.0 DEFAULT AND TERMINATION

### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:



- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

## 10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

## 11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.



## 12.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

## 13.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

## 14.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.



15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

\_\_\_\_\_  
Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

\_\_\_\_\_  
Chief Executive Officer                      Date

\_\_\_\_\_  
Executive Director                              Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name



# Washington State Transportation Improvement Board

## TIB Members

Chair  
Mayor Glenn Johnson  
City of Pullman

Vice Chair  
Councilmember Sam Low  
Snohomish County

Amy Asher  
Mason Transit Authority

Aaron Butters, PE  
HW Lochner Inc.

Susan Carter  
Hopelink

Kent Cash, PE  
Port of Vancouver

Barbara Chamberlain  
WSDOT

Elizabeth Chamberlain  
City of Walla Walla

Dongho Chang, PE  
WSDOT

Scott Chesney  
Spokane County

Vicky Clarke  
Cascade Bicycle Club/Washington Bikes

Mike Dahlem, PE  
City of Sumner

Commissioner Al French  
Spokane County

Councilmember Hilda González  
City of Granger

Commissioner Scott Hutsell  
Lincoln County

Les Reardanz  
Whatcom Transportation Authority

Peter Rogalsky, PE  
City of Richland

Mayor Kim Roscoe  
City of Fife

Maria Thomas  
Office of Financial Management

Jennifer Walker  
Thurston County

Jane Wall  
County Road Administration Board

December 1, 2023

Ms. Carloyn Sourek  
Public Works Director  
City of Stevenson  
Post Office Box 371  
Stevenson, WA 98648-0371

Dear Ms. Sourek:

Congratulations! We are pleased to announce the selection of your project, 2024 Chip Seal, Multiple Locations, TIB project number 2-W-974(004)-1.

TIB is awarding 94.9987% of approved eligible project costs with a maximum grant of \$71,268.

Before any work is permitted on this project, you must complete and email the following items to your TIB engineer:

- Verify the information on the attached Project Funding Status Form and, revise if necessary. Sign and email a copy.
- Sign and email one copy of the Fuel Tax Grant Distribution Agreement.

You may only incur reimbursable expenses after you receive approval from TIB.

In accordance with RCW 47.26.084, you must certify full funding by December 2, 2024 or the grant may be terminated. Grants may also be rescinded due to unreasonable project delay as described in WAC 479-05-211.

If you have questions, please contact Chris Langhoff, TIB Project Engineer, at [ChrisL@TIB.wa.gov](mailto:ChrisL@TIB.wa.gov).

Sincerely,

Ashley Probart  
Executive Director

Enclosures

Ashley Probart  
Executive Director

P.O. Box 40901  
Olympia, WA 98504-0901  
Phone: 360-586-1140  
Fax: 360-586-1165  
[www.tib.wa.gov](http://www.tib.wa.gov)



Small City Preservation Program (SCPP)  
***Approved Segment Listing***

**STEVENSON**

FY 2025 Seal Coat Program

Street	Termini	Pavement Length	Pavement Width
<b>First Falls Road</b>	Iman Cemetery Rd to E EOR	<b>1,743 feet</b>	<b>20 feet</b>
<b>Foster Creek Road</b>	Rock Creek Dr to Ryan Allen Rd	<b>2,074 feet</b>	<b>24 feet</b>
<b>Holly Street</b>	First Falls Rd to N EOR	<b>222 feet</b>	<b>10 feet</b>
<b>Ryan Allen Road</b>	Foster Creek Rd to N C/L	<b>4,787 feet</b>	<b>23 feet</b>



City of Stevenson  
2-W-974(004)-1  
2024 Chip Seal  
Multiple Locations

STATE OF WASHINGTON  
TRANSPORTATION IMPROVEMENT BOARD  
AND  
City of Stevenson  
AGREEMENT

THIS GRANT AGREEMENT (hereinafter "Agreement") for the 2024 Chip Seal, Multiple Locations (hereinafter "Project") is entered into by the WASHINGTON STATE TRANSPORTATION IMPROVEMENT BOARD (hereinafter "TIB") and City of Stevenson, a political subdivision of the State of Washington (hereinafter "RECIPIENT").

1.0 PURPOSE

For the project specified above, TIB shall pay 94.9987 percent of approved eligible project costs up to the amount of \$71,268, pursuant to terms contained in the RECIPIENT'S Grant Application, supporting documentation, chapter 47.26 RCW, title 479 WAC, and the terms and conditions listed below.

2.0 SCOPE AND BUDGET

The Project Scope and Budget are initially described in RECIPIENT'S Grant Application and incorporated by reference into this Agreement. Scope and Budget will be further developed and refined, but not substantially altered during the Design, Bid Authorization and Construction Phases. Any material alterations to the original Project Scope or Budget as initially described in the Grant Application must be authorized by TIB in advance by written amendment.

3.0 PROJECT DOCUMENTATION

TIB requires RECIPIENT to make reasonable progress and submit timely Project documentation as applicable throughout the Project. Upon RECIPIENT'S submission of each Project document to TIB, the terms contained in the document will be incorporated by reference into the Agreement. Required documents include, but are not limited to the following:

- a) Project Funding Status Form
- b) Bid Authorization Form with plans and engineers estimate
- c) Award Updated Cost Estimate
- d) Bid Tabulations
- e) Contract Completion Updated Cost Estimate with final summary of quantities
- f) Project Accounting History

4.0 BILLING AND PAYMENT

The local agency shall submit progress billings as project costs are incurred to enable TIB to maintain accurate budgeting and fund management. Payment requests may be submitted as



often as the RECIPIENT deems necessary, but shall be submitted at least quarterly if billable amounts are greater than \$50,000. If progress billings are not submitted, large payments may be delayed or scheduled in a payment plan.

## 5.0 TERM OF AGREEMENT

This Agreement shall be effective upon execution by TIB and shall continue through closeout of the grant or until terminated as provided herein, but shall not exceed 10 years unless amended by the Parties.

## 6.0 AMENDMENTS

This Agreement may be amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by persons authorized to bind each of the Parties.

## 7.0 ASSIGNMENT

The RECIPIENT shall not assign or transfer its rights, benefits, or obligations under this Agreement without the prior written consent of TIB. The RECIPIENT is deemed to consent to assignment of this Agreement by TIB to a successor entity. Such consent shall not constitute a waiver of the RECIPIENT's other rights under this Agreement.

## 8.0 GOVERNANCE & VENUE

This Agreement shall be construed and interpreted in accordance with the laws of the state of Washington and venue of any action brought hereunder shall be in the Superior Court for Thurston County.

## 9.0 DEFAULT AND TERMINATION

### 9.1 NON-COMPLIANCE

- a) In the event TIB determines, in its sole discretion, the RECIPIENT has failed to comply with the terms and conditions of this Agreement, TIB shall notify the RECIPIENT, in writing, of the non-compliance.
- b) In response to the notice, RECIPIENT shall provide a written response within 10 business days of receipt of TIB's notice of non-compliance, which should include either a detailed plan to correct the non-compliance, a request to amend the Project, or a denial accompanied by supporting details.
- c) TIB will provide 30 days for RECIPIENT to make reasonable progress toward compliance pursuant to its plan to correct or implement its amendment to the Project.
- d) Should RECIPIENT dispute non-compliance, TIB will investigate the dispute and may withhold further payments or prohibit the RECIPIENT from incurring additional reimbursable costs during the investigation.

### 9.2 DEFAULT

RECIPIENT may be considered in default if TIB determines, in its sole discretion, that:



- a) RECIPIENT is not making reasonable progress toward correction and compliance.
- b) TIB denies the RECIPIENT's request to amend the Project.
- c) After investigation TIB confirms RECIPIENT'S non-compliance.

TIB reserves the right to order RECIPIENT to immediately stop work on the Project and TIB may stop Project payments until the requested corrections have been made or the Agreement has been terminated.

### 9.3 TERMINATION

- a) In the event of default by the RECIPIENT as determined pursuant to Section 9.2, TIB shall serve RECIPIENT with a written notice of termination of this Agreement, which shall be served in person, by email or by certified letter. Upon service of notice of termination, the RECIPIENT shall immediately stop work and/or take such action as may be directed by TIB.
- b) In the event of default and/or termination by either PARTY, the RECIPIENT may be liable for damages as authorized by law including, but not limited to, repayment of grant funds.
- c) The rights and remedies of TIB provided in the AGREEMENT are not exclusive and are in addition to any other rights and remedies provided by law.

### 9.4 TERMINATION FOR NECESSITY

TIB may, with ten (10) days written notice, terminate this Agreement, in whole or in part, because funds are no longer available for the purpose of meeting TIB's obligations. If this Agreement is so terminated, TIB shall be liable only for payment required under this Agreement for performance rendered or costs incurred prior to the effective date of termination.

## 10.0 USE OF TIB GRANT FUNDS

TIB grant funds come from Motor Vehicle Fuel Tax revenue. Any use of these funds for anything other than highway or roadway system improvements is prohibited and shall subject the RECIPIENT to the terms, conditions and remedies set forth in Section 9. If Right of Way is purchased using TIB funds, and some or all of the Right of Way is subsequently sold, proceeds from the sale must be deposited into the RECIPIENT's motor vehicle fund and used for a motor vehicle purpose.

## 11.0 INCREASE OR DECREASE IN TIB GRANT FUNDS

At Bid Award and Contract Completion, RECIPIENT may request an increase in the maximum payable TIB funds for the specific project. Requests must be made in writing and will be considered by TIB and awarded at the sole discretion of TIB. All increase requests must be made pursuant to WAC 479-05-202 and/or WAC 479-01-060. If an increase is denied, the recipient shall be liable for all costs incurred in excess of the maximum amount payable by TIB. In the event that final costs related to the specific project are less than the initial grant award, TIB funds will be decreased and/or refunded to TIB in a manner that maintains the intended ratio between TIB funds and total project costs, as described in Section 1.0 of this Agreement.



## 12.0 INDEPENDENT CAPACITY

The RECIPIENT shall be deemed an independent contractor for all purposes and the employees of the RECIPIENT or any of its contractors, subcontractors, and employees thereof shall not in any manner be deemed employees of TIB.

## 13.0 INDEMNIFICATION AND HOLD HARMLESS

The PARTIES agree to the following:

Each of the PARTIES, shall protect, defend, indemnify, and save harmless the other PARTY, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from, that PARTY's own negligent acts or omissions which may arise in connection with its performance under this Agreement. No PARTY will be required to indemnify, defend, or save harmless the other PARTY if the claim, suit, or action for injuries, death, or damages is caused by the sole negligence of the other PARTY. Where such claims, suits, or actions result from the concurrent negligence of the PARTIES, the indemnity provisions provided herein shall be valid and enforceable only to the extent of a PARTY's own negligence. Each of the PARTIES agrees that its obligations under this subparagraph extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, each of the PARTIES, by mutual negotiation, hereby waives, with respect to the other PARTY only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provision of Title 51 RCW. In any action to enforce the provisions of the Section, the prevailing PARTY shall be entitled to recover its reasonable attorney's fees and costs incurred from the other PARTY. The obligations of this Section shall survive termination of this Agreement.

## 14.0 DISPUTE RESOLUTION

- a) The PARTIES shall make good faith efforts to quickly and collaboratively resolve any dispute arising under or in connection with this AGREEMENT. The dispute resolution process outlined in this Section applies to disputes arising under or in connection with the terms of this AGREEMENT.
- b) Informal Resolution. The PARTIES shall use their best efforts to resolve disputes promptly and at the lowest organizational level.
- c) In the event that the PARTIES are unable to resolve the dispute, the PARTIES shall submit the matter to non-binding mediation facilitated by a mutually agreed upon mediator. The PARTIES shall share equally in the cost of the mediator.
- d) Each PARTY agrees to compromise to the fullest extent possible in resolving the dispute in order to avoid delays or additional incurred cost to the Project.
- e) The PARTIES agree that they shall have no right to seek relief in a court of law until and unless the Dispute Resolution process has been exhausted.



15.0 ENTIRE AGREEMENT

This Agreement, together with the RECIPIENT'S Grant Application, the provisions of chapter 47.26 Revised Code of Washington, the provisions of title 479 Washington Administrative Code, and TIB Policies, constitutes the entire agreement between the PARTIES and supersedes all previous written or oral agreements between the PARTIES.

16.0 RECORDS MAINTENANCE

The RECIPIENT shall maintain books, records, documents, data and other evidence relating to this Agreement and performance of the services described herein, including but not limited to accounting procedures and practices which sufficiently and properly reflect all direct and indirect costs of any nature expended in the performance of this Agreement. RECIPIENT shall retain such records for a period of six years following the date of final payment. At no additional cost, these records, including materials generated under the Agreement shall be subject at all reasonable times to inspection, review or audit by TIB personnel duly authorized by TIB, the Office of the State Auditor, and federal and state officials so authorized by law, regulation or agreement.

If any litigation, claim or audit is started before the expiration of the six (6) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

Approved as to Form  
Attorney General

By:

Signature on file

\_\_\_\_\_  
Guy Bowman  
Assistant Attorney General

Lead Agency

Transportation Improvement Board

\_\_\_\_\_  
Chief Executive Officer                      Date

\_\_\_\_\_  
Executive Director                                      Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

## AGREEMENT

This Agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the Stevenson Downtown Association, hereinafter referred to as “SDA”.

### Recitals

1. The City of Stevenson desires to increase the distribution of fresh, nutritious food to the community, including the low-income population and those using Supplemental Nutrition Assistance Program (SNAP) benefits (or Basic Food benefits in Washington State).
2. Farmer’s markets support healthy communities through education on how the food is grown and how to prepare food.
3. The American Fitness Index includes the number of farmers’ markets per capita as a factor contributing to community health, using it as an indicator for community members’ access to fresh fruits and vegetables.
4. Since 2017, the Stevenson Farmers’ Market provided children with \$2,779 of free vegetables with their Power of Produce (POP) program, cultivating healthy habits.
5. The Stevenson Farmers’ Market gave \$958 in additional food to community members, doubling the spending power of SNAP benefits. In 2023, the Stevenson Farmers’ Market gave \$2,216 worth of free food to community members through SNAP, POP and other nutrition programs.
6. The City of Stevenson does not have qualified staff to manage a Farmers’ Market.
7. SDA is uniquely qualified to manage a Farmers’ Market, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
8. It is in the City’s interest to contract with SDA to perform certain activities relating to the design and management of this event that will encourage increased health and wellness of the community and those using SNAP benefits.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Performance.** SDA will perform the work set forth below and submit requests for payment within forty-five (45) days of each accepted task:
  - a. SDA will plan and operate a Farmers’ Market as described on Exhibit A, incorporated herein by reference.
2. **Completion.** SDA shall complete the work and provide the services to be performed under this Agreement on or before December 31, 2024.
3. **Term.** The term of this Agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.

4. Payment.
  - a. The City will reimburse SDA up to \$10,000 for services performed under this Agreement. Payments will be made on a reimbursement basis only, following submittal and review of detailed invoices with back up documentation to the City.
  - b. Final invoice for this Agreement must be received by the City on or before January 10, 2025. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
5. Default. Upon default by either party of any of the terms of this Agreement, the non-defaulting party may terminate the Agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This Agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this Agreement.
7. Financial Records. SDA shall maintain financial records of all transactions related to this Agreement for six (6) years after the end or termination of this Agreement. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of “Stevenson Downtown Association”. It is hereby understood, agreed and declared SDA is an independent contractor and not an agent or employee of City and no liability shall attach to City by reason of entering into this Agreement, except as may be provided herein.
9. Insurance and Liability. SDA shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this Agreement.

SDA further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold City harmless from any claims made against City by SDA employees, agents, contractors, subcontractors or other representatives.
10. Assignment. This Agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this Agreement, and any alterations or variation of the terms of this Agreement shall be invalid unless made in writing and signed by both of the parties



hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.

12. Equal Opportunity and Compliance With Laws. SDA shall not discriminate against any employee employed under this Agreement because of race, color, religion, age, sex or national origin. Further, SDA shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this Agreement.

13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this Agreement and any dispute arising hereunder. The parties agree the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this Agreement.

14. Certification of Authority. The undersigned certify the persons executing this Agreement on behalf of City and SDA have legal authority to enter into this Agreement on behalf of City and SDA respectively and have full actual and apparent authority to bind City and SDA on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

STEVENSON DOWNTOWN ASSOCIATION

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Kelly O'Malley-McKee, Director

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth  
City Attorney

## Exhibit A

The Stevenson Farmers' Market is a seasonal market operated through the Stevenson Downtown Association (SDA). Held at the beautiful Stevenson Waterfront, the market aims to enhance the quality of life in Skamania County by providing access to fresh, locally grown produce for all income levels; support for micro-enterprises and cottage industries; food education and assistance; and a family-friendly gathering place.

Operating every Saturday from mid-June through mid-October each year, managed by a part-time market manager and supporting volunteers, the Stevenson Farmers Market provides visitors with a picturesque setting to enjoy the market experience at the Port of Skamania's riverfront location. With over 30 vendors throughout the season, including regular produce vendors, the markets offer a diverse range of products, from farm-fresh fruits and vegetables to artisanal crafts and homemade baked goods, several of which accept SNAP/EBT/WIC. The market serves as a platform for local farmers and artisans to connect directly with consumers, fostering a sense of community and supporting local micro-enterprises.

The Stevenson Farmers Market doubles the spending power of SNAP, Women Infant and Children's (WIC), and Senior Farmers Market Nutrition Program (SFMNP). It also operates the POP (Power of Produce) Club for children, providing food education activities and a \$2 token to spend on the produce of their choice each visit.

In 2023, the market experienced a 40% increase in vendor sales over last year and a 6% increase in attendance. The market added lawn games and activities, as well as continued live music from local musicians, while providing needed food security and family-friendly activities in the community.

2024 Tourism Funding Summary  
 Summary of Amounts Requested, Recommended, and Approved by City Council  
 Recommended 11/01/23

<u>Entity</u>	2013 <u>Apprv'd</u>	2014 <u>Apprv'd</u>	2015 <u>Apprv'd</u>	2016 <u>Apprv'd</u>	2017 <u>Apprv'd</u>	2018 <u>Apprv'd</u>	2019 <u>Apprv'd</u>	2020 <u>Apprv'd</u>	2021 <u>Apprv'd</u>	2022 <u>Apprv'd</u>	2023 <u>Apprv'd</u>	2024 <u>Regst'd</u>	2024 <u>Recom'd</u>	2024 <u>Apprv'd</u>
SC Chamber of Commerce	80,000	80,000	85,000	85,000	85,000	90,000	90,000	90,000	90,000	110,000	110,000	116,000	116,000	
SC Chamber - Events										14,000	18,000	18,000	18,000	
SC Chamber - Promotional Programs (SBA)	98,000	88,000	88,000	85,000	85,000	85,000	85,000	85,000	80,000	85,000	81,000	84,000	84,000	
SC Chamber-Office Remodel											10,000	10,000	10,000	
Skamania County-Fair & Timber Carnival	4,000	4,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Skamania Co-Col. Gorge Bluegrass Festival	9,000	9,000	10,000	10,000	10,000	10,000	10,000	7,000	10,000	10,000	10,000	10,000	10,000	
Skamania Co-Fourth of July									7,500	7,500	7,500	12,800	12,800	
Skamania County Fair Board-GorgeGrass						8,000	8,000	6,000	4,000	4,000	4,000	4,000	4,000	
Columbia Gorge Museum	45,000	50,000	55,000	65,000	55,000	55,000	55,000	55,000	55,000	60,000	60,000	90,000	75,000	
BOTG Kiteboarding Festival	SBA	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
SDA - Stevenson Main Street Program	-	-	-	10,000	30,000	25,000	40,000	55,000	65,000	65,000	75,000	75,000	75,000	
Gorge Outgrg Races	SBA	4,500	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Stevenson Waterfront Music Festival	-	-	-	3,400	3,400	2,000	2,000	3,000	3,000	4,500	5,000	6,000	6,000	
CGTA-RARE Funding						2,500	2,500	2,500	5,000	5,000	5,000	5,000	5,000	
Firefest NW	1,000	2,000	N/A	2,000	-	1,000		-	-	1,000	1,000	5,000	1,000	
Gorge Olympic Windsurfing Cup										3,000	3,000	3,000	3,000	
Gorge Downwind Champs										10,000	10,000	10,000	10,000	
CAT-Dog Mountain Shuttle	-	1,250	1,250	2,500	2,500	2,500	1,250	2,000	2,000		10,000	10,000	10,000	
City of Stevenson - Park Plaza												332,252	332,252	
Julie Mayfield-Stevenson Area Live Music											-	8,460	8,460	
Julie Mayfield - Stage Gazebo Cover												3,000	-	
Traverse PNW - Mushroom Festival												5,500	5,500	
<b>Total</b>	<b>468,370</b>	<b>283,420</b>	<b>495,085</b>	<b>335,700</b>	<b>358,615</b>	<b>348,617</b>	<b>647,517</b>	<b>558,250</b>	<b>351,100</b>	<b>393,500</b>	<b>495,200</b>	<b>821,012</b>	<b>799,012</b>	<b>-</b>

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **CITY OF STEVENSON**, a municipal corporation of the State of Washington, hereinafter referred to as “City,” and the **SKAMANIA COUNTY CHAMBER OF COMMERCE**, a non-profit corporation, hereinafter referred to as “Chamber.”

### Recitals

1. The City of Stevenson is desirous of increased dissemination of information about the City to attract visitors to the local region and to encourage tourism expansion.
2. Among other things, the Chamber of Commerce is formed to promote interest in the local region and is uniquely qualified to act on the City’s behalf in disseminating information about the City.
3. The Chamber of Commerce maintains a local office that can respond to tourist inquiries and direct those people to the appropriate resources.
4. The Chamber of Commerce is the central organization responsible for overseeing special events and festivals designed to attract tourists to the City.

**NOW, therefore**, and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Performance.** The Chamber will perform the work set forth on the Scope of Work attached hereto as **Exhibits “A”, “B”, and “C”** which are incorporated herein by reference with the understanding that the work described in Exhibits B and C is designed to be a separate product that, if mutually agreed upon, could be transferred to a third party for administration.
2. **Completion.** The Chamber shall complete the services to be performed under this agreement on or before December 31, 2024.
3. **Term.** The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. **Payment**
  - a. In consideration of the work to be performed as described in Exhibit A, the City will pay the Chamber the total sum of **One Hundred Sixteen Thousand Dollars (\$116,000)**. As described in Exhibit A, the Chamber will submit a request for payment and a report of work completed every (30) thirty-days. Upon receipt of each satisfactory work report, the City will pay the Chamber one-twelfth (1/12) of the total deliverable **One Hundred Sixteen Thousand Dollars (\$116,000)** under Exhibit A. After written notice to the Chamber, the City may withhold payment if the Chamber cannot demonstrate substantial compliance with the terms of the

Scope of Work statement attached hereto. Failure to submit satisfactory work reports demonstrating substantial compliance with the Scope of Work statement shall be considered a breach of this agreement and the City will be excused from further performance hereunder. All payments will be reimbursements for work performed.

- b. The Chamber is authorized to administer funds to perform City of Stevenson Promotional Programs as described in Exhibits B and C attached hereto. Upon receipt and approval by the City of an itemized billing for such work, or part thereof, the City will pay the Chamber on a reimbursement basis. Total payments from the City to the Chamber for the work described in Exhibits B and C will not exceed **Eighty-Four Thousand Dollars (\$84,000.00)**. In the event the Chamber and the City mutually agree that the deliverables specified under Exhibits B and C could be transferred to a third party for administration, this contract shall be amended. The City may withhold payment if the Chamber cannot demonstrate to the City's satisfaction substantial compliance with the terms of Exhibit B and Exhibit C. Failure to submit satisfactory work reports demonstrating substantial compliance with Exhibit B and Exhibit C shall be considered a breach of this agreement, and the City will be excused from further performance hereunder.
- c. The Chamber is authorized to put on specific events listed below. Total payments from the City to the Chamber for this work will not exceed **Eighteen Thousand Dollars (\$18,000)** and will be paid monthly on a reimbursable basis. Reimbursement will be for items and services such as advertising, entertainment (bands), supplies (mugs/wine glasses, tokens, ice, wristbands, etc.), insurance, permits, environmental health (port-a-potties, garbage), tent/stage rental, photographer, etc.
  - i. Gorge Blues and Brews
  - ii. Christmas in the Gorge
- d. The Chamber is authorized to make improvements to the visitor center. Total payments from the City to the Chamber for this work will not exceed **Ten Thousand Dollars (\$10,000)** and will be paid monthly on a reimbursable basis. Reimbursement will be for items and services such as creating and installing a new brochure display, screens for digital marketing of tourism activities and events, etc.
- e. The final invoice for this agreement must be received by the City on or before January 15, 2025. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
- f. All tourism funding expenditure reports required by the Washington State Legislature are to be submitted by the Chamber to the City before final payment under this contract is made.

5. **Termination and Waiver.** Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. **Financial Records.** The Chamber shall maintain financial records of all transactions related to this agreement for six (6) years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
7. **Status of Chamber.** It is hereby understood, agreed and declared that the Chamber is an independent contractor and not the agent or employee of the City and that no liability shall attach to the City by reason of entering into this agreement, except as may be provided herein. The City acknowledges that the Chamber may contract with the Stevenson Business Association to perform certain services set forth in the Scope of Work; provided, however, that if the Chamber chooses to assign to the Stevenson Business Association any services, it will assign only those services listed on Exhibit B.
8. **Insurance and Liability.** The Chamber shall indemnify and save harmless the City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by the City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement. The Chamber further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by the Chamber's employees, agents, contractors, subcontractors or other representatives.

The Chamber shall at all times maintain with insurers or underwriters approved by the City a comprehensive Liability and Property Damage Policy with limits of not less than \$500,000 per person and \$1,000,000 per occurrence as respects property damage. The City shall be named as an insured party prior to commencement of the work hereunder. The Chamber shall provide the City with ten (10) days' notice in writing prior to cancellation of any such policy.

9. **Assignment.** Except as set forth in Paragraph 3 above, this agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
10. **Ownership of Work Product.** All brochures, pamphlets, maps, displays, and any other thing or idea created or produced by the Chamber under the terms of this agreement shall be and remain the property of the City.
11. **Completeness of Agreement and Modification.** This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of

this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations or agreements, written or oral, not incorporated herein.

12. **Equal Opportunity and Compliance With Laws.** The Chamber shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, the Chamber shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. **Governing Law and Venue.** The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. **Costs and Attorney Fees.** If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorney's costs and fees and the failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and appeal.
15. **Certification of Authority.** The parties hereby certify that the persons executing this agreement on behalf of the City and the Chamber have legal authority to enter into this agreement on behalf of the City and the Chamber and are able to bind the City and the Chamber in a valid agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto executed this agreement as of the day and the year first written above.

/ / / / / / [Signatures appear on next page] \ \ \ \ \ \

**CITY OF STEVENSON**

**SKAMANIA COUNTY  
CHAMBER OF COMMERCE**

By \_\_\_\_\_  
Scott Anderson, Mayor

By \_\_\_\_\_  
Board President

ATTEST:

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



## **Exhibit A – SCOPE OF WORK**

### **Skamania County Chamber of Commerce serving as Destination Marketing Organization & Visitor Information Services**

- 1) Promote Skamania County as a tourist destination, enhance visitor experiences and increase overnight stays. Answer visitor requests by phone, mail, e-mail and in person.
- 2) Staff the Visitor Information Center with paid employees, year-round five days a week. The center will be open seven days a week from Memorial Day through Labor Day.
- 3) Operate a retail center within the Visitor Center selling maps, NW Forest Passes, hiking guidebooks and local history books.
- 4) Maintain visitor counts, business referrals, overnight stays, and bulk brochure requests.
- 5) Distributed visitor and relocation packets in response to requests.
- 6) Create comprehensive marketing plans for the Chamber.
- 7) Place display ads in Washington State Visitors Guide and other regional tourism publications.
- 8) Sponsor, assist with content and distribute 2024 Skamania County Visitors Guide.
- 9) Update and distribute the Skamania County “Lure” brochure with the Accommodations Guide, Dining Guide and Calendar of Events.
- 10) Send out press releases to regional publications.
- 11) Maintain/update Chamber website including enhanced SEO, adding new photos, videos, and travel blogs. Conduct keyword research to incorporate into the website and increase visitation.
- 12) Send monthly newsletter to those requesting a visitor packet on the Chamber website.
- 13) Create content calendar for social media pages that includes quarterly contests and giveaways.
- 14) Organize & execute Gorge Blues & Brews Festival, Skamania Sip & Stroll and Christmas in the Gorge events.
- 15) Attend travel shows promoting Skamania County as a tourist destination.
- 16) Continue to work closely with state, regional, and national tourism organizations:
  - a. Columbia Gorge Tourism Alliance
  - b. Washington State Destination Marketing Organizations Association (WSDMO)
  - c. State of Washington Tourism
  - d. Southwest Washington Tourism Collaboration Group
- 17) Respond to inquiries from travel writers and solicit FAM (familiarization) tours.
- 18) Work with Skamania Lodge on co-op marketing projects and cross promotion on social media.
- 19) Assist event coordinators from the County, in the planning, production and advertising of the many county-wide events. Sell event tickets for such events as requested.

- 20) Work with the local organized business associations in Skamania County.
- 21) Create new travel itineraries on website.
- 22) New Datafy contract for analytics on tourism spending and targeted marketing and advertising opportunities.
- 23) Create new map featuring points of interest with driving distances.

## **Exhibit B**

### **Visit Stevenson Promotional Program Deliverables**

1. Create a comprehensive marketing plan for City of Stevenson.
2. Work closely with NB Marketing on marketing campaign updates, website enhancements, social media posts and paid ads, display ad creation and placement.
3. Maintain and update Stevenson promotional website; [visitstevensonwa.com](http://visitstevensonwa.com). Regularly add new photos, videos, travel blogs and enhanced SEO.
4. Work with Pheonix Technology on maintaining and updating web cams and weather station.
5. Distribute visitor packets in response to phone or email requests from the website.
6. Send monthly newsletter and flyers to send to tourists requesting a visitor packet from the website.
7. Create social media content calendar, including quarterly contests/giveaways.
8. Worked cooperatively with Skamania Lodge on marketing projects.
9. Place print ads in regional tourism focused publications.
10. Send out regular press releases to regional publications.
11. Solicit influencers with FAM (familiarization) tours.
12. Update Stevenson map several times as new businesses open and others close. Order printing of map many times throughout the year.
13. Provide maps, guides and information to local businesses and cruise ships for distribution.
14. Co-op with Stevenson Downtown Association on Shop Local promotions.
15. Compile information for registration packets for various groups at Skamania Lodge and those holding events at Skamania County Fairgrounds.
16. Administer the Stevenson Bucks program.
17. Manage the Visit Stevenson financial accounts including receivables & payables.
18. Create new travel itineraries on website.
19. Organize FAM Tour of Stevenson for Cruise Ships staff.

# Exhibit C

## Visit Stevenson 2024 Promotional Programs Budget

<b>Program 1</b>	<b>Promotional Products &amp; Projects</b>	
A	Stevenson Map – updating & printing	\$ 2,500
B	Stevenson Advertising Campaign	
	B1 - Website (hosting/updates/webcam contract)	11,000
	B2 – Marketing Contract (NB Marketing)	16,500
	B3 – Boosting (paid social media ads)	1,200
	B4 – Ad Placement	11,300
	B5 – Photos	1,000
	B6 – Other (promotional products, postage, misc.)	4,000
	B7 – FAM Tours	2,000
C	Wind River Publishing Advertisements	4,500
D	Skamania Lodge Co-Op Marketing Project	<u>15,000</u>
	<b>Sub-Total</b>	\$ 69,000
<b>Program Time Management</b>		
	\$1,250 per month	<u>\$ 15,000</u>
	<b>TOTAL</b>	<b>\$ 84,000</b>

**INTERLOCAL AGREEMENT BETWEEN  
SKAMANIA COUNTY AND THE CITY OF STEVENSON  
FOR PROMOTION AND OPERATION OF EVENTS IN STEVENSON  
TO ATTRACT TOURISTS - 2024**

**THIS AGREEMENT** made and entered into 21<sup>st</sup> day of December, 2023 between Skamania County, a municipal corporation, hereinafter referred to as “**COUNTY**”, and the City Stevenson, a municipal corporation, hereinafter referred to as the “**CITY**” for purposes hereinafter mentioned:

**WHEREAS**, the City is the recipient of Hotel/Motel Funds for the promotion of travel and tourism and the marketing and operation of special events and festivals and related tourist activities in Stevenson,

**WHEREAS**, the City wishes to increase publicity about the City to attract visitors to the local region, to increase overnight stays at our local hotels, inns and lodges and to encourage tourism expansion,

**WHEREAS**, the City and the County and its Department of Community Events and Recreation mutually agree that the County can provide promotional information and operation of **events described in Exhibit “A”** that will increase tourism; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City and the County through this interlocal agreement pursuant to RCW 39.34.080 shall act in consideration of the terms and conditions set forth below:

1. **Performance:** The County shall design and conduct promotion for tourist events/festivals as described on Exhibit A, and operate said events,
2. **Completion:** All work shall be completed by December 31, 2024. To meet reporting requirements set by Substitute Senate Bill 5647 the contractor, the County, must submit to the City a completed copy of the Lodging Tax Report for each of the events described in Exhibit A. Final payment on the contract will be withheld until receipt of report.
3. **Term:** The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. **Payment.**
  - a. The City will reimburse the County up to \$27,800 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back-up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 2 above shall be submitted before final payment under this contract is made.

5. Default: Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination: This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records: The County shall maintain financial records of all transactions related to this agreement for six (6) years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or Federal Auditors.
8. Status of Community Events and Recreation Department: It is hereby understood, agreed and declared that the County is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. The County agrees to indemnify and hold harmless the City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by the City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

The County further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and acknowledges that this waiver of immunity was mutually and expressly negotiated by the parties, and expressly agrees that this promise to indemnify and hold harmless applies to all claims made against the City by Skamania County employees, agents, contractors, subcontractors or other representatives.

10. Assignment: This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification: This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings representations, or agreement, written or oral, not incorporated herein.
12. Equal Opportunity and compliance With Laws: The County shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, Community Events and Recreation Department shall

comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.

13. Governing Law and Venue: The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that Skamania County shall be the venue for any litigation brought in relation to this agreement.

14. Costs and Attorney Fees: If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all cost and expenses so incurred by the non-defaulting party, including without limitation, reasonable attorney costs and fees and the failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees.

15. Certification of Authority: The parties hereby certify that the person executing this agreement on behalf of City and County, have legal authority to enter into this agreement on behalf of City and County, and are able to bind City and County, in a valid agreement on the terms herein.

16. Interlocal Agreement Representations

This is an interlocal agreement pursuant to RCW Ch 39.34 and the parties make the following representations:

- a. Duration. This AGREEMENT shall terminate on December 31, 2024 or sooner as provided in paragraph 6.0 above.
- b. Organization. No new entity will be created to administer this agreement.
- c. Purpose. The purpose is to enable the City of Stevenson to contract with Skamania County for event promotion and operation.
- d. Manner of Financing. The City intends to finance this agreement in cash as part of its Tourism Promotion Fund budget.
- e. Termination of Agreement. The parties shall have the right to terminate this agreement as provided in paragraph 6.0 above.
- f. Other. All terms are covered by this Agreement. No additional terms are contemplated.
- g. Selection of Administrator. The City of Stevenson City Administrator shall be the Administrator for this Interlocal Agreement.
- h. Filing. Prior to its entry into force, this agreement shall be filed with the Skamania County Auditor or, alternatively, listed by subject on a public agency's web site or other electronically retrievable public source.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

**CITY OF STEVENSON**

**BOARD OF COUNTY COMMISSIONERS  
SKAMANIA COUNTY, WASHINGTON**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
City of Stevenson, Mayor

\_\_\_\_\_  
Commissioner

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
APPROVED AS TO FORM:  
City Attorney

\_\_\_\_\_  
APPROVED AS TO FORM:  
Prosecuting Attorney



**EXHIBIT A**  
**Tourism Promotional and Event Operation Services**

<b>Skamania County Fair &amp; Timber Festival</b>	<b>\$ 4,000</b>
<b>Columbia Gorge Bluegrass Festival</b>	<b>\$ 10,000</b>
<b>Fourth of July Fireworks</b>	<b><u>\$ 12,800</u></b>
<b>Total Award:</b>	<b><u>\$ 27,800</u></b>

1. Movement of funds between programs of up to 10% of the total contract amount is allowed.
2. Community Events and Recreation shall plan and operate the above events as described on the respective Tourism Funding Application Forms submitted by Community Events and Recreation for these events, incorporated herein by reference.

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Skamania County Fair Board**, a 501(c)(3) organization, hereinafter referred to as “Fair Board”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a “GorgeGrass” event.
3. The Fair Board is uniquely qualified to manage a GorgeGrass event, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with the Fair Board to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. The Fair Board will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. The Fair Board will plan and operate the GorgeGrass event as described on Exhibit A, incorporated herein by reference.
  - b. The Fair Board will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. The Fair Board will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse the Fair Board up to \$4,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**

- c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records. The Fair Board shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of the "Fair Board". It is hereby understood, agreed and declared that the Fair Board is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. The Fair Board shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

The Fair Board further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Fair Board employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and Compliance with Laws. The Fair Board shall not discriminate against any employee employed under this agreement because of race, color, religion,

age, sex or national origin. Further, the Fair Board shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.

13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and the Fair Board have legal authority to enter into this agreement on behalf of City and the Fair Board respectively and have full authority to bind City and the Fair Board in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

Skamania County Fair Board

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Name & Title: \_\_\_\_\_

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



Exhibit A

RECEIVED

OCT 16 2023

City of Stevenson
TOURISM FUNDING APPLICATION FORM

Initials

Organization/Agency Information

Skamania County Fair Board 91-1098073
Organization/Agency Federal Tax ID Number

Heather Hobbs
Contact Name

PO Box 369, Stevenson, WA 98648
Mailing Address

509-427-3980 president@skamaniafair.com
Phone Email

Columbia Gorge Bluegrass Festival
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
Tourism-Related Facility
Events/Festivals

Amount Requested: \$ 4,000

Supplemental Questions

You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.

1. Describe your Tourism-Related Activities, Event or Facility:
The Columbia Gorge Bluegrass Festival has been running for over 30 years. In that time it has grown from just a small number of people to being one of the best attended bluegrass festivals in the northwest. We partner with Skamania County but we operate separate budgets. We are seeking L-Tax money to help pay for the bands that we bring in. The costs of the bands are increasing and L-Tax is the difference between having a successful festival or not.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the Call for Tourism Promotion Proposals for criteria and items to be prioritized by the Tourism Advisory Committee.
One of the successes of our bluegrass festival was the change we made from bringing in all regional bands to adding some national bands to the mix. Our numbers and the buzz in the bluegrass community jumped, but it came at a greater cost. To date we are one of the most expensive bluegrass festivals which in the past has covered our costs. In the past

few years with increasing contracts and accommodations we are faced with either moving away from our national bands or finding new ways to bring in additional revenue to the festival. Community Events has worked on marketing in new ways to draw more folks.

3. Identify your top 5 sources of Revenue:

1. Admission	\$ 30,000
2.	\$
3.	\$
4.	\$
5.	\$

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

The Fair Board uses any remaining profits if there is any to benefit the Skamania County Fair. Money left over after fair is used as seed money to support the bluegrass festival in future years. With increasing expenditures in our bluegrass festival, any losses takes away from our community fair. We still haven't built up to our traditional numbers as people have been hesitant to come with covid still looming.

5. Describe your plans for advertising and promoting your proposed activity or facility.

Skamania County does all of marketing for this event, but they use social media, newspapers and magazines as their marketing tools. Community Events is working with the Fair Board to promote the festival.

They also worked with Koin 6 and it was successful.

6. Explain how your activity or facility will result in increased tourism and overnight stays.

The festival brings in 300 to 400 campers as well as the hotels and other campgrounds that are used. Folks buy supplies in town from our locals stores.

7. List the number of tourists expected to attend your activity or facility in each of these categories:

1. 1200 Staying overnight in paid accommodations.
2. 20 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. 150 Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. 0 Attend but are not included in any one of the categories above.
5. 700 Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce and/or the Stevenson Business Association for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

The Chamber works with both the Fair Board and the Community Events staff to hold and produce all of our events. We partner with A&J, Riverview and several other businesses.

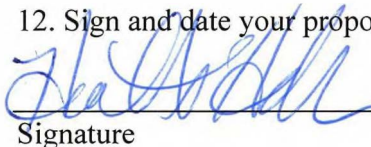
9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

n/a

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?  
The Skamania County Fair Board works hand in hand with many of the businesses. We place banners of our sponsors and the county promotes the businesses on their FaceBook page.

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

12. Sign and date your proposal.



Heather Hobbs

10/16/2023

Signature

Printed Name

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

**Expenses**

---

Performances		\$	(27,667.92)
Music License		\$	(600.00)
Meals for Bands		\$	(861.20)
Liquor License		\$	(240.00)
Owed to County for camping proceeds		\$	(1,084.25)
Other Expenses		\$	(650.00)
Clothing		\$	(975.00)
Ice	\$	-	
	\$		
Beverages	(1,347.83)		
<b>TOTAL EXPENSES</b>			<b>\$ (33,426.20)</b>

Lodging Tax Request	\$4,000
Percentage of request	12%



## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the City of Stevenson, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the Columbia Gorge Interpretive Center Museum, hereinafter referred to as “Interpretive Center” or “Museum”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. Among other things, the Interpretive Center routinely distributes promotional material that would generate interest in the City and the local region.
3. The Interpretive Center is uniquely qualified to provide historically oriented promotional information to potential visitors, which is an important consideration with more than 40% of tourists listing historical sites/museums as a key destination.
4. The Interpretive Center is a key tourist-related facility within the community.
5. It is in the City’s interest to contract with the Interpretive Center to perform certain activities relating to the encouragement of increased tourism, the promotion of tourist interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance & Payment. The Interpretive Center will perform the work as described in Exhibit A and submit requests for payment within forty-five days of each accepted and audited task. The maximum amount to be reimbursed under this agreement is \$75,000 as further described in Exhibit A. Final invoice for this agreement must be received by the City on or before **January 15, 2024**.
2. Completion. The Interpretive Center shall complete the work to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.

5. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Payment for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
6. Status of Interpretive Center. It is hereby understood, agreed and declared that Interpretive Center is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
7. Insurance and Liability. The Interpretive Center shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

The Interpretive Center further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the city harmless from any claims made against the City by the Interpretive Center's employees, agents, contractors, subcontractors or other representatives.

8. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
9. Ownership of Work Product. All cards, brochures, pamphlets, maps, displays, and any other thing or idea created or produced by Interpretive Center pursuant to this agreement shall be and remain the property of Interpretive Center.
10. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
11. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
12. Costs and Attorney Fees. If either party shall be in default under this contract, the non defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto

institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.

13. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Interpretive Center have legal authority to enter into this agreement on behalf of City and Interpretive Center respectively and have full authority to bind City and Interpretive Center in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

**CITY OF STEVENSON:**

**COLUMBIA GORGE INTERPRETIVE CENTER:**

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Robert Peterson, Executive Director

ATTEST:

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney

**EXHIBIT A**  
**Columbia Gorge Interpretive Center 2024 Tourism Funding**

Task A: Advertising and Promotion

The Columbia Gorge Interpretive Center Museum shall minimally promote the museum in print ad in a minimum of six local/regional/national sites. All ads must note Stevenson, WA as the location of the museum.

The Museum shall actively maintain a website and will maintain a link between the museum website and the SBA website (cityofstevenson.com).

Other promotional activities may include radio and television spots, press releases, posters, fliers, post cards, maintenance costs of social media sites, attendance at tourism conferences where the museum would be promoting visits to its facilities, and signage along SR-14 and I-84.

Any posters purchased under this contract shall always identify City of Stevenson as the location of the museum.

Task B: Sponsoring of special events

The museum shall operate special events, including but not limited to:

- Silent Auction and Dinner
- GCM Gallery
- Anniversary Event

The City can reimburse the museum for the promotion of each event and for actual event costs.

Task C: Marketing and Administration

The City can reimburse for marketing management and administration costs. These costs will be reimbursable based on time sheets identifying hours worked and the nature of the activity for which reimbursement is sought.

**Other Deliverables**

1. Interpretive Center shall plan and operate the above events as described on Tourism Funding Application Form submitted by Interpretive Center for these events, incorporated herein by reference.
2. Interpretive Center will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All state-required reports are to be submitted before final payment under this contract is made.
3. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
4. The Tourism Advisory Committee (TAC) is interested in the long-term success of the Museum. The TAC understands that generally museums are dependent on sponsorships, grants, endowments, and other gifts to maintain fiscal stability. The TAC will be requesting a brief report on the Museum's success at acquiring private and public funding

support outside of ticket sales.

5. The City of Stevenson must be identified in all promotional activities – this can be accomplished by simply indicating the museum’s location in Stevenson, WA. Whenever possible and/or appropriate the Stevenson Business Associations’ Promotional Website ([cityofstevenson.com](http://cityofstevenson.com)) should be listed on any promotion pieces.

## AGREEMENT

This agreement made and entered into 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Rachel Callahan**, dba Bridge of the Gods Kiteboarding Festival, hereinafter referred to as “BOTG Kiteboarding Festival”

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Kiteboarding festival.
3. BOTG Kiteboarding Festival is uniquely qualified to manage a Kiteboarding festival, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with BOTG Kiteboarding Festival to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. BOTG Kiteboarding Festival will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. BOTG Kiteboarding Festival will plan and operate the Bridge of the Gods Kiteboarding Festival as described on Exhibit A, incorporated herein by reference.
  - b. BOTG Kiteboarding Festival will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. BOTG Kiteboarding Festival shall complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Payment.
  - a. The City will reimburse BOTG Kiteboarding Festival up to \$3,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.

4. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
5. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
6. Financial Records. BOTG Kiteboarding Festival shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
7. Status of “BOTG Kiteboarding Festival”. It is hereby understood, agreed and declared that BOTG Kiteboarding Festival is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
8. Insurance and Liability. BOTG Kiteboarding Festival shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.  
  
BOTG Kiteboarding Festival further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by BOTG Kiteboarding Festival employees, agents, contractors, subcontractors or other representatives.
9. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
10. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
11. Equal Opportunity and Compliance with Laws. BOTG Kiteboarding Festival shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, BOTG Kiteboarding Festival shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.

12. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
13. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
14. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and BOTG Kiteboarding Festival have legal authority to enter into this agreement on behalf of City and BOTG Kiteboarding Festival respectively and have full authority to bind City and BOTG Kiteboarding Festival in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

BOTG Kiteboarding Festival

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Rachel Callahan, Owner

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney





*City of Stevenson*  
**TOURISM FUNDING APPLICATION FORM**

**Organization/Agency Information**

Bridge of the Gods Kitefest #46-5476510  
Organization/Agency Federal Tax ID Number

Rachel Callahan  
Contact Name

8212 Falls Ave SE #1859 Snoqualmie, WA 98065  
Mailing Address

209-559-1952 rachelcallahanbotg@gmail.com  
Phone Email

Bridge of the Gods Kitefest (BOTG Kitefest)  
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$ 3,000

**Supplemental Questions**

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:  
BOTG is a kiteboarding festival at East Pint Kite Beach which involves persons of all ages competing for donated prizes and titles. Under this event we also hold the Blowout Race from Stevenson, WA to Hood River, OR. This is a 17-mile downwind kiteboarding/winging/windsurfing race that involves all persons, of multiple ages and ability, who hail from nay different locations.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

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BOTG is a 3 day amateur kiteboarding/winging competition in its 23<sup>rd</sup> year and is the longest running event in North America. Amateurs from 10 different countries and 3 different continents have competed in this event. This year we are once again focusing on the youth aspect of the event, and will also include the Blowout Race. These events bring in people from outside the US and all over the PNW.

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3. Identify your top 5 sources of Revenue:

1. Registration fees	\$ 10,000
2. Merchandise Sales	\$ 1,000
3. Sponsorship Donations	\$ 4,500
4. City Funding	\$ 3,000

The funding from the city helps us pay for awards and merchandise as they say "City of Stevenson" on them.

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4. Do you plan to become self-funded? If yes, please describe your plan and progress to date. BOTG obtained tax exempt status in 2015 which allows us to approach higher up sponsors such as Subway, Subaru and Patagonia that we could not in the past. We plan to move forward and approach more companies that will aid us in becoming a self-sufficient event in the future. Every year the event cost more money, so this is a goal we are slowly reaching.

---

5. Describe your plans for advertising and promoting your proposed activity or facility. BOTG focuses on placing ads in kiteboarding magazines and posting ads and event information on surrounding area forums, such as NWkite. We also use social media outlets to advertise, such as Facebook and Instagram (@botgkitefestival). Updates will also be shared on those platforms. BOTG Also shares event info, dates, times and summary with the Pioneer Paper, and River Talk Weekly. BOTG also hangs poster ads in local and surrounding areas.

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6. Explain how your activity or facility will result in increased tourism and overnight stays. Our three-day event attracts 200-300 spectators, of which 90% are from out of town. Only about 5-10% generate overnight stays in Stevenson. Many kites and spectators often return to enjoy Stevenson amenities and waterfront, many of which would never have known about the area. We work with many local businesses and restaurants in an effort to get more tourism.

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7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. 30 Staying overnight in paid accommodations.
2. 10 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.

- 3. 200 Staying for the day only and traveling 50 miles or more from their place of residence or business.
- 4. 160 Attend but are not included in any one of the categories above.
- 5. 11 Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

We have worked closely with the Chamber, Port and City in the past to list our event on their websites and social media and provide flyers and other information with them about the event. This year we are planning on working with the Stevenson Downtown Association to improve promotion and participation of our activities surrounding our event.

The Chamber also aids us in printing out all flyers, registration forms as well as insurance forms.

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?  
Many restaurants and businesses are sponsors and we regularly promote them during the event. BOTG Kitefest creates a direct boost in economic activity the weekend of the event and indirectly develops additional visitors and activity throughout the summer, and shoulder months as kiteboarders and wingers have found Stevenson Kite beach to be a fun and beautiful place to enjoy the wind and water.

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

12. Sign and date your proposal.

*Rachel Callahan*

Rachel Callahan

10/9/2023

Signature

Printed Name

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

**AGREEMENT**  
**Operation of Stevenson Main Street Program**

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and the **Stevenson Downtown Association**, hereinafter referred to as “SDA”.

Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Main Street Program.
3. The Stevenson Main Street Program vision is for a vibrant and attractive downtown that is home to businesses and welcoming to residents and visitors. The cornerstone tenets of the Stevenson Main Street Program include Organization, Promotion, Design, and Economic Vitality. The City recognizes that a vibrant downtown is a draw for tourists while also enhancing the quality of life for local residents.
4. SDA is uniquely qualified to manage a Main Street program, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
5. It is in the City’s interest to contract with SDA to perform certain activities relating to the design, implementation, and management of the Main Street program that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. SDA will perform the work set forth below and submit requests for payment to the City as outlined in section 3 below.
  - a. SDA will plan and operate the Main Street program as described on Exhibit A, incorporated herein by reference.
  - b. SDA will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. SDA will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.

- a. In consideration of the work to be performed as described herein, the City will pay SDA the total sum of \$75,000. SDA will submit a request for payment and a report of work completed every quarter at a minimum. Upon receipt of each satisfactory work report, the City will pay SDA one-quarter (1/4) of the total deliverable of Seventy-five Thousand Dollars (\$75,000) or Eighteen Thousand Seven-Hundred Fifty Dollars and 00/100 (\$18,750). After written notice to the SDA, the City may withhold payment if the SDA cannot demonstrate substantial compliance with the terms of this agreement. Failure to submit satisfactory work reports demonstrating substantial compliance with this agreement shall be considered a breach of this agreement and the City will be excused from further performance hereunder. All payments will be reimbursements for work performed. Payments will be made on the City's regularly established payment dates following submittal of detailed invoices by SDA to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
  6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
  7. Financial Records. SDA shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
  8. Status of "SDA". It is hereby understood, agreed and declared that SDA is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
  9. Insurance and Liability. SDA shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

SDA further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by SDA employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and Compliance with Laws. SDA shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, SDA shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and SDA have legal authority to enter into this agreement on behalf of City and SDA respectively and have full authority to bind City and SDA in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

/ / / / / / [Signatures appear on next page] \ \ \ \ \ \

CITY OF STEVENSON

STEVENSON DOWNTOWN ASSOCIATION

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Kelly O'Malley-McKee, Executive Director

ATTEST:

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



City of Stevenson
TOURISM FUNDING APPLICATION FORM

Organization/Agency Information

Stevenson Downtown Association 81-3500088
Organization/Agency Federal Tax ID Number

Kelly O'Malley-McKee
Contact Name

PO Box 1037, Stevenson WA 98648
Mailing Address

509-427-8911 director@stevensonmainstreet.org
Phone Email

Main Street Operations & Programs
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
Tourism-Related Facility
Events/Festivals

Amount Requested: \$75,000

Supplemental Questions

You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.

1. Describe your Tourism-Related Activities, Event or Facility:
Supporting operations and programs of the Stevenson Downtown Association ensures ongoing success as a WA Main Street Program, dedicated to enhancing the downtown district to the benefit economic vitality of local businesses. By beautifying downtown with public art, holiday decor, event signage and grants for businesses, as well as promotions to bring people downtown, we attract year-round visitation. See our 2022 Impact report for additional ways we help elevate our work downtown.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the Call for Tourism Promotion Proposals for criteria and items to be prioritized by the Tourism Advisory Committee.
Funding the operations and programs of the downtown association continues ongoing, year-round, broad marketing efforts, such as showcasing Stevenson as a destination, supporting downtown businesses, improving the visitor experience, seeking funding opportunities for projects that positively influence tourism like Courthouse Plaza Project, public art & supporting city studies and parks plan.



3. Identify your top 5 sources of Revenue:

1. Main Street Tax Credit Incentive Program	\$160,000~
2. TAC funding	\$75,000
3. Farmers Market Revenue	\$20,000~
4. Individual contributions/donations	\$5,000
5.	\$

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date. The Main Street Approach to the revitalization of downtowns is most successful with an investment of local governments, mainly cities. This tried & true approach in partnership is on display in 2,000 communities across the country and 39 cities in WA. We do plan to increase community donations in order to diversify funding and not solely rely on MSTCIP as WA grows the number of communities.

5. Describe your plans for advertising and promoting your proposed activity or facility. We constantly promote Downtown Stevenson, downtown businesses and downtown programs through social media, traditional press releases and print advertising, paid digital ads, email, website, posters, brochures, QR codes, rackcards, tabling, branded giveaways, Farmers Market presence every Saturday.

6. Explain how your activity or facility will result in increased tourism and overnight stays. The Main Street Approach, a tried and true strategy for four decades, is built around a community's unique heritage & attributes to attract visitors to their downtown districts. A 2022 report by the Washington State Main Street Program indicates increased consumer spending in Main Street districts more so than other similar downtowns (attached). We also have farmers market survey data about and visitors what they desire in downtown Stevenson to help inform our programs to attract (attached).

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. Attached Staying overnight in paid accommodations.
2. Attached Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. Attached Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. Attached Attend but are not included in any one of the categories above.
5. Attached Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

Partnering with the Chamber is a natural fit, as we share physical work space, common goals of supporting local businesses and serve on each other's boards and committees. We've collaborated on decisions to take on some previously Chamber-led initiatives, such as holiday lighting, downtown signage, shop local campaigns. Additionally, we are co-investing in office remodel to welcome visitors.

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

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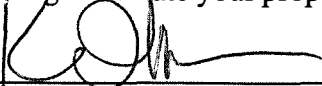
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10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging? Main Street organizations were built for supporting business districts. See the attached resiliency report for supporting data. Specifically, the Stevenson Downtown Association has presented 36 Bricks & Clicks Grants to downtown restaurants, retailers and other businesses since October 2020. Creating additional grant programs like Business Collaboration Micro-grants and Facade Improvement Grants.

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts. **Attached.**

12. Sign and date your proposal.

  
Signature

Kelly O'Malley-McKee  
Printed Name

10/16/23  
Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*



A MAIN STREET ORGANIZATION

## 2024 LTAC Application Attachments

1. 2022 Impact Report mentioned. Attached in email.

6. Report data mentioned:

- Economic Resiliency of Washington's Main Streets. May 2022 report attached in email.
- Farmers Market visitor survey. Results from 2021 attached in email.

7. Number of tourists:

These numbers are hard to calculate, as the Stevenson Downtown Association isn't applying for specific events, but overall operations and programs that help elevate downtown Stevenson as a destination for tourists. With TAC funding, the downtown association partners with, promotes and leverages existing events from the Chamber, Visit Stevenson, other third parties and businesses, thereby enhancing the numbers these other organizations are able to more efficiently track with their one-time events.

Having said that, based on our farmers market visitor survey and that small sample size, this is an estimate of minimum visitation impact in downtown Stevenson:

1. 25 Staying overnight in paid accommodations.
2. 39 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. 216 Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. 15,517 Attend but are not included in any one of the categories above.
5. Unsure Estimated number of participants in any of the above categories that attend from another state or country.

11. 2023 Board-Approved Budget Summary (not actuals):

Revenue

LTAC - Operations	\$75,000
Main Street Tax Credit Contributions	\$168,000
Farmers Market Revenue	\$20,000
Grants, Contributions, Other	\$5,350
<b>TOTAL REVENUE</b>	<b>\$268,350</b>

Expenses

Programs, Projects & Marketing	\$153,463
Administration, Operations & Business Expenses	\$114,887
<b>TOTAL EXPENSES</b>	<b>\$268,350</b>

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and Kevin McHugh of KTM, LLC / Gorge Outrigger Races, hereinafter referred to as “**Gorge Outrigger Races**”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage Outrigger races.
3. Gorge Outrigger Races is uniquely qualified to manage an Outrigger race, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with Gorge Outrigger Races to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. Gorge Outrigger Races will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. Gorge Outrigger Races will plan and operate the Gorge Outrigger Races as described on Exhibit A, incorporated herein by reference.
  - b. Gorge Outrigger Races will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. Gorge Outrigger Races will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse Gorge Outrigger Races up to \$5,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back-up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**

- c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
  6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
  7. Financial Records. Gorge Outrigger Races shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
  8. Status of "Gorge Outrigger Races". It is hereby understood, agreed and declared that Gorge Outrigger Races is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
  9. Insurance and Liability. Gorge Outrigger Races shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.  
  
Gorge Outrigger Races further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Gorge Outrigger Races employees, agents, contractors, subcontractors or other representatives.
  10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
  11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
  12. Equal Opportunity and Compliance with Laws. Gorge Outrigger Races shall not discriminate against any employee employed under this agreement because of race, color,

religion, age, sex or national origin. Further, Gorge Outrigger Races shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.

13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Gorge Outrigger Races have legal authority to enter into this agreement on behalf of City and Gorge Outrigger Races respectively and have full authority to bind City and Gorge Outrigger Races in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

**CITY OF STEVENSON**

**Gorge Outrigger Races / KTM, LLC**

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Kevin McHugh, Owner

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



City of Stevenson
TOURISM FUNDING APPLICATION FORM

Organization/Agency Information

KTM, LLC

Organization/Agency

Federal Tax ID Number

Kevin T McHugh

Contact Name

4215 NE 94th St, Seattle, WA 98115

Mailing Address

206.372.7889

Phone

kevin@kevintmchugh.com

Email

Gorge Outrigger Race

Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
Tourism-Related Facility
Events/Festivals

Amount Requested: \$ 5000

Supplemental Questions

You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.

1. Describe your Tourism-Related Activities, Event or Facility:

The Gorge Outrigger Race is the second largest outrigger canoe race in North America, and has become well attended with participants from across the nation and from countries including Tahiti, New Zealand, Australia, Hawaii and Europe.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the Call for Tourism Promotion Proposals for criteria and items to be prioritized by the Tourism Advisory Committee.

We have long used TAC funds in previous years to help support the payments for timing and awards for participants of the event. Further the funds help pay for expenses related to registration, permit fees and cleanup costs



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3. Identify your top 5 sources of Revenue:

1.	Entry Fees	\$35560
2.	Sponsors	\$4771
3.		\$
4.		\$
5.		\$

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.  
We strive to maintain a balanced budget, yet focus not on event income rather promotion of the event, activity and supporting the local community.

5. Describe your plans for advertising and promoting your proposed activity or facility.  
This is the 26<sup>th</sup> year of the event, we have a strong following of repeat competitors each year though we continue to promote through social media channels including Facebook and Instagram (3k+ followers) as well as through our own website.

6. Explain how your activity or facility will result in increased tourism and overnight stays.  
The event is two days in length and we average over 400 paddlers plus family and friends staying at the fairgrounds and within local housing. The event continues to leverage the infrastructure of Stevenson and Skamania county through restaurants, beer vendors, gas stations and notably the grocery stores.

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. \_\_\_ 400+ \_\_\_ Staying overnight in paid accommodations.
2. \_\_\_\_\_ Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. \_\_\_ 80 \_\_\_ Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. \_\_\_\_\_ Attend but are not included in any one of the categories above.
5. \_\_\_ 120 \_\_\_ Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

We partner with the US Coast Guard, Port of Klickitat, WSP and Skamania Parks and Recreation for permitting, assistance and facilities

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9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

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10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging? Through the high volume of participants who do business with local restaurants, coffee shops, gas stations and grocery stores. We are also aware many forgo camping at the fairgrounds and stay in local hotels or vacation rentals.

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11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

1. See attached expense sheet from the 2023 Event.
2. The TAC funds represent roughly 14% of the revenue for the event.

12. Sign and date your proposal.

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Signature

Printed Name

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

Date	Description	Amount
	Timers and Evening Registration	\$ (1,173.66)
	Fairgrounds Contract	\$ (2,022.45)
	Bathroom Cleaning	\$ (250.00)
	Boat Drivers (4)	\$ (3,000.00)
	Awards	\$ (488.36)
	Insurance Paddlesports Risk Management	\$ (1,929.75)
	PNWORCA - \$5 per paddler to PNWORCA kick back	\$ -
	PNW ORCA annual Club Dues	\$ (250.00)
	Volunteers	\$ (416.44)
	Shipping Race Shirts	\$ -
	Photocopies	\$ -
	T-Shirts	\$ (4,771.44)
	wave runner gas	\$ (60.49)
	Race Decals	\$ (404.00)
	Misc Event Expenses	\$ (23.79)
	Porta Potties	\$ (248.00)
	Race promotion fees (founder)	\$ (5,400.00)
	Entry Fees	\$ 35,560.07
	2023 revenue	\$ 35,750.07
	2023 net income	\$ 15,121.69

## AGREEMENT – STEVENSON WATERFRONT MUSIC FESTIVAL

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Chris Kellogg, dba Clark & Lewie’s Restaurant**, hereinafter referred to as “Clark & Lewie’s”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Waterfront Music Festival.
3. Clark & Lewie’s is uniquely qualified to manage a Waterfront Music Festival, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with Clark & Lewie’s to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. Clark & Lewie’s will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. Clark & Lewie’s will plan and operate the Stevenson Waterfront Music Festival as described on Exhibit A, incorporated herein by reference.
  - b. Clark & Lewie’s will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. Clark & Lewie’s shall complete the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse Clark & Lewie’s up to \$6,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
  - b. The total contracted amount must be spent on marketing, advertising or promoting this event and cannot be used for staff time.

- c. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - d. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
  6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
  7. Financial Records. Clark & Lewie's shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
  8. Status of "Clark & Lewie's". It is hereby understood, agreed and declared that Clark & Lewie's is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
  9. Insurance and Liability. Clark & Lewie's shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.  
  
Clark & Lewie's further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Clark & Lewie's employees, agents, contractors, subcontractors or other representatives.
  10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
  11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or

oral, not incorporated herein.

12. Equal Opportunity and Compliance with Laws. Clark & Lewie's shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, Clark & Lewie's shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Clark & Lewie's have legal authority to enter into this agreement on behalf of City and Clark & Lewie's respectively and have full authority to bind City and Clark & Lewie's in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

CLARK & LEWIE'S

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Chris Kellogg, Owner

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



City of Stevenson  
TOURISM FUNDING APPLICATION FORM

**Organization/Agency Information**

Clark and Lewie's Grill 46-3510428  
Organization/Agency Federal Tax ID Number

Chris Kellogg  
Contact Name

PO Box 1340 Stevenson WA. 98648  
Mailing Address

360.567.5600 chris@clarkandlewies.com  
Phone Email

2024 Stevenson Waterfront Music Festival  
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$ 6000

**Supplemental Questions**

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:  
2024 Waterfront Music Festival  
\_\_\_\_\_  
\_\_\_\_\_

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.  
This festival is a great family event. One of very few events in Stevenson that bring families together to enjoy our town and what it has to offer. Music in Stevenson is becoming more and more sought after since our community has so many musicians.  
\_\_\_\_\_

Dates are August 2<sup>nd</sup> and 3<sup>rd</sup> 2024. Expected cost is \$15,000.00

3. Identify your top 5 sources of Revenue:

1.	Food	\$ 10,000
2.	Beer and Wine	\$ 10,000
3.	Vendors	\$ 500
4.	Advertising sales of items	\$ 2500
5.	Donations	\$ 8000

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date. We would like to but need more city involvement for planning and volunteering.

5. Describe your plans for advertising and promoting your proposed activity or facility. Advertising happens with sales of Swag, fliers, News paper promotions, and word of mouth,

6. Explain how your activity or facility will result in increased tourism and overnight stays. This annual function now has a well known following. The tourism and economic vitality that this function brings to town is exceptional. Especially since it's the only function on this weekend in Stevenson and so focusses on this event and increased revenue to the surrounding area.

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. 40 Staying overnight in paid accommodations.
2. 45 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. 4-700 Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. 200 Attend but are not included in any one of the categories above.
5. 100 Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.



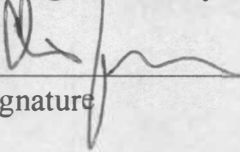
Chamber and SDA will be involved with all aspects of this event to work together, promote and plan.

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging? This event is well known and supported. The surrounding businesses appreciate the volunteer help to pull this together and support all aspects of down town. All businesses are affected and should see benefit from this festival.

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

12. Sign and date your proposal.

  
Signature

Chris Kellogg  
Printed Name

10/16/23  
Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **CITY OF STEVENSON**, a municipal corporation of the State of Washington, hereinafter referred to as “City,” and the **COLUMBIA GORGE TOURISM ALLIANCE**, a non-profit corporation, hereinafter referred to as “CGTA.”

### Recitals

1. The City of Stevenson is desirous of increased dissemination of information about the City to attract visitors to the local region and to encourage tourism expansion.
2. CGTA is a Gorge-wide network focused on helping develop the region as a world-class sustainable tourism economy.
3. The City of Stevenson does not have qualified staff to manage a such a network.
4. CGTA is uniquely qualified to manage a unique network, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such position.
5. It is in the City’s interest to contract with CGTA to perform certain activities relating to the management of this network that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

**NOW, therefore**, and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Performance.** CGTA will perform the work set forth on the Scope of Work attached hereto as Exhibit A which is incorporated herein by reference.
2. **Completion.** CGTA shall complete the services to be performed under this agreement on or before December 31, 2024.
3. **Term.** The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. **Payment**
  - a. In consideration of the work to be performed as described in Exhibit A, the City will pay CGTA the total sum of \$5,000. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.

- b. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. All tourism funding expenditure reports required by the Washington State Legislature are to be submitted by CGTA to the City before final payment under this contract is made.
5. **Termination and Waiver.** Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. **Financial Records.** CGTA shall maintain financial records of all transactions related to this agreement for six (6) years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
7. **Status of Chamber.** It is hereby understood, agreed and declared that CGTA is an independent contractor and not the agent or employee of the City and that no liability shall attach to the City by reason of entering into this agreement, except as may be provided herein. The City acknowledges that CGTA may contract with the Stevenson Business Association to perform certain services set forth in the Scope of Work; provided, however, that if CGTA chooses to assign to the Stevenson Business Association any services, it will assign only those services listed on Exhibit B.
8. **Insurance and Liability.** CGTA shall indemnify and save harmless the City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by the City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement. CGTA further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by CGTA's employees, agents, contractors, subcontractors or other representatives.

CGTA shall at all times maintain with insurers or underwriters approved by the City a comprehensive Liability and Property Damage Policy with limits of not less than \$500,000 per person and \$1,000,000 per occurrence as respects property damage. The City shall be named as an insured party prior to commencement of the work hereunder. CGTA shall provide the City with ten (10) days' notice in writing prior to cancellation of any such policy.

9. **Assignment.** Except as set forth in Paragraph 3 above, this agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other

party.

10. **Ownership of Work Product.** All brochures, pamphlets, maps, displays, and any other thing or idea created or produced by CGTA under the terms of this agreement shall be and remain the property of the City.
11. **Completeness of Agreement and Modification.** This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations or agreements, written or oral, not incorporated herein.
12. **Equal Opportunity and Compliance With Laws.** CGTA shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, CGTA shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. **Governing Law and Venue.** The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. **Costs and Attorney Fees.** If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorney's costs and fees and the failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and appeal.
15. **Certification of Authority.** The parties hereby certify that the persons executing this agreement on behalf of the City and CGTA have legal authority to enter into this agreement on behalf of the City and CGTA and are able to bind the City and CGTA in a valid agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto executed this agreement as of the day and the year first written above.

/ / / / / / [Signatures appear on next page] \ \ \ \ \ \

**CITY OF STEVENSON**

**COLUMBIA GORGE  
TOURISM ALLIANCE**

By \_\_\_\_\_  
Scott Anderson, Mayor

By \_\_\_\_\_  
Board President

ATTEST:

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



City of Stevenson  
TOURISM FUNDING APPLICATION FORM

**Organization/Agency Information**

Columbia Gorge Tourism Alliance 93-1098470  
Organization/Agency Federal Tax ID Number

Emily Reed  
Contact Name

PO Box 449 White Salmon, WA 98672  
Mailing Address

503-360-3532. emily@columbiagorgetourismalliance.org  
Phone Email

Annual Tourism Projects  
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$5000.00

**Supplemental Questions**

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:  
Please see attached

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.  
Please see attached

3. Identify your top 5 sources of Revenue:

1. Please see attached	\$
2.	\$
3.	\$
4.	\$
5.	\$

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

Please see attached

5. Describe your plans for advertising and promoting your proposed activity or facility.

Please see attached

6. Explain how your activity or facility will result in increased tourism and overnight stays.

Please see attached

7. \*List the number of tourists expected to attend your activity or facility in each of these categories

(\*required):

1. \_\_\_\_\_ Staying overnight in paid accommodations.
2. \_\_\_\_\_ Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. \_\_\_\_\_ Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. \_\_\_\_\_ Attend but are not included in any one of the categories above.
5. \_\_\_\_\_ Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

Please see attached

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

Please see attached

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?

Please see attached

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

12. Sign and date your proposal.



Emily Reed

10/16/23

Signature

Printed Name

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*



## 2024 Tourism Funding Application for Columbia Gorge Tourism Alliance

### 1. Describe your Tourism-Related Activities, Event or Facility:

Columbia Gorge Tourism Alliance (CGTA) is a Gorge-wide network focused on celebrating this world class destination and protecting it from overuse by creating projects that spread visitors to shoulder seasons and to locations & experiences that are off-the-well-worn path. Spreading out the congestion and sharing the tourism love.

### 2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

The CGTA have several projects that support this goal:

#### Accessible Gorge & Trail Enhancements

In 2023 we launched AccessibleGorge.com which will help attract visitors with disabilities by giving them the information they need to plan a trip to the region. People with travel-limiting disabilities spend over \$17 billion on travel turning efforts in accessible tourism into a billion-dollar industry. Their economic impact is enhanced as they are more likely than others to travel with at least one accompanying person. In partnership with the State of Washington Tourism and the Skamania County Chamber, we worked with businesses and land managers to create accurate descriptions of Gorge trailheads, wineries, museums, restaurants, and other destinations while highlighting the unique beauty of the region. We then be promoted this resource (and region) nationally.

In 2024 we will be building off of this resource to add QR codes to trailheads which offer Accessible Info, Trail Safety Messages, and Guided Audio Tours that highlight the cultural and geological aspects of the region. This project was funded by State of Washington Tourism and is in partnership with local land agencies, museums and the Skamania County Chamber.

#### Gorge Pass & Columbia Gorge Car Free

Each year we are able to promote Stevenson businesses and trailheads via videos, social media and ad campaigns encouraging visitors to come by transit. Our marketing strategy relies heavily on attracting visitors from the metro area by highlighting trip ideas: hikes/walks paired with restaurants and beers (or spirits or wines or ice cream) in each town. These are also supported with a monthly newsletter and presence at various events. We are supported by a grant that allows us to continue this promotion in 2024.

#### West Gorge Food Trail & Taste of the Gorge

We just completed our second full visitor season of the West Gorge Food Trail ([www.westgorgefoodtrail.com](http://www.westgorgefoodtrail.com)) that highlights restaurants, breweries, distilleries, wineries, native fish and farms who use or produce local foods. This year we plan to launch a coordinated Taste of the Gorge campaign that highlights local food and brings visitors to the region in the slower fall season.

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Ready Set Gorge

Visitor-facing website (ReadySetGorge.com) to help educate visitors to region on the preparation and safety in the natural areas. The goal is to decrease the need for trail rescues. CGTA provides ongoing coordination of Gorge land managers to keep updated status of site closures and openings.

Bi State Rec Group

We also help coordinate monthly Bi State Rec gatherings which give regional updates of issues that affect all of the counties. Each year we pull together coordinated messaging so that the Gorge towns speak to visitors with one voice about safety and expected behavior (eg trash).

Gorge Museums Pass

Continued financial sponsorship and promotion of pass that allows purchasers to attend 9 different Gorge museums (including the Interpretive Center) with proceeds shared evenly among museums.

Annual Gorge Tourism Summit & Various Events

Events supporting Gorge tourism businesses and organizations with opportunities to connect, updates on regional efforts, tourism data, education on issues that affect the Gorge, and structured ways to develop projects by action area (Culture, Transportation, Outdoor Rec, Agritourism, & Welcomability).

Additional funding allows us to develop additional projects that support the promotion and protection of the region.

**3. Identify your top 5 sources of Revenue:**

1. Gorge Pass	\$25,000
2. Partner Dues	\$15,000
3. Travel Oregon Sponsorship	\$10,000
4. State of Washington Tourism	\$5,000
5. Forest Service	\$3000

**4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.**

Yes. We are continuing to develop a diversified approach to funding that includes a combination of partner support, grant projects and foundation support for capacity.

**Describe your plans for advertising and promoting your proposed activity or facility.**

As a regional non-profit we are often able to attract coverage from local and Portland/Vancouver- based media. In addition, we have a number of websites that are designed to support each other (eg our car free site promotes our gorgeguided.com site which features readyssetgorge.com, etc.). We also have 10 social media accounts that are growing in followers and cross promote each other.

**Explain how your activity or facility will result in increased tourism and overnight stays.**

The focus of all projects is to engage a wide range of organizations to work together to create projects that remove barriers and increase awareness and interest in places like Stevenson that are not yet top of mind.

**5. List the number of tourists expected to attend your activity or facility in each of these categories:**

1. \_\_\_\_500\_\_\_\_ Staying overnight in paid accommodations.
2. \_\_\_\_500\_\_\_\_ Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. \_\_\_\_5000\_\_\_\_ Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. \_\_\_\_1000\_\_\_\_ Attend but are not included in any one of the categories above.
5. \_\_\_\_500\_\_\_\_ Estimated number of participants in any of the above categories that attend from another state or country.

**6. Explain how you will coordinate with the Skamania County Chamber of Commerce and/or the Stevenson Business Association for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.**

We regularly work with both the Chamber and the Business Association to develop, promote and coordinate our efforts. The Director of the Chamber is a member of the network and actively involved with the Accessible Gorge and Food Trails projects. We also meet regularly to discuss current needs. As a network, we are focused on bringing in all relevant partners including agencies, ports, government and businesses.

**7. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.**

N/A

**8. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?**

The Gorge Pass, West Gorge Food Trail, and Accessible Gorge projects all promote Stevenson businesses (restaurants, breweries, wineries and lodging) to different types of visitors. The 3 additional visitor facing websites (readyssetgorge.com, columbiagorgecarfree.com, and gorgeculture.com/museumspass) are all designed to remove barriers and make it easy for visitors to navigate the Gorge.

- 9. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.**

This funding request of \$5000 would be 10% of our budget.

Thank you for your past support and future consideration!

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and Tree of Life Church, dba FireFest Northwest, hereinafter referred to as “FireFest”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Christian music festival.
3. FireFest is uniquely qualified to manage a Christian music festival to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with FireFest to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. FireFest will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. FireFest will plan and operate FireFest Northwest as described on Exhibit A, incorporated herein by reference.
  - b. FireFest will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. FireFest will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Payment.
  - a. The City will reimburse FireFest up to \$1,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back-up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
4. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party

identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.

5. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
  6. Financial Records. FireFest shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
  7. Status of "FireFest". It is hereby understood, agreed and declared that FireFest is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
  8. Insurance and Liability. FireFest shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.
- FireFest further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by FireFest employees, agents, contractors, subcontractors or other representatives.
9. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
  10. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
  11. Equal Opportunity and Compliance with Laws. FireFest shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, FireFest shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.

12. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.
13. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
14. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and FireFest have legal authority to enter into this agreement on behalf of City and FireFest respectively and have full authority to bind City and FireFest in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

FIREFEST

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Jeanie Sherman, Owner

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



*City of Stevenson*  
**TOURISM FUNDING APPLICATION FORM**

**Organization/Agency Information**

Tree of Life Church//FireFest NW (formerly X-Fest NW)	93-1322228
Organization/Agency	Federal Tax ID Number

Jeanie Sherman
Contact Name

13702 NE Brazee Court Portland, Oregon 97230
Mailing Address

971-207-7416	Firefestnw@gmail.com
Phone	Email

FireFest NW
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$ 5000

**Supplemental Questions**

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:  
 Firefest NW is a Christian arts, drama, dance, music, and family gathering. It is a showcase for independent Christian artists from all over the USA, Canada, Europe, Africa, and Japan. There are art workshops for adults and children.

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2. Describe your proposal to attract visitors to the city, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.  
 Firefest NW is an established event on Labor Day Weekend. This coming year, 2024, the dates are August 30<sup>th</sup> through September 1<sup>st</sup>. For the past twenty-one years we have attracted artists to Stevenson, from all over the US, Canada, Europe, Africa, and Japan. We have had Steve Donnley from Israel, the band Imari Tones from Yokohama, Japan, the band Nuwambere from Africa, and Alex Cabezon from the Wunan tribe in Panama. This year Aron Noll came from



Sweden, and the Lombrosos came from Vienna, Austria. David Allison performed Angola Capoeira Movement which is based in Brazil. We also had Gary Chapman and his Native American drum circle. We had a family band from Oklahoma, and a band from Idaho this year. We encourage families to camp or rent rooms in town for the weekend to enjoy the beauty of Stevenson.

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Our expected costs are around \$1600.00.

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3. Identify your top 5 sources of Revenue:

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1. Morgan Stanley	\$ 2650
2. Private Donations	\$ 5350
3. Raffle and Silent Auction	\$ 1000
4. Music Concert Fund Raiser	\$ 1000
5. Sell Merchandize	\$ 1000.

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4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

Yes, Our current fundraising efforts for **FirefestNW 2024** will consist of:

- 1) Selling merchandise on our website store.
  - 2) Fund raising music concerts at the Grange on St Johns Road, Vancouver, WA.
  - 3) Seeking private donations from individuals and businesses.
  - 4) Applying for grants
  - 5) Silent Auction and Raffle tickets
  - 6) We are considering charging at the gate. Right now it is a free event for families and artists.
- 

5. Describe your plans for advertising and promoting your proposed activity or facility.

- A) Radio Advertising – Fish and KLOVE radio stations broadcasts in Oregon and Washington.
  - B) Postcards – Notifying churches and youth groups
  - C) Newspaper Ads – Christian News Northwest, distributed throughout the entire Northwest. A&E ad in Oregonian newspaper, distributed throughout Oregon and Washington.
  - D) Headline bands – Booking nationally known bands will draw a larger crowd.
  - E) Posters and flyers - Distributed throughout the Northwest, The Extreme Tour distributes flyers, and posters and talks about our festival nationally while touring.
  - F) Internet Advertising - Our internet address is [www.FirefestNW.com](http://www.FirefestNW.com) We are listed with Twitter and Face book. All bands and artists advertise FirefestNW on their Facebook sites. We advertise with Sonicbids, and are also listed with several search engines. We use an e-mail list to personally invite more people to join us.
- 

6. Explain how your activity or facility will result in increased tourism and overnight stays.

With advertising we will draw tourists due to the attraction of headlining and local bands in addition to individual artists and speakers and family activities. There is potential for patrons to stay five nights either by camping at the fairgrounds or in hotel rooms and utilizing local restaurants and shops. This past year there were several attendees with RV's that hooked up to the RV sites on the fairgrounds. Since we did not rent the RV side of the Fairgrounds, our attendees paid Skamania County Fairgrounds for their hook ups at \$25 a night or \$75 for three nights.

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7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. 250 Staying overnight in paid accommodations.
2. 25 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. 100 Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. 150 Attend but are not included in any one of the categories above.
5. 250 Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

We will utilize all the advertising opportunities available with the Chamber of Commerce, including the weekly newsletters and materials that get distributed around Oregon and Washington. We plan on partnering as much as possible with the Chamber.

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9. If your proposal is for construction of a tourism-related facility, explain your plans for the operation and maintenance of the facility.

N/A

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10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?

Because we don't have vendors on sight, attendees will purchase commodities in town which adds to Stevenson's economy. Also, Stevenson has wonderful quaint shops that attract our attendees. Not everyone likes to camp for three nights so some attendees will utilize lodging in Skamania County. We also advertise A&J Select Grocery Store, Big River Grill and Subway on our schedules and website.

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11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

Forecasted Expenses:

Fairgrounds - 3100  
Sound - 1200  
Bands - 5000  
Food for volunteers and bands - 2000  
Advertising - 2000  
Insurance - 200  
BMI License - 300  
Updating Website -1200  
Misc. – 1000. (Sanitizer, gloves, water, coffee, paper plates & cups, plastic ware, napkins, garbage bags, fly strips cleaning products, schedules, wrist bands)  
TOTAL - \$16000.00

The amount requested is \$5000.00, which is about 31.25% of our budget.

12. Sign and date your proposal.

*JM Sherman*

Jeanie Sherman

9/29/2023

---

Signature

Printed Name

Date

You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.

If multiple activities are planned, please submit a separate application for each activity.

## AGREEMENT

This agreement made and entered into 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Columbia Gorge Racing Association**, a 501(c)(3) organization, hereinafter referred to as “CGRA”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Gorge Olympic Windsurfing Cup event.
3. The CGRA is uniquely qualified to manage a Gorge Olympic Windsurfing Cup event, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with the CGRA to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. The CGRA will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. The CGRA will plan and operate the Gorge Olympic Windsurfing Cup event as described on Exhibit A, incorporated herein by reference.
  - b. The CGRA will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. The CGRA will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse the CGRA up to \$3,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.

5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records. The CGRA shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of the "CGRA". It is hereby understood, agreed and declared that the CGRA is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. The CGRA shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

The CGRA further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by CGRA employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and Compliance with Laws. The CGRA shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, the CGRA shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that

the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.

14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.

15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and the CGRA have legal authority to enter into this agreement on behalf of City and the CGRA respectively and have full authority to bind City and the CGRA in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

Columbia Gorge Racing Association

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Name & Title: \_\_\_\_\_

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



*City of Stevenson*  
**TOURISM FUNDING APPLICATION FORM**

**Organization/Agency Information**

CGRA 371-06-2251 Organization/Agency Federal Tax ID Number

Caroll-Ann Alie  
Contact Name

71 Mount-Hood St. Lyle WA 98635  
Mailing Address

714-296-4080 carollannalie@gmail.com Phone Email

4th Annual Gorge Olympic Cup  
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$ 3,000.00

**Supplemental Questions**

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:  
Columbia Gorge Racing Association (CGRA) organizes World Class Sailing Clinics and Sailing Regattas in The Gorge that attracts visitors from all over the world. Back in 2021, we were selected by US Sailing to run a pilot project at Bob’s Beach. Stevenson has now hosted three Gorge Olympic Windsurfing events in the Gorge . Unfortunately, US Sailing had some challenges this year, and some restructuring happened thus the support from US Sailing was slim. Athletes and coaches remained in Europe for the Pre-Olympics in Marseille, France (the Olympic venue for sailing in 2024) and World Championship in Holland. But with the support of the United States Windsurfer Class Association (USWCA) and Cobra International, we were able to slot another Olympic Windsurfing Class by hosting the newly resurrected Windsurfer LT to our Gorge Olympic Cup. This crowd is a little more mature and therefore tends to have more disposable income and gladly spend it enjoying the legendary beauty of our mighty river and town.

Stevenson is getting known as a suitable site for olympic windsurfing due to the wind that is typically more moderate than Hood River, thus more manageable for these One-design olympic classes. Another big plus is that the venue is so friendly, easily accessible, much safer and the City of Stevenson so inviting and welcoming, and that is so attractive to many. The goal is to include both olympic classes next Summer. The classic Windsurfer LT (aka volkswagens) and also the return of the IQ Foilers (aka Ferraris). Many will now be focusing on the West Coast of the US (for the 2028 LA Olympics) as many will have lost their bid to be the sole representative of their respective country. Most Olympic Trials for Paris 2024 are happening this year! So the plan is to keep the momentum going by hosting another ODP 2-3-day training camp followed by a 3-day competition for the IQFOIL Olympic class. And to host a 1 day-clinic with 3 racing days for the Windsurfer LT. Thanks to Cobra International and USWCA for stepping in and getting 10 complete sets of the Windsurfer LT shipped to Bingen in time for the event this past July. We are confident that they will sponsor and provide equipment again in the future. USWCA is in discussion with IWCA to eventually have the 2027 Windsurfer LT World Championship held in our gorgeous area with the ongoing support of our current sponsors.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

With the continued support from the Port of Skamania, City of Stevenson, USWCA, Cobra International, US Sailing and current sponsorship within the watersport industries, we hope to make more of an impact and grow into a bigger international Olympic Sailing/Foiling Festival. By 2027, it could feasibly become a World class event (like the worlds) and before then a National, and/or North American event. The interest is growing and it will be amazing to cater to multiple international teams coming to the US in preparation for both - the 2027 Windsurfer Worlds and the 2028 LA Olympics for IQFoilers. Those events would be either in mid-to end of June 2024 for the clinic and regatta. Tentative dates for the 4th Annual Gorge Olympic Cup would be June 19-23, 2024 and/or July 24-28th, 2024. But keep in mind that down the road, the ideal schedule for the Worlds in 2027 would be much better in September (giving North Americans a chance to train all Summer). The ultimate goal is for these multi-day regattas to attract more visitors and promote longer stays in the area, driving more lodging, dining, and recreational spending. The event budget is approximately \$15,000.00. The funding consists of support from US Sailing (20%), USWCA (20%), Cobra (20%) and the rest from CGRA sponsorship, grants and donations (20%). The requested \$3,000.00 comprises roughly 20% of our estimated budget. It would help pay for port fees, the charter of an extra safety boat and operator, secure storage for athlete's equipment, and a Welcome Dinner (using local catering).

3. Identify your top 5 sources of Revenue:



1. US Sailing \$ 3,000.00
2. CGRA \$ 3,000.00
3. USWCA \$ 3,000.00
4. Cobra \$3,000.00
5. Sponsors \$ 0 (mostly gift and award prizes so far)

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date. Yes, we plan to build a self-sustaining partnership model with US Sailing and USWCA. The funding for Olympic Sailing events will only grow as the next quadrennium starts after the 2024 Paris Olympics. We hope to obtain additional funding from the US Olympic Committee leading to the 2028 LA Games for more development type program to recruit new Olympic hopefuls. As for the Windsurfer Class, they are actively seeking corporate sponsorship but the project being in its infancy stage is difficult to pinpoint a true number for such support. The newly formed USWCA is just starting to get going but will remain a great partner..

**Page 3 of 6**

5. Describe your plans for advertising and promoting your proposed activity or facility. As a regional non-profit, we would like to implement a media campaign that combines linked initiatives. We generated interest with local based media and plan to expand to the Portland media as we grow. CGRA, USWCA and US Sailing will promote the event through their web presence, as well through US Windsurfing, the International IQ Foil Class Association, and its affiliated national organizations. The CGRA website gives information about events and extensive links to hotels, restaurants and recreational activities. CGRA frequently posts news on their web page, maintains social media presence via Facebook and issues press releases to appropriate news outlets. Registration packets will include all local businesses for their week planning.

6. Explain how your activity or facility will result in increased tourism and overnight stays. The Event is intended to draw olympic windsurfers from all ages and from all over North America. It is hoped that between 25-60 athletes in both olympic classes will attend this competition as it fits in the West Marine Olympic Tour and The West Coast Windsurfer LT Tour. Old and young will gather to compete in one of the most sought after sailing venues. Many are families accompanied by their coaches and friends wanting to explore and sail The Gorge! It is anticipated that close to 50-100 people could join in on the fun with most will be shopping, dining, and lodging in Stevenson during their weeklong stay. This event will also attract Canadians due to its proximity and the well known fact about the Gorge and the perfect training grounds for wind sports.

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1.   50   Staying overnight in paid accommodations.

2.   15   Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3.   20   Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. \_\_\_\_\_ Attend but are not included in any one of the categories above.
5.   65   Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

As noted, CGRA is working with USWCA, US Sailing and the IQ Foil Association for promotion of this Olympic event within the sailing community worldwide. There remains the possibility that spectators to the Gorge would also be interested in viewing this exciting event from Bob’s Beach and other locations at the Stevenson Waterfront. CGRA already has links to the Stevenson web page from CGRA’s web page. CGRA welcomes the opportunity to partner up with other tourism marketing organizations to promote attendance of spectators to our venue.

Page 4 of 6

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging? These athletes love to stay near the event site to work on their equipment and the convenience of being close. Most will be lodging near the venue of Bob’s Beach and will be walking to the restaurants to replenish for the day. They will also buy food from the supermarket, coffee shops and pubs. Family and friends will be shopping around buying gifts and souvenirs and explore the mighty Columbia Gorge (wineries, orchards, stores).

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

**Revenue: (noted on #3)**

US Sailing	\$3,000.00
USWCA	\$3,000.00
CGRA	\$3,000.00
USWCA	<u>\$3,000.00</u>

TOTAL \$12,000.00

**Expenses:**

PRO + Race Committee andboat operator \$1,500.00

Coach Boats x3 (charter/gas) \$7,200.00

Secure storage for gear \$ 400.00

Welcome Dinner \$1,000.00

Port Fees \$ 400.00

Awards/trophies \$ 500.00

Coaches travel, lodging, food \$ 4,000.00

TOTAL \$15,000.00

12. Sign and date your proposal.

Page 5 of 6

Signature Printed Name Caroll-Ann Alie

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal. If multiple activities are planned, please submit a separate application for each activity.*

**Expenses:**

PRO + Race Committee and boat operator \$1,500.00

Coach Boats x3 (charter/gas) \$7,200.00

Secure storage for gear \$ 400.00

Welcome Dinner \$1,000.00

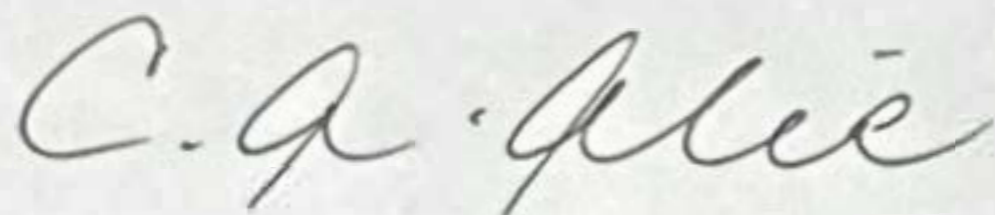
Port Fees \$ 400.00

Awards/trophies \$ 500.00

Coaches travel, lodging, food \$ 4,000.00

TOTAL \$15,000.00

12. Sign and date your proposal.



Page 5 of 6

Signature Printed Name Caroll-Ann Alie

Date 10 - 15 - 20 23

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal. If multiple activities are planned, please submit a separate application for each activity.*



## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Vortex Events, LLC**, hereinafter referred to as “Vortex”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Gorge Downwind Champs event.
3. Vortex is uniquely qualified to manage a Gorge Downwind Champs event, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with Vortex to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. Vortex will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. Vortex will plan and operate the Gorge Downwind Champs event as described on Exhibit A, incorporated herein by reference.
  - b. Vortex will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. Vortex will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse Vortex up to \$10,000 for services performed under this agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back-up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.

5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records. Vortex shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of the "Vortex". It is hereby understood, agreed and declared that Vortex is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. Vortex shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

Vortex further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Vortex employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and Compliance with Laws. Vortex shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, Vortex shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that

the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.

14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
  
15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Vortex have legal authority to enter into this agreement on behalf of City and Vortex respectively and have full authority to bind City and Vortex in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

Vortex Events, LLC

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Name & Title: \_\_\_\_\_

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney





City of Stevenson
TOURISM FUNDING APPLICATION FORM

Organization/Agency Information

VORTEX EVENTS LLC. 87-4807534
Organization/Agency Federal Tax ID Number

CARTER JOHNSON
Contact Name

62 PAULA DRIVE, UNDERWOOD, WA 98651
Mailing Address

(415) 407-0531 CARTERJOHNSON25@GMAIL.COM
Phone Email

GORGE DOWNWIND CHAMPS
Name of Proposed Event/Activity/Facility

- X [ ] Tourism Promotion Activities (YES)
X [ ] Tourism-Related Facility (YES / FAIRGROUNDS)
X [ ] Events/Festivals (YES)

Amount Requested: \$10,000

Supplemental Questions

You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.

1. Describe your Tourism-Related Activities, Event or Facility:

The "Gorge Downwind Champs" is the largest paddle sport event in North America and one of the Worlds largest, attracting over 850 athletes (accompanied by multiple family members and/or support crew), to participate in the 6 day festival and race.

In 2023, 18% of our participating athletes were international, 98% of the total participants traveled to the Gorge. The average stay duration was 9 days. In a survey undertaken in 2019, over 50% of our participants returned to the Gorge multiple times for additional visits.

The Gorge Downwind Champs is arguably the largest international tourist attraction in the Gorge.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

*Dates: July 8-13, 2024. Most participants come a week early and many stay a week after the event is over. Each participant typically travels with multiple family and/or support members, further impacting tourism revenue.*

*Due to the popularity of the Gorge Downwind Champs, the week of events and races has simply become known as “GORGE WEEK” within the paddle sport community. We do not have exact counts but estimate that for every participant, there are an equal number of paddlers that visit the Gorge that week to partake in clinics and just the scene that we have created. It has become a global movement in the paddle sport community.*

*The Champs will bring in ~3000 people to Skamania for 9 days.*

- We promote local business*
- We promote local hotels / camping / lodging*
- We promote all local tourist activities such as hot springs, Skamania Lodge attractions, rafting, hikes and much more.*
- We promote return travel to the gorge*
- We employ local Gorge residents*

*All the above activities are heavily promoted in our social media and web presents.*

*See budget below.*

<b>DESCRIPTION</b>	<b>INCOME</b>	<b>EXPENSE</b>
Entry Revenue	\$ 172,500	\$ (30,870)
Sponsor Revenue	\$ 14,000	
Staff		\$ (66,520)
Food Cost	\$ 1,500	\$ (13,924)
Race Day Cost		\$ (5,150)
Jersey Sales		\$ (6,152)
Permitting		\$ (13,759)
Insurance Costs		\$ (7,540)
Event Cost - Services / Contractors		\$ (37,918)
Event Cost - Supplies		\$ (6,543)
Advertizing Cost		\$ (3,751)
Charity	\$ 15,000	\$ (15,000)
Total	\$ 203,000	\$ (207,127)
Net		\$ (4,127)

3. Identify your top 5 sources of Revenue:

<i>Ticket Revenue</i>	<i>\$172,500</i>
<i>Sponsor Revenue</i>	<i>\$14,000</i>
<i>Beer Sales</i>	<i>\$15,000</i>

*NOTE: All beer sale revenue is donated to a local Gorge non-profit, "The Gorge Canoe Club" There is no further affiliation between the Gorge Downwind Champs and the Gorge Canoe Club.*

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

*The Gorge Downwind Champs is currently self-funded, however all of the event proceeds are reinvested towards continued growth. We are always working to improve the event and the continued growth in participation, organization and reputation reflects that reinvestment.*

5. Describe your plans for advertising and promoting your proposed activity or facility.

*We have an extensive presence on Social Media / Web with most of our posts getting 500k + hits. The Gorge Champs produces 1000's of branded photos every year that get millions of shares. In addition, our sponsors have a large international presence and they all utilize their media channels to promote the event.*

*We have the privilege of "Going Viral" each and every year within the global paddle sports community.*

<https://www.facebook.com/GorgeDownwindChamps>

<https://www.gorgedownwindchamps.com/>

6. Explain how your activity or facility will result in increased tourism and overnight stays.

*Our event attracts ~3000 people to Skamania for 6 to 10 days. Almost all of these need a week+ of lodging. Equally as significant, most of our participants visit the gorge multiple other times in the year and require lodging then as well.*

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7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

- 1. Staying overnight in paid accommodations - 2000+ for a full week (850 participants + travel companions)*

2. Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business - **50**
3. Staying for the day only and traveling 50 miles or more from their place of residence or business - **50**
4. Attend but are not included in any one of the categories above - **50**
5. Estimated number of participants in any of the above categories that attend from another state or country - **~700 participants and ~1300 travel companions**

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

*We work closely with both the Chamber as well as the Skamania Parks Department on dates and logistics. In addition, all of the proceeds of our Beer Garden go to a local non-profit (Gorge Canoe Club).*

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

*N/A*

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?

*We already partner with many local business, including, but not limited to food trucks, breweries, restaurants, and more. These are symbiotic relationships that drive our participants and guest to their businesses as well as the business providing support for our event.*

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

*See attached budget. The requested funding represents 5% of our operating expenses.*

12. Sign and date your proposal.

*Peter Carter Johnson*

CARTER JOHNSON

Sept. 25, 2023

Signature

Printed Name

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

**INTERLOCAL AGREEMENT BETWEEN  
COLUMBIA AREA TRANSIT AND THE CITY OF STEVENSON  
FOR PROMOTION OF TOURISM – SEASONAL PUBLIC TRANSPORTATION**

**THIS AGREEMENT** is entered into between Columbia Area Transit, a transportation service district organized under the laws of the State of Oregon, hereinafter referred to as “**CAT**”, and the City of Stevenson, a municipal corporation, hereinafter referred to as the “**CITY**” for purposes hereinafter mentioned:

**WHEREAS**, the City is the recipient of Hotel/Motel Funds, for the promotion of travel and tourism, for the marketing and operation of special events and festivals and for related tourist activities in Stevenson,

**WHEREAS**, the City desires to increase dissemination of information about the City to attract visitors to the local region, to increase overnight stays at our local hotels, inns and lodges and to encourage tourism expansion,

**WHEREAS**, the City and CAT mutually agree that CAT can provide promotional information **for a tourism service** that will increase tourism;

**NOW, THEREFORE, BE IT RESOLVED**, that the City and CAT through this interlocal agreement pursuant to RCW 39.34.080 shall act in consideration of the terms and conditions set forth below:

1. CAT shall:
  - a. Design and conduct promotion for and operation of CAT to accommodate tourists and recreation users in accordance with Exhibit A attached hereto and incorporated herein by reference, and in accordance with the 2024 Tourism Funding Application form submitted by CAT attached hereto as Exhibit B and incorporated herein by reference.
  - b. Complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Term: The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
3. Completion: All work shall be completed by December 31, 2024.
4. Payment:
  - a. The sum to be paid shall not exceed \$10,000 and will be reimbursed as described in Exhibit “A” and as follows.
  - b. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back up documentation to the City.
  - c. Final invoice for this agreement must be received by the City on or before January 15, 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**

5. Default: Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records: CAT shall maintain financial records of all transactions related to this agreement for six (6) years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or Federal Auditors.
8. Status of CAT: It is hereby understood, agreed and declared that CAT is an independent contractor and is not the agent or employee of City and that no liability shall attach to City by reason on entering into this agreement, except as may be provided herein.
9. Insurance and Liability: CAT shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

CAT further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by CAT employees, agents, contractors, subcontractors or other representatives.

10. Assignment: This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification: This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and compliance With Laws: CAT shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, CAT shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue: The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that Skamania County shall be the venue for any litigation brought in relation to this agreement.
14. Costs and Attorney Fees: If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an

attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all cost and expenses so incurred by the non-defaulting party, including without limitation, “reasonable attorney” costs and fees and the failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees.

15. Certification of Authority: The parties hereby certify that the person executing this agreement on behalf of City and CAT, have legal authority to enter into this agreement on behalf of City and CAT, and are able to bind City and CAT, in a valid agreement on the terms herein.

16. Interlocal Agreement Representations

This is an interlocal agreement pursuant to RCW Ch 39.34 and the parties make the following representations:

- a. Duration. This AGREEMENT shall terminate on December 31, 2024 or sooner as provided in paragraph 6 above.
- b. Organization. No new entity will be created to administer this agreement.
- c. Purpose. The purpose is to enable the City of Stevenson to contract with CAT for certain tourism services.
- d. Manner of Financing. The parties intend to finance this agreement in cash as part of the Tourism Promotion Fund Budget.
- e. Termination of Agreement. The parties shall have the right to terminate this agreement as provided in paragraphs 5 and 6 above.
- f. Other. All terms are covered by this Agreement. No additional terms are contemplated.
- g. Selection of Administrator. The City of Stevenson City Administrator shall be the Administrator for this Interlocal Agreement.
- h. Filing: Prior to its entry into force, this agreement shall be filed with the Skamania County Auditor or, alternatively, listed by subject on a public agency's web site or other electronically retrievable public source.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

/ / / / / / [Signatures appear on next page] \ \ \ \ \ \

**CITY OF STEVENSON:**

**COLUMBIA AREA TRANSIT  
HOOD RIVER COUNTY, OREGON:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM ONLY:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
CAT Attorney



## **EXHIBIT A**

### **Tourism Promotional Services**

#### **DELIVERABLES:**

The project shall provide seasonal public transportation for tourists and recreation users as described in their 2024 Tourism Funding Application form submitted by Columbia Area Transit attached hereto as Exhibit B and incorporated herein by reference.

Visitors from the Portland, Oregon and Vancouver/Clark County Washington areas will have access to the Gifford Pinchot National Forest and the Columbia River Gorge National Scenic Area via public transportation on the weekend. Funding has been received from WSDOT and Columbia Area Transit to provide the transit runs during the weekdays.

The City will reimburse Columbia Area Transit for marketing, promotion, and operation of the special seasonal transportation services not to exceed the amount specified in paragraph 4 above.

Whenever possible the promotional pieces will identify the City of Stevenson on the route maps and as a “stop”.

Exhibit B



City of Stevenson  
TOURISM FUNDING APPLICATION FORM

Organization/Agency Information

Hood River County Transportation District 931112033  
Organization/Agency Federal Tax ID Number

Amy Schlappi, Executive Director  
Contact Name

224 Wasco Loop, Hood River. OR 97031  
Mailing Address

541-386-4202 amy.schlappi@catransit.org  
Phone Email

Dog Mountain Shuttle  
Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$ 10,000

Supplemental Questions

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:

Provide transportation service between Hood River, Cascade Locks, Stevenson, and the Dog Mountain Trail head. On average a bus will operate every 30 minutes between Skamania County Fairgrounds and the Dog Mountain Trail head between 8am and 5 pm every Saturday and Sunday during the peak wildflower season from late April - mid June 2024.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

The goal is to bring visitors who would otherwise drive straight to the dog mountain trail head park at the Skamania County Fairgrounds and encourage them to visit Stevenson businesses after they hike dog mountain.

3. Identify your top 5 sources of Revenue:

1. Skamania County Lodging Tax	\$ 10,000
2. Stevenson Tourism Funding	\$ 10,000
3. U.S. Forest Service	\$ 10,000
4. WSDOT Consolidated Grant	\$ 17,500
5.	\$

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

CAT has been awarded WSDOT Consolidated Grant funding for the FY24-FY25 Biennium, this funding has reduced local expenses needed to operate service.

5. Describe your plans for advertising and promoting your proposed activity or facility.

CAT will use social media and other digital platforms, printed brochures, advertise through radio and utilize partner platforms (i.e. ODOT, U.S. Forest Service, Travel Portland, CGTA, etc) to spread awareness.

6. Explain how your activity or facility will result in increased tourism and overnight stays.

Due the Dog Mountain Trail head permit program many visitors will need to utilize the Dog Mountain shuttle in order to experience the Dog Mountain trail. Since visitors will need to stop in Stevenson they are more likely to stay in Stevenson and purchase food or items in Stevenson.

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. 20 Staying overnight in paid accommodations.
2. 10 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. 1500 Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. 470 Attend but are not included in any one of the categories above.
5. 800 Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

CAT will coordinate with the Skamania County Chamber of Commerce to ensure that they have service brochures to distribute to visitors and understand the service so that they can discuss with locals and visitors. CAT will share Social Media messaging that can be shared on Chamber of Commerce platforms. Drivers will encourage visitors to stop by the Chamber of Commerce for more local information.

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.

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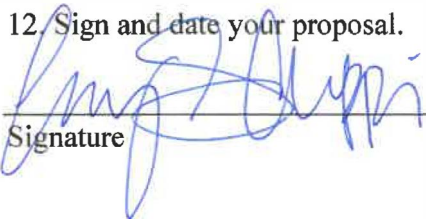
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10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging? CAT will encourage support of Stevenson business, restaurants, retail, and lodging through our digital platforms and drivers.

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11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

12. Sign and date your proposal.

	Amy Schlappi	10/27/23
Signature	Printed Name	Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

PROJECT BUDGET

Activity	TAC Funds	Other Funds	Total
Administration (office operation expenses)		\$6,000.00	\$6,000.00
Personnel (salaries/benefits)	\$10,000.00	\$16,000.00	\$26,000.00
Marketing/Promotion		\$500.00	\$500.00
Travel			
Consultants			
Operations Expenses (fuel, vehicle expenses, etc)		\$15,000.00	\$15,000.00
<b>TOTAL PROJECT BUDGET</b>	<b>\$10,000.00</b>	<b>\$37,500.00</b>	<b>\$47,500.00</b>

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Julie Mayfield**, hereinafter referred to as “Julie Mayfield”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage live music events.
3. Julie Mayfield is uniquely qualified to manage live music events, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with Julie Mayfield to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. Julie Mayfield will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. Julie Mayfield will plan and operate the live music events as described on Exhibit A, incorporated herein by reference.
  - b. Julie Mayfield will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. Julie Mayfield will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse Julie Mayfield up to \$8,460 for services performed under his agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back-up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.
5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party

identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.

6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records. Julie Mayfield shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of "Julie Mayfield". It is hereby understood, agreed and declared that Julie Mayfield is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. Julie Mayfield shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

Julie Mayfield further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Julie Mayfield employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and Compliance with Laws. Julie Mayfield shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, Julie Mayfield shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.

14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.

15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Julie Mayfield have legal authority to enter into this agreement on behalf of City and Julie Mayfield respectively and have full authority to bind City and Julie Mayfield in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

Julie Mayfield Events, LLC

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Name & Title: \_\_\_\_\_

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney





City of Stevenson  
TOURISM FUNDING APPLICATION FORM

**Organization/Agency Information**

601-908-612

Organization/Agency

Federal Tax ID Number

Julie Mayfield

Contact Name

PO Box 425, Stevenson WA 98648

Mailing Address

360.789.1227, julesdavis@yahoo.com

Phone

Email

Stevenson Waterfront Stage Performances Funding

Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$8,460

**Supplemental Questions**

*You may type your answers in Word below or attach a separate sheet. If you attach a separate sheet, please answer all of the below questions and number your answers to correspond to the below question numbers.*

1. Describe your Tourism-Related Activities, Event or Facility:

The SDA built a 12x12 stage in summer 2023 for use by the Farmers Market and live music sponsored by Clark & Lewie's Restaurant in the evenings after the market. The evening live music in this space is now/was intended to be a public performance, open to anyone at the waterfront whether patronizing the restaurant or not. Funding is needed to pay the performers. See attached.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

Live music attracts visitors; often the musicians themselves and/or friends/relatives stay overnight after performance in Stevenson/local area hotels/motels/short-term rentals. Many visitors want to go out to dinner and/or live music when on a getaway to Stevenson area.

3. Identify your top 5 sources of Revenue:

1. NA	\$
2.	\$
3.	\$
4.	\$
5.	\$

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

NA

5. Describe your plans for advertising and promoting your proposed activity or facility.

Email marketing through curated broad email list; live music is listed in the Chamber's newsletter and GorgeCurrent.com; also listed on a flyer in the entrance area of Clark & Lewie's restaurant.

6. Explain how your activity or facility will result in increased tourism and overnight stays.

I have personally met several people who have stayed an extra night or made plans to stay in Stevenson for music events as a result of my email marketing list or just telling them about it. People want to have something to do when they come out here to visit.

Live music is a big draw for a lot of visitors.

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

1. see attached Staying overnight in paid accommodations.
2. \_\_\_\_\_ Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. \_\_\_\_\_ Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. \_\_\_\_\_ Attend but are not included in any one of the categories above.
5. \_\_\_\_\_ Estimated number of participants in any of the above categories that attend from another state or country.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

The Chamber Newsletter can post these live public performances in its weekly email newsletter. I also send a weekly email newsletter to 300+ recipients, updated regularly, describing local music as I am aware of it and the schedule for Clark & Lewie's live music, including the SDA stage performances.

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility.  
The SDA built a 12x12 stage in the waterfront public area this summer (Farmers Market area) to be used as a public performance space.

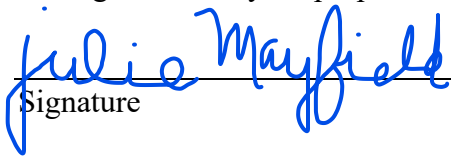
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10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?  
Bringing visitors to Stevenson will support this. I note different Stevenson businesses in my weekly email newsletter. Visitors often interact with others attending and share information about local businesses.

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11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

12. Sign and date your proposal.



Julie Mayfield

10/18/23

Signature

Printed Name

Date

*You may attach additional information to help the Tourism Advisory Committee evaluate your proposal.*

*If multiple activities are planned, please submit a separate application for each activity.*

- 1.
2. 2. For tourism marketing, special events and festivals: a. Broad tourism marketing efforts will be given priority over the promotion of events. b. Multi-day events generating multiple overnight stays will be given priority over single-day. c. Priority will be given to those proposals that leverage other funds. d. Priority will be given to events that attract visitors during the shoulder seasons.

**As weather permits, these performances begin at the end and beginning of *shoulder seasons*.**

**Looking at FIVE MONTHS of live music at the Stevenson Waterfront stage:**

7. \*List the number of tourists expected to attend your activity or facility in each of these categories (\*required):

[for 21 weeks]

1.   104   Staying overnight in paid accommodations.
2.   104   Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3.   104   Staying for the day only and traveling 50 miles or more from their place of residence or business.
4.   633\*   Attend but are not included in any one of the categories above.
5.   210   Estimated number of participants in any of the above categories that attend from another state or country.

\*Observance from summer 2023—approximately 3 picnic tables filled plus people with their own lawn chairs, sitting on the ground/standing, and those within the Clark & Lewie's roped area—as an average (about 45 people per event x 21 weeks, which is 945, but reduced here to exclude counting those in other categories).

In general:

In early summer 2023, the SBA built a performance stage between Clark & Lewie's Restaurant and the Tour Boat Dock, where the Farmers Market is held, with the intention of its use as a public performance stage. Since this is a new stage in a public space, Clark & Lewie's used it for its summer music outside that was already booked when there was a larger group. This means that Clark & Lewie's was funding the public performances. It is now time for the public performances to be funded by the tourism funds, since these performances are outside of the C&L's roped area, and are open to the public who may or may not be patronizing C&L's. Many people bring their own sustenance (which they may have purchased from any of the local restaurants/tavern or other sources) and chairs to enjoy the public performance.

Proposal: pay solo artists \$200/performance, and \$100 each to 2 up to 4-piece group (with a max of \$400).

The proposed time period is **May through September, averaging about 21 weeks**, so 21 performances. In addition, I need to be compensated for my work in booking and attending most performances, assisting with logistics and marketing.

Proposed Scenario (2-hr performance):

15 up to 4 piece\* bands:      15 x \$400 = potentially \$6,000

6 soloists:                      6 x \$200 = \$1,200

21 Bookings Fee\*\* :            21 x \$60 = \$1,260

**Potential TOTAL:** **\$8,460**

\*2 up to 4 active performers

\*\*This does not include any of my time/effort composing/sending my weekly email newsletter about local live music, curating my email list, etc. (at times I even give free overnight stays to musicians at my short-term rental).

**For those needing more info on what it typically takes to perform:** hours of practice, organize equipment/music, haul it to your vehicle, put it in the vehicle in some order, drive to event, unload equipment, set it up after figuring out the new logistics of each venue. Trouble shoot issues. Sound check. Perform two hours. Pack up all equipment, haul to vehicle, organize in vehicle. Drive. Unload all equipment, put it back where you got it.

## AGREEMENT

This agreement made and entered into this 21<sup>st</sup> day of December, 2023 between the **City of Stevenson**, a municipal corporation of the State of Washington, hereinafter referred to as “City”, and **Traverse PNW Market**, hereinafter referred to as “Traverse PNW”.

### Recitals

1. The City of Stevenson desires to increase the distribution of information about the City to attract visitors to the City and to increase tourism.
2. The City of Stevenson does not have qualified staff to manage a Stevenson Mushroom Festival event.
3. Traverse PNW is uniquely qualified to manage a Stevenson Mushroom Festival event, to meet the requirements specified herein, and to provide such services with the degree of reasonable skill and diligence normally required to manage such events.
4. It is in the City’s interest to contract with Traverse PNW to perform certain activities relating to the design and management of this event that will encourage increased tourism, promote interest in the City and the local region and to act on the City’s behalf in disseminating information about the City.

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Performance. Traverse PNW will perform the work set forth below and submit requests for payment within forty-five days of each accepted task:
  - a. Traverse PNW will plan and operate the Stevenson Mushroom Festival event as described on Exhibit A, incorporated herein by reference.
  - b. Traverse PNW will complete the tourism funding expenditure report(s) required by the Washington State Legislature. All required reports are to be submitted before final payment under this contract is made.
2. Completion. Traverse PNW will complete the work and provide the services to be performed under this agreement on or before December 31, 2024.
3. Term. The term of this agreement shall begin January 1, 2024 and end upon the completion of the project, but no later than December 31, 2024.
4. Payment.
  - a. The City will reimburse Traverse PNW up to \$5,500 for services performed under his agreement. Payments will be made on a reimbursement basis only, following submittal of detailed invoices with back-up documentation to the City.
  - b. Final invoice for this agreement must be received by the City on or before January 15 2024. **INVOICES RECEIVED AFTER THIS DATE WILL NOT BE PAID.**
  - c. The Tourism Funding Expenditure Report required by section 1 above shall be submitted before final payment under this contract is made.

5. Default. Upon default by either party of any of the terms of this agreement, the non-defaulting party may terminate the agreement after written notice to the defaulting party identifying the default. Failure by the non-defaulting party to exercise the right to terminate or take any action upon default shall not constitute a waiver of any rights of the non-defaulting party hereunder and shall not excuse any such default. However, upon default and termination, the non-defaulting party is excused from further performance hereunder.
6. Termination. This agreement may be terminated by either party giving the other party written notice of its intent to terminate at least thirty (30) days prior to the effective date of termination. Reimbursement for work completed prior to the effective date of termination shall be made in accordance with the terms of this agreement.
7. Financial Records. Traverse PNW shall maintain financial records of all transactions related to this agreement for six years after contract completion. The financial records shall be made available at all times for auditing by any City, State of Washington or federal auditors.
8. Status of the "Traverse PNW". It is hereby understood, agreed and declared that Traverse PNW is an independent contractor and not the agent or employee of City and that no liability shall attach to City by reason of entering into this agreement, except as may be provided herein.
9. Insurance and Liability. Traverse PNW shall indemnify and save harmless City from any and all liability arising hereunder, including costs, damages, expenses and legal fees incurred by City in connection therewith, for injury (including death) to persons or damage to or loss of property (including equipment) caused by or arising out of the work performed under this agreement.

Traverse PNW further agrees, and has specifically negotiated, to waive its immunity under the State Industrial Insurance Act (RCW Title 51) and to indemnify and hold the City harmless from any claims made against the City by Traverse PNW employees, agents, contractors, subcontractors or other representatives.

10. Assignment. This agreement shall not be transferred, assigned, or sublet by either party without prior written consent of the other party.
11. Completeness of Agreement and Modification. This document contains all of the terms and conditions of this agreement, and any alterations or variation of the terms of this agreement shall be invalid unless made in writing and signed by both of the parties hereto. There are no other understandings, representations, or agreements, written or oral, not incorporated herein.
12. Equal Opportunity and Compliance with Laws. Traverse PNW shall not discriminate against any employee employed under this agreement because of race, color, religion, age, sex or national origin. Further, Traverse PNW shall comply with all local, state and federal laws and regulations in all aspects of fulfilling this agreement.
13. Governing Law and Venue. The laws of the State of Washington shall govern the construction of this agreement and any dispute arising hereunder. The parties agree that

the Superior Court of Skamania County shall be the venue for any litigation brought in relation to this agreement.

14. Costs and Attorney Fees. If either party shall be in default under this contract, the non-defaulting party shall have the right, at the defaulting party's expense, to retain an attorney to make any demand, enforce any remedy, or otherwise protect or enforce its rights under this contract. The defaulting party hereby promises to pay all costs and expenses so incurred by the non-defaulting party, including, without limitation, reasonable attorneys' costs and fees. The failure of the defaulting party to promptly pay the same shall constitute a further and additional default. In the event either party hereto institutes, defends, or is involved with any action to enforce the provisions of this contract, the prevailing party in such action shall be entitled to reimbursement by the losing party for its court costs and reasonable attorney costs and fees at trial and on appeal.
  
15. Certification of Authority. The undersigned certify that the persons executing this agreement on behalf of City and Traverse PNW have legal authority to enter into this agreement on behalf of City and Traverse PNW respectively and have full authority to bind City and Traverse PNW in a valid Agreement on the terms herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this agreement as of the day and year first above written.

CITY OF STEVENSON

Traverse PNW Events, LLC

\_\_\_\_\_  
Scott Anderson, Mayor

\_\_\_\_\_  
Name & Title: \_\_\_\_\_

ATTEST

\_\_\_\_\_  
Leana Kinley, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert C. Muth, City Attorney



City of Stevenson  
TOURISM FUNDING APPLICATION FORM

Organization/Agency Information

TRAVERSE PNW MARKET

91-1985615

Organization/Agency

Federal Tax ID Number

TABATHA WIGGINS & ROBYN LEGUN

Contact Name

PO BOX 1522, STEVENSON, WA 98648

Mailing Address

(509) 310-8381

[tabatha@traversestevenson.com](mailto:tabatha@traversestevenson.com)

Phone

Email

STEVENSON MUSHROOM FESTIVAL 2024 (Fun Name TBD)

Name of Proposed Event/Activity/Facility

- Tourism Promotion Activities
- Tourism-Related Facility
- Events/Festivals

Amount Requested: \$5500.00

Supplemental Questions

1. Describe your Tourism-Related Activities, Event or Facility:

We want to bring the passionate and fungi-curious together to discover and celebrate everything related to mushrooms by creating a festival for locals and tourists of Stevenson. Mushroom culture and festivals are becoming increasingly popular, and we've already received a lot of excitement and interest from our local and regional guests. There is so much possibility to create and grow a Mushroom Festival in Stevenson.

2. Describe your proposal to attract visitors to the City, including dates and expected costs. Please see the *Call for Tourism Promotion Proposals* for criteria and items to be prioritized by the Tourism Advisory Committee.

The Pacific Northwest is a mecca for Mushroom enthusiasts and foragers. Our plan



is to kick-off the festival on Friday, October 18<sup>th</sup> with a ticketed Gala, hosted by Traverse PNW Market at the Columbia Gorge Museum. The Friday evening, mushroom-themed event will include music, dancing, vendors, and catered mushroom-centric food and beverages. Attendees will be encouraged to book local accommodations and enjoy the rest of the festival events and promotions on Saturday, October 19<sup>th</sup>. Expected costs on attached budget.

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3. Identify your top 5 sources of Revenue:

1. Kick-Off Gala Tickets & Beverage Sales

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  2. Retail Sales for Participating Retailers

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  3. Retail Sales for Participating Restaurants

---

  4. Accommodation Bookings

---

  5. Vendor Revenue – including demonstrations and local artisans
- 

4. Do you plan to become self-funded? If yes, please describe your plan and progress to date.

At this time we do not have plans to become fully self-funded. We require support from TAC funds for advertising, marketing and promotional materials.

We will ask some of our partners to sponsor a portion of their participation including the space rental fees for the Columbia Gorge Museum and advertising with RiverTalk Weekly. Traverse PNW Market will sponsor the remaining budget for the festival. If we can increase revenue and sponsorships in the future, we hope to eliminate expenses for Traverse and require less funding.

5. Describe your plans for advertising and promoting your proposed activity or facility.

We hope to work with marketing and branding experts at We Are Unicorns to develop unique and exciting brand assets and a festival website. We will advertise in local and regional newspapers, create and distribute a press release and connect with mushroom-related organizations, experts, and enthusiasts to boost our marketing efforts.

We anticipate a long list of local participants, including retailers, lodging properties, restaurants, vendors, and the Columbia Gorge Museum. With their participation and the support of the Skamania County Chamber of Commerce and the Stevenson Downtown Association, we expect a large reach on social media.

We will begin early to ensure participation from partners and festival attendees.

6. Explain how your activity or facility will result in increased tourism and overnight stays.

One of the main reasons to create a fun and welcoming two-day festival is to drive tourism and increase overnight stays in the shoulder season.

We will ask local lodging properties to offer a discount code for a 2-night stay in exchange for our marketing and promotion efforts and we will provide a mushroom-themed amenity to their guests upon arrival.

Saturday's events and activities will take place throughout town and include a mix of family-friendly, dog-friendly and 21+. We will partner with local businesses and organizations to offer demonstrations, classes, activities, tastings, crafts, music and more.

Participants will receive a passport book for their "Mushroom Hunt" that include everything there is to enjoy, where to go, and how to "hunt" for all their passport stamps. Traverse PNW Market will award prizes for completed passport books.

- 
7. List the number of tourists expected to attend your activity or facility in each of these categories:

1. 80 Staying overnight in paid accommodations.
2. 20 Staying overnight in unpaid accommodations (with friends or family) and traveling 50 miles or more from their place of residence or business.
3. 50 Staying for the day only and traveling 50 miles or more from their place of residence or business.
4. 150 Attend but are not included in any one of the categories above.
5. 100 Estimated number of participants in any of the above categories that attend from another state or country. (Including Oregon in this estimate)

We are basing our projections on 400 total attendees for Saturday and 100 attendees for the Friday night Gala.

8. Explain how you will coordinate with the Skamania County Chamber of Commerce and/or the Stevenson Business Downtown Association for promotion of your proposed activity or facility. Describe any other partnerships you plan to develop to help ensure the success of your project.

Mushroom Fest 2024 depends on coordination with our community partners. The "how" comes with a decade of Tabatha's involvement in Stevenson, as a business and property owner, Board President of the Stevenson Downtown Association, her relationship with the Skamania County Chamber of Commerce and her connection

to local businesses and organizations. It comes from the developing relationships Robyn Legun continues to create with artisans and vendors throughout the region and her place in business development within our community. Partnerships are the foundation of our success.

9. If your proposal is for construction of a tourism-related facility, explain your plans for operation and maintenance of the facility. N/A

10. Describe how you will encourage support of Stevenson businesses, restaurants, retail and lodging?

Stevenson retailers, restaurants, organizations and lodging properties will be persuaded to participate in the Mushroom Festival on a level that works for and supports them. Our marketing efforts will promote Stevenson as a whole and increase revenue from locals and tourists. We already have a number of businesses and organizations excited about the possibility of this festival and the positive potential benefits for all of Stevenson.

11. Submit an itemized revenue and expense budget. What percentage of your revenue budget does this request for funding represent? List any other expected revenue sources and amounts.

Our request for funding represents approximately 25% of the total expenses and is intended to be used 100% towards advertising, marketing and promotional materials. Please see itemized revenue and expense budget included separately.

12. Sign and date your proposal.

	TABATHA WIGGINS	10/16/2023
Signature	Printed Name	Date

# Event budget

## EXPENSES

TOTAL EXPENSES			Estimated	Actual	
			\$22,081.00	\$0.00	
<b>Friday Event Site</b>	<b>Estimated</b>	<b>Actual</b>	<b>Friday Event F&amp;B</b>	<b>Estimated</b>	<b>Actual</b>
Space Rental	\$1,500.00		Food	\$2,500.00	
Site staff	\$400.00		Drinks	\$1,200.00	
Equipment / AV	\$150.00		Liquor License	\$11.00	
Tables / Chairs / Linens	\$500.00		F&B Staff	\$400.00	
<b>Total</b>	<b>\$2,550.00</b>	<b>\$0.00</b>	<b>Total</b>	<b>\$4,111.00</b>	<b>\$0.00</b>
<b>Misc Friday Event</b>	<b>Estimated</b>	<b>Actual</b>	<b>Saturday Program</b>	<b>Estimated</b>	<b>Actual</b>
Decorations	\$300.00		Demonstrations	\$450.00	
Insurance	\$150.00		Classes	\$450.00	
Paper supplies	\$200.00		Festival Staff	\$1,200.00	
Music	\$350.00		Entertainment	\$400.00	
<b>Total</b>	<b>\$1,000.00</b>	<b>\$0.00</b>	<b>Total</b>	<b>\$2,500.00</b>	<b>\$0.00</b>
<b>Marketing</b>	<b>Estimated</b>	<b>Actual</b>	<b>Promotional Materials</b>	<b>Estimated</b>	<b>Actual</b>
Website	\$600.00		Custom Swag Bags	\$2,500.00	
Advertising	\$2,500.00		Hotel Amenities	\$600.00	
Posters & Flyers	\$250.00		Custom Passport Stamps	\$120.00	
Signage & Photo Op	\$600.00		Prizes	\$2,000.00	
Design Services	\$1,000.00		"Hunting" Passports	\$900.00	
Photography	\$500.00				
Digital Marketing	\$50.00				
<b>Total</b>	<b>\$5,500.00</b>	<b>\$0.00</b>	<b>Total</b>	<b>\$6,120.00</b>	<b>\$0.00</b>
<b>Other</b>	<b>Estimated</b>	<b>Actual</b>			
Misc	\$300.00				
<b>Total</b>	<b>\$300.00</b>	<b>\$0.00</b>			

# Event budget

## INCOME

<b>TOTAL INCOME</b>	<b>Estimated</b>	<b>Actual</b>
	\$22,400.00	\$0.00

### ADMISSIONS

Estimated no.	Actual no.	Type	Price	Estimated income	Actual income
20		Gala Only	\$45.00	\$900.00	\$0.00
				\$0.00	\$0.00
300		Mushroom "Hunt" Passports	\$10.00	\$3,000.00	\$0.00
40		Bundle: Gala & "Hunting" for 2	\$99.00	\$3,960.00	\$0.00
<b>Total</b>				<b>\$7,860.00</b>	<b>\$0.00</b>

### FUNDING & SPONSORSHIP

Estimated no.	Actual no.	Type	Price	Estimated income	Actual income
1		TAC Funding for Marketing	\$5,500.00	\$5,500.00	\$0.00
1		Traverse Sponsor	\$5,500.00	\$5,500.00	\$0.00
1		RiverTalk Weekly Sponsor	\$1,500.00	\$1,500.00	\$0.00
3		Passport Book Sponsors	\$300.00	\$900.00	\$0.00
1		CRG Museum Sponsor	\$500.00	\$500.00	\$0.00
<b>Total</b>				<b>\$13,900.00</b>	<b>\$0.00</b>

### SALES

Estimated no.	Actual no.	Type	Price	Estimated income	Actual income
80		Gala Additional Liquor Sales	\$8.00	\$640.00	\$0.00
				\$0.00	\$0.00
<b>Total</b>				<b>\$640.00</b>	<b>\$0.00</b>

### OTHER

Estimated no.	Actual no.	Type	Price	Estimated income	Actual income
				\$0.00	\$0.00
<b>Total</b>				<b>\$0.00</b>	<b>\$0.00</b>

# Event budget

PROFIT

<b>SUMMARY</b>	■ Total income
	■ Total expenses

	Estimated	Actual
Total income	\$22,400.00	\$0.00
Total expenses	\$22,081.00	\$0.00
<b>Total profit (or loss)</b>	<b>\$319.00</b>	<b>\$0.00</b>
<b>25% of Total expenses</b>		\$5,520.25



**PROFESSIONAL SERVICES CONTRACT  
WWTP Phase I Construction Phase Services  
AMENDMENT #3**

THIS CONTRACT AMENDMENT #3 (the "Amendment") to the PROFESSIONAL SERVICES CONTRACT effective as of November 18, 2021 (the "Agreement") is made and entered into this 21<sup>st</sup> day of December, **2023**, by and between CITY OF STEVENSON, a municipal corporation of the State of Washington, and hereinafter referred to as "CITY," and **Wallis Engineering, PLLC**, hereinafter referred to as the "Contractor."

NOW THEREFORE, CITY and Contractor agree to amend the Agreement as follows:

1. Contractor will perform services as set forth in the original agreement and subsequent amendments but amending the rate schedule as set forth in Exhibit A1 for work beginning on January 1, 2024 through December 31, 2025.

This Amendment together with the Agreement and subsequent Amendments constitutes the entire agreement between the Parties and supersedes all prior oral and written understandings with respect to the subject matter set forth herein. Unless specifically stated, all other terms and conditions of the agreement shall remain in full force and effect. Neither this Amendment nor the Agreement may be modified except in writing signed by an authorized representative of the Parties.

The Parties, intending to be legally bound, indicate their approval of the Amendment by their signatures below.

[Signatures appear on next page]

IN WITNESS WHEREOF, the parties have executed this contract at Stevenson, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF STEVENSON

CONTRACTOR

By: \_\_\_\_\_  
Scott Anderson, Mayor

By: \_\_\_\_\_  
Jane Vail  
Principal Engineer

Mailing Address:  
215 West 4<sup>th</sup> Street  
Suite 200  
Vancouver, WA 98660

Approved as to form.

\_\_\_\_\_  
Robert C. Muth,  
City Attorney

360-695-7041  
\_\_\_\_\_  
Telephone Number

601-823-546  
\_\_\_\_\_  
UBI#





Exhibit A1

**RATE SCHEDULE**

Rate Schedule good through December, 31, 2025

<u>Title</u>	<u>Range</u>	
Principal Engineer	\$205.00	\$205.00
Associate Engineer	\$187.60	\$187.60
Senior Engineer	\$238.80	\$238.80
Engineering Manager I - VI	\$217.30	\$246.00
Project Engineer I - IX	\$143.50	\$201.90
Staff Engineer I - V	\$116.90	\$141.50
Engineering Intern I - III	\$74.80	\$87.10
Designer I - IV	\$143.50	\$174.30
Construction Manager	\$164.00	\$164.00
Inspector I - III	\$115.80	\$160.90
Technician I-IV	\$87.10	\$160.90
Administrative I – VI	\$56.40	\$135.30

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

**AMENDMENT TO OWNER-ENGINEER AGREEMENT  
Amendment No. 03**

The Effective Date of this Amendment is: \_\_\_\_\_

Background Data

Effective Date of Owner-Engineer Agreement: 2/18/2021

Owner: City of Stevenson

Engineer: Wallis Engineering

Project: Wastewater Collection System Upgrades

Nature of Amendment:

- Additional Services to be performed by Engineer
- Modifications to services of Engineer
- Modifications to responsibilities of Owner
- Modifications of payment to Engineer
- Modifications to time(s) for rendering services
- Modifications to other terms and conditions of the Agreement

Description of Modifications:

***A contract extension through June 2025  
Rate update to 2024-25 Rates***

Agreement Summary:

Original agreement amount:	<u>\$ 610,085.55</u>
Net change for prior amendments:	<u>\$ 107,191.69</u>
This amendment amount:	<u>\$ 0.00</u>
Adjusted Agreement amount:	<u>\$ 717,277.24</u>

Change in time for services (days or date, as applicable): June 30, 2025

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

OWNER:

ENGINEER:

\_\_\_\_\_  
By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
\_\_\_\_\_  
Title: \_\_\_\_\_  
\_\_\_\_\_  
Date Signed: \_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Print name: Jane Vail  
\_\_\_\_\_  
Title: Principal Engineer  
\_\_\_\_\_  
Date Signed: \_\_\_\_\_



## RATE SCHEDULE

Rate Schedule good through December, 31, 2025

<u>Title</u>	<u>Range</u>	
Principal Engineer	\$205.00	\$205.00
Associate Engineer	\$187.60	\$187.60
Senior Engineer	\$238.80	\$238.80
Engineering Manager I - VI	\$217.30	\$246.00
Project Engineer I - IX	\$143.50	\$201.90
Staff Engineer I - V	\$116.90	\$141.50
Engineering Intern I - III	\$74.80	\$87.10
Designer I - IV	\$143.50	\$174.30
Construction Manager	\$164.00	\$164.00
Inspector I - III	\$115.80	\$160.90
Technician I-IV	\$87.10	\$160.90
Administrative I – VI	\$56.40	\$135.30

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

**MINUTES**  
**CITY OF STEVENSON COUNCIL MEETING**  
**November 16, 2023**  
**6:00 PM, City Hall and Remote**

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- 1. CALL TO ORDER/PRESENTATION TO THE FLAG:** Mayor Anderson called the meeting to order at 6:00 p.m., led the group in reciting the pledge of allegiance and conducted roll call.

**ELECTED OFFICIALS ATTENDING:** Mayor Anderson; Councilmembers David Cox, Paul Hendricks, Kristy McCaskell, Michael Johnson, David Wyatt.

**STAFF ATTENDING:** City Administrator Leana Kinley, Public Works Director Carolyn Sourek; Community Development Director Ben Shumaker

**PUBLIC ATTENDING:** Perry Colburn, Mary Repar

**GUESTS ATTENDING:** Nutrition Programs Director for Washington Gorge Action Programs Janeal Boreen; Stevenson Food Bank's Patty Nichols.

**2. PUBLIC COMMENTS:**

> Perry Colburn noted Gloria Howell's passing by requesting several minutes of silence in her memory.

> Mary Repar commented on the Chinedere Development, fireworks, and requested the city consider renovating the old grange building as a community center.

**3. CHANGES TO THE AGENDA:**

- a)** \*11/14 changes include:

- Added Kinley Water Leak Adjustment Request (item 4e)
- Added 2024-25 Law Enforcement contract approval (item 5b)
- Added discussion regarding charging for public records (item 9d)
- Added Planning Commission minutes (item 10d)
- Added WAGAP Housing Program Report (item 10e)
- Addition of vouchers (item 12a)

- b)** \*\*11/16 changes include:

- Added public comments received (item 2a)
- Added acceptance of Public Works Board award (item 9e)

**4. CONSENT AGENDA:** The following items were presented for Council approval.

- a)** **The Tourism Advisory Committee's 2024 funding recommendations** for council approval in the total amount of \$799,012.
- b)** **Approval of Resolution 2023-420** Surplussing Items

- c) **Approval of Resolution 2023-422 Personnel Policy Update** - The changes update the requirements for public works staff taking on-call duties and adds a policy regarding staff meals as identified in the recent audit.
- d) **Approval of the 2024 contract with Skamania County for Prosecuting Attorney services.** There are no changes from the 2023 contract.
- e) **\*Water Adjustment** - Jason and Leana Kinley (meter no. 612800) requested a water adjustment of \$450.30 for a water leak which they have since repaired.
- f) **Minutes** of October 19, 2023 Regular Council Meeting, October 26, 2023 and November 7, 2023 Special Meetings.

**MOTION** to approve consent agenda items a-f was made by **Councilmember Hendricks**, seconded by **Councilmember Cox**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks.**

**5. SHERIFF'S OFFICE REPORT:**

- a) **Sheriff's Report** - The Skamania County Sheriff's report on activity within Stevenson city limits for the prior month was presented for council review by Undersheriff Tracy Wyckoff.
- b) **\*Approve Interlocal Agreement for Law Enforcement** - City Administrator Leana Kinley presented and provided details on the revised Interlocal Agreement with Skamania County Sheriff's Office for law enforcement services for 2024-25 for council consideration. The original request was for \$150,000 over two years. The current agreement is for two years with increases of \$50,000 for 2024 and \$50,000 plus Consumer Price Index plus budget increase percentages for 2025.

**MOTION** to approve the interlocal agreement with Skamania County for law enforcement services as presented was made by **Councilmember Cox**, seconded by **Councilmember McCaskell**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks.**

**6. PRESENTATIONS FROM OUTSIDE AGENCIES:**

- a) **WAGAP Presentation** – Janeal Boreen, Nutrition Programs Director for Washington Gorge Action Programs and Patty Nichols presented an update on the Stevenson Food Bank and WAGAP's increase in services in support of food security. Over the past few years there has been a large increase in usage of the food bank, and at the same time a 30% decline in donations. There is a pilot program for reducing food waste with Carson Elementary School. The City's current contract supporting WGAP of \$10,000 per year expires at the end of 2024.

**7. PUBLIC HEARINGS:**

- a) **2024 Utility Rates** - The rate study and restructuring was not ready for a public hearing. There will be a hearing at the December 21st council meeting.

- b) **Public Hearing 2024 Proposed Property Tax Levy** - City Administrator Leana Kinley presented and explained resolution 2023-421 and ordinance 2023-1199 proposing the maximum 1% property tax increase for public comment and council consideration. These are both time sensitive and must be approved by November 30th to take effect in 2023.

**The public hearing for the proposed property tax levy was opened at 6:18 p.m.**

**The public hearing closed at 6:19 p.m.**

**MOTION** to approve resolution 2023-421 authorizing an increase in property taxes for fiscal year 2024 was made by **Councilmember Hendricks**, seconded by **Councilmember Cox**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks**.

**MOTION** to approve ordinance 2023-1199 fixing the amount to be raised by ad valorem taxes and levied for fiscal year 2024 was made by **Councilmember Hendricks**, seconded by **Councilmember McCaskell**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks**.

- c) **Second Hearing 2024 Proposed Budget** - City Administrator Leana Kinley presented and explained the 2024 proposed budget and associated documents based on items discussed at the October 19, 2023 public hearing. It is also available online at <https://city-stevenson-wa-budget-book.cleargov.com/11684>.

**Public hearing on the 2024 proposed City budget opened at 6:21**

Mary Repar asked if any funds were included for landscaping and street tree care. City Administrator Kinley stated there were no funds included in the street fund. Public Works Director Carolyn Sourek advised there is a possible funding source through the Department of Natural Resources, and the city is partnering with the Stevenson Downtown Association on maintaining downtown plantings.

**Public hearing closed at 6:24 p.m.**

**Councilmember Cox** questioned the increase in the equipment service fund. City Administrator Kinley and Public Works Director Sourek provided details on equipment, vehicles and building needs, noting the older vehicles needed frequent repairs and provided no return when surplussed. The fund increase reflected the cost of upgrades.

**MOTION** to approve ordinance 2023-1202 adopting the 2024 budget as presented was made by **Councilmember Johnson**, seconded by **Councilmember Hendricks**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks**.

## 8. SITUATION UPDATES:

- a) **Sewer Ordinance Update – City Administrator Leana Kinley** presented an update on the status of the committee and timeline for presenting a revised proposal for council consideration. Meeting documents from the committee will be uploaded to the website <https://www.ci.stevenson.wa.us/publicworks/page/committee-proposed-sewer-ordinance>. Two meetings have been held so far. The feedback received so far is indicating a number of documents will result. An ordinance, financial policy changes, the Capital Improvements Program and the future budget will be discussed further at the committee level. The next meeting is scheduled for December 4<sup>th</sup>, 2024. Council will receive reports on the feedback and potential next steps. Approved minutes are posted on the website.

## 9. COUNCIL BUSINESS:

- a) **Approve Fire Chief Approval Ordinance-First Reading** - The Fire Department Strategic Plan task 4A3 suggested to "revise current policy to further engage the City in selecting the City Fire Chief." A revised copy of the existing ordinance with proposed language changes as approved by consensus at the November 7, 2023 joint meeting with Fire District 2 is attached for council approval.

**Councilmember Johnson** commented positively on the proposed changes.

**MOTION** to approve ordinance 2023-1200 as presented amending chapter 2.24 of the volunteer fire department was made by **Councilmember Cox**, seconded by **Councilmember McCaskell**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks**.

- b) **Approve Ordinance Restricting Use of Personal Fireworks-Second Reading – City Administrator Leana Kinley** presented a revised ordinance regarding restriction of the personal use of fireworks when there is a ban on recreational fires for council discussion. The first reading was on July 20<sup>th</sup> and also discussed on October 26<sup>th</sup>, 2023 and documents related to those meetings, including the video recordings, can be found on the city's website at <https://www.ci.stevenson.wa.us/meetings>.

**MOTION** to approve ordinance 2023-1201 amending title 8 of the Stevenson Municipal Code adding chapter 8.58 authorizing the restriction of personal fireworks discharge during times of recreational fire burn bans as presented was made by **Councilmember Johnson**, seconded by **Councilmember Wyatt**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks**.

- c) **Parking Regulations Update** - Staff has been working on updates to the city's code regarding parking (SMC 10.08 Loading Zones and 10.12 Parking Prohibited in Certain Areas) based on community feedback, changing requirements, and street maintenance.



Community Development Director Ben Shumaker presented an extensive update on the progress from the parking advisory sub-committee study. The study was first conducted in 2021 and again in 2023. It included several inventories of curbside and off-street parking availability for both ADA/public right-of-way accessibility sites and standard parking slots within the downtown and courthouse area. Issues discussed included the need for additional ADA parking, the perception by the public and business owners regarding seasonal parking supply, possible regulatory changes to the zoning code, loading zones, and exploration of angled parking sites. He noted further analysis will take place, and possible amendments to the SMC will be presented to Council at sometime in the near future.

- d) **\*Discuss Public Records Fee Update** - City Administrator Leana Kinley presented information from the Washington State Attorney General's Office for discussion on updating the city's fee schedule to allow charging for public records. Back in March 2020 the city changed its policy and no longer charges for public records, regardless of the format (paper or electronic). Since then, the number of requests, and the cost to fulfill them have increased significantly. She noted the City is attempting to get a local records grant from the state archives office to leverage the City's laser fiche to include a public portal to allow for easier public access to records. The AG has provided a fee schedule that details what charges are allowable, or a flat \$2 per request can be assessed. It was agreed further discussion would take place in the future.
  
- e) **\*\*Accept Public Works Board Loan Award** - City Administrator Leana Kinley presented an award letter from the Public Works Board for a financing offer of \$1,902,300 in loan funding at a lower interest rate of 1.38% for a 20-year term and a grant of \$335,700 for the Cascade Avenue Utility Upgrades Project. It would allow for replacement of the existing and aging AC waterline at the same time as the sewer is upgraded, increase street lighting, and provide for some streetscaping.

**MOTION** to accept the Public Works Board financing offer of \$1,902,300 in loan funding at an interest rate of 1.38% for a 20-year term and a grant of \$335,700 for the Cascade Avenue Utility Upgrades Project was made by Councilmember Hendricks, seconded by Councilmember Johnson.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks.**

#### 10. INFORMATION ITEMS:

- a) **Financial Report** - The Treasurer's Report and year-to-date revenues and expenses through the prior month were presented for council review.
- b) **Skamania County Risk MAP Project Update** - **This project includes updating the current paper only flood maps last approved in 1986 to an interactive GIS map to better determine exact risk locations. Outreach has taken place with property owners whose parcel impact has changed (either now included or removed from the flood risk area).**
- c) **Contracts** Awarded Administratively for contracts, purchases and change orders over \$10,000 approved administratively over the past month was attached.

- d) **\*Planning Commission Minutes** from the Planning Commission meeting for the prior month.
- e) **\*Housing Programs Report** on housing services provided by Washington Gorge Action Programs in Skamania County was enclosed for council information.

**11. CITY ADMINISTRATOR AND STAFF REPORTS:**

- a) **Community Development Director** Ben Shumaker provided the following updates:
  - i) The Planning Commission is working on developing an upcoming work plan for 2024. He anticipates housing will be on the work plan. They have the City Council's strategic plan and are waiting on changes to the sewer plan. The PC is working on developing an annexation policy.
  - ii) The Parks plan is underway, with a questionnaire/interactive web map sent to residents to gain public input. Responses will be reviewed at the December 6<sup>th</sup> meeting of the city led coalition consisting of Skamania County, the Port, Stevenson-Carson School District and the pool to help guide the next steps. Recommendations and potential designs will be presented to the Council in winter of 2024.
  - iii) The Chinedere Development met the conditions required by the city, has recorded the plat, and lots have begun to sell. Construction is the next phase.
  
- b) **Public Works Director** Carolyn Sourek provided the following updates:
  - i) A sanitary survey on the water system from the Department of Health went well, with some recommendations noted.
  - ii) Public Works is performing a quality/quantity study of Hegewald well to measure seasonal fluctuations in ground water levels.
  - iii) WWTP contract modification extends the completion date due to supply issues with vendors.
  - iv) Fall and winter preparations are taking place. Employees are sweeping streets, cleaning plugged culverts and replacing broken culverts.
  - v) Empty tree wells are now planted with street trees.
  - vi) Several sidewalk replacement/repairs will begin next month.
  - vii) First Street Overlook: The final design cost has been negotiated and reduced by half, and no longer meets the cost threshold for Council discussion. Funding is being accumulated through Federal and Transportation Investment Board sources.
  - viii) Equipment: Public Works will surplus an unused sander.
  - ix) A/C pipe training on December 12<sup>th</sup>, inviting other public agencies and contractors to attend.

**Councilmember Cox** asked about the WWTP extension and was informed the original bid on equipment holds. City Administrator Kinley related the additional expenses are for extended inspection costs as demobilization did not happen when originally scheduled. City Attorney Muth suggested there may be negotiations possible within the contract.

- c) **City Administrator** Leana Kinley provided the following updates:
  - i) The state auditor is offering a cyber security checkup. If the City makes improvements, it can get increased insurance against risk.
  - ii) Park Plaza flyers going out for survey and public input. 8,000 are being sent countywide.

- iii) An initial design review on the Park Plaza Project is planned for November 17th. Full project cost can be reduced through value engineering and design changes.
- iv) She asked if the online presentation for the budget was useful and if it was worth the cost. **Councilmember McCaskell** suggested using online analytics to determine public usage. City Administrator Kinley will review how many visits the website had. She noted the time savings expected did not take place.

**12. VOUCHER APPROVAL:**

- a) **\*October 2023 payroll, and November 2023 AP checks** have been audited and are presented for approval. October payroll checks 17323 thru 17326 total \$131,916.23 which includes EFT payments. November 2023 AP checks 17327 thru 17393 total \$834,312.28, which includes EFT payments. The AP check register with fund transaction summary is attached for review.

**MOTION** to approve the vouchers as presented was made by **Councilmember McCaskell**, seconded by **Councilmember Cox**.

Voting aye: **Councilmembers Wyatt, Cox, McCaskell, Johnson, Hendricks**.

**13. MAYOR AND COUNCIL REPORTS:**

- a) **Councilmember Cox** shared information on the new law enforcement contract.
- b) **Councilmember David Wyatt** was recognized and thanked for his Stevenson City Council service.

**14. ISSUES FOR THE NEXT MEETING:**

- a) **The next sewer committee meeting** will be held the week after Thanksgiving, followed by a rate update public hearing.

**15. ADJOURNMENT – Mayor Anderson** adjourned the meeting at 8:02 p.m.

---

Scott Anderson, Mayor

Date



***Summer N. Scheyer***  
***SHERIFF***

**OFFICE OF THE SKAMANIA COUNTY**

**SHERIFF**

PO Box 790  
200 Vancouver Ave.  
Stevenson WA 98648  
Phone (509)427-9490  
Fax (509)427-4369  
www.skamaniasheriff.com  
scso@co.skamania.wa.us

*Tracy Wyckoff*  
*Undersheriff*

*Rob Itzen*  
*Chief of Corrections*

*Steve Minnis*  
*Chief Civil Deputy*

November 2023

City of Stevenson

Service Hours

Calls/Patrol

102

413.25 Hrs.

0 Court Hrs.

Milage

1,941

12/01/23  
09:13

Skamania County Sheriff's Office  
Incident Audit Report

5059  
Page: 1

Incident#	Nature of Incident	Offense Code	Loctn Code	Disposition
23-07669	Medical	AMAS	21	Active
23-07677	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07678	Welfare Check	WELF	21	Cleared Adlt Exception
23-07682	Medical	INFO	21	INFORMATION
23-07691	Medical	AMAS	21	Active
23-07692	Assault IV	AINT	21	Cleared Adult Arrest
23-07694	Medical	AMAS	21	Active
23-07695	Medical	AMAS	21	Active
23-07697	Citizen Dispute	CDIS	21	Settled By Contact
23-07698	VIN Inspection	VIIN	21	Closed Case
23-07703	Dog Call	ANDC	21	UNABLE TO LOCATE
23-07705	Dog Call	ANDC	21	INFORMATION
23-07706	Suspicious	PSC	21	Cleared Adlt Exception
23-07707	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07708	Traffic Stop	TOFF	21	CLEARED DRIVER CITED
23-07710	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07718	Hospice Death	DBOD	21	INFORMATION
23-07724	Medical	AMAS	21	Transferred to Other A
23-07731	Traffic Stop	TOFF	21	CLEARED DRIVER CITED
23-07735	Lost Dog	ANDC	21	INFORMATION
23-07741	Information	INFO	21	Active
23-07751	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07752	Traffic Stop	TOFF	21	Investigation Complete
23-07753	Traffic Stop	TOFF	21	Investigation Complete
23-07757	Req Traff Enf	PATR	21	INFORMATION
23-07765	Jail Problem	JPRB	21	Cleared Adult Arrest
23-07779	Structure Fire	FIRE	21	Investigation Complete
23-07792	Civil Process	INFO	21	INFORMATION
23-07796	Medical	INFO	21	INFORMATION
23-07798	Information	INFO	21	INFORMATION
23-07802	Medical	INFO	21	INFORMATION
23-07804	Medical	AMAS	21	Active
23-07810	Trespassing	TRES	21	Cleared Adlt Exception
23-07811	Hit & Run	TAHR	21	Investigation Complete
23-07822	Theft Prop Oth	TPSH	21	Investigation Complete
23-07825	Suspicious	PSC	21	Cleared Adlt Exception
23-07826	Intro Contrabnd	JPRB	21	Cleared Adlt Exception
23-07829	Juvenile Prob	JUVP	21	Transferred to Other A
23-07837	Medical	AMAS	21	Ambulance Service Prov
23-07839	Medical	AMAS	21	Active
23-07843	Citizen Dispute	INFO	21	UNABLE TO LOCATE
23-07844	Medical	CITA	21	INFORMATION
23-07852	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07853	Theft Prop Oth	TPOT	21	Investigation Complete
23-07872	Residential Ala	FIRE	21	Investigation Complete
23-07877	Traffic Stop	TOFF	21	Investigation Complete
23-07878	Traffic Stop	TOFF	21	Investigation Complete
23-07885	Missing Person	MPER	21	Active
23-07898	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07911	Traffic Hazard	THAZ	21	UNABLE TO LOCATE
23-07915	Traffic Hazard	THAZ	21	Transferred to Other A
23-07924	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-07926	Assault Other	THRE	21	Active
23-07938	Medical	AMAS	21	Transferred to Other A
23-07945	Alarm, Other	FIRE	21	Transferred to Other A

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09:13

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Incident#	Nature of Incident	Offense Code	Loctn Code	Disposition
23-07946	Domestic Viol	DOMV	21	Cleared Adult Arrest
23-07960	Suspicious	PSC	21	Cleared Adlt Exception
23-07962	Wanted Person	WANT	21	Cleared Juvenile Arres
23-07977	Medical	AMAS	21	Transferred to Other A
23-07978	Citizen Assist	TPOT	21	Settled By Contact
23-07982	Civil Standby	INFO	21	Inactive
23-07993	Welfare Check	WELF	21	Closed Case
23-07994	Medical	AMAS	21	Transferred to Other A
23-07996	Medical	AMAS	21	Transferred to Other A
23-08002	Suspicious	SUSP	21	Settled By Contact
23-08003	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-08006	Information	INFO	21	INFORMATION
23-08010	Motorist Assist	ASSM	21	INFORMATION
23-08012	Information	INFO	21	INFORMATION
23-08021	Hit & Run	INFO	21	INFORMATION
23-08036	Juvenile Prob	JUVP	21	Investigation Complete
23-08049	Domestic Viol	DOMV	21	Investigation Complete
23-08089	Wanted Person	WANT	21	Cleared Adult Arrest
23-08093	Barking Dog	ANDC	21	Settled By Contact
23-08094	Mental Subject	MENT	21	Settled By Contact
23-08107	Burg Res Unl En	BRUE	21	Unfounded
23-08108	Medical	AMAS	21	Transferred to Other A
23-08111	Civil Standby	CIVS	21	Inactive
23-08128	Domestic Viol	DOMV	21	Cleared Adult Arrest
23-08145	Domestic Viol	DOMV	21	Investigation Complete
23-08147	Medical	CITA	21	INFORMATION
23-08148	Traffic Stop	TOFF	21	Investigation Complete
23-08150	DUI	DUI	21	Cleared Adult Arrest
23-08152	Littering	LPPR	21	Transferred to Other A
23-08166	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-08169	Suspicious	HAZM	21	Settled By Contact
23-08177	Suspicious	INFO	21	INFORMATION
23-08178	Citizen Assist	CITA	21	Cleared Adlt Exception
23-08181	Medical	AMAS	21	Transferred to Other A
23-08192	Medical	AMAS	21	Transferred to Other A
23-08195	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-08199	PD Collision	TAPD	21	Active
23-08205	Medical	AMAS	21	Transferred to Other A
23-08210	Medical	AMAS	21	Transferred to Other A
23-08220	Medical	AMAS	21	Transferred to Other A
23-08223	Traffic Stop	TOFF	21	CLEARED DRIVER WARNING
23-08240	Suspicious	SUSP	21	Investigation Complete
23-08241	Domestic Viol	DOMV	21	Cleared Adlt Exception
23-08248	Theft Prop Oth	TPOT	21	Cleared Adlt Exception
23-08259	PI Collision	TANR	21	Investigation Complete
23-08276	Medical	AMAS	21	Active
23-08281	Medical	AMAS	21	Transferred to Other A

Total Incidents: 102

Report includes:

All dates reported between `00:00:00 11/01/23` and `00:00:00 12/01/23`  
All agencies matching `SCSO`  
All nature of incidents  
All offenses observed

12/01/23  
09:13

Skamania County Sheriff's Office  
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All offenses reported  
All offense codes  
All dispositions  
All responsible officers  
All locations matching `21`

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\*\*\* End of Report /tmp/rptMQUZda-rplwiar.r1\_1 \*\*\*

November 2023	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Totals	
<b>Mileage</b>																									
County	722.00	159.00			630.00			1316.00	627.00		120.00	1032.00		1211.00	2301.00	866.00	2525.00	1254.00	2419.00	2522.00		1300.00			18804.00
Stevenson	32.00	0.00			173.00			47.00	0.00		0.00	141.00		114.00	303.00	212.00	126.00	31.00	543.00	219.00		0.00			1941.00
N. Bonneville	18.00	0.00			94.00			30.00	0.00		0.00	52.00		63.00	81.00	51.00	115.00	19.00	123.00	102.00		0.00			726.00
USFS	0.00	0.00			115.00			0.00	178.00		0.00	0.00		20.00	42.00	0.00	0.00	0.00	0.00	0.00		0.00			353.00
Title 3	0.00	0.00			251.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			363.00
PP&L	345.00	0.00			507.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	144.00	0.00	245.00	0.00		0.00			1241.00
<b>TOTAL</b>	<b>1715.00</b>	<b>159.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1778.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1593.00</b>	<b>803.00</b>	<b>0.00</b>	<b>120.00</b>	<b>1215.00</b>	<b>0.00</b>	<b>1468.00</b>	<b>2797.00</b>	<b>928.00</b>	<b>2702.00</b>	<b>1304.00</b>	<b>3176.00</b>	<b>2842.00</b>	<b>0.00</b>	<b>1412.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23428.00</b>
<b>Hourly Report</b>																									
Vacation	0.00	10.00			0.00			10.25	20.00		0.00	8.00		0.00	0.00	0.00	10.25	12.50	0.00	0.00		0.00			71.00
Sick Leave	0.00	14.00			0.00			0.00	0.00		138.75	2.25		0.00	10.25	0.00	0.00	0.00	0.00	0.00		0.00			165.25
Training	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	9.00	10.25	0.00	0.00		0.00			19.25
Administration	0.00	157.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			157.00
<b>Patrol/Investigations</b>																									
Schools/Com Svc	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
K 9	0.00	0.00			0.00			0.00	0.00		25.25	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		4.00			4.00
County	113.50	0.00			31.50			64.25	160.00		2.00	54.00		41.25	98.75	81.50	53.25	40.00	54.25	38.50		171.50			1005.25
Stevenson	0.00	0.00			38.25			48.25	0.00		0.00	40.00		21.25	26.50	53.00	29.75	26.00	69.25	41.00		0.00			413.25
Slev Court	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
N. Bonneville	0.00	0.00			14.00			9.00	0.00		0.00	17.50		9.50	9.75	9.50	17.00	17.75	23.25	30.00		0.00			157.25
N. Bonn Court	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
District Court	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Superior Court	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
USFS	0.00	2.00			8.00			0.00	0.00		0.00	0.00		1.50	0.00	0.00	0.00	0.00	0.00	0.00		0.00			4.50
George Scenic	0.00	0.00			10.75			11.00	0.00		0.00	14.00		12.00	34.00	3.00	32.00	38.25	0.00	9.00		0.00			20.50
PP&L	20.50	0.00			44.50			0.00	0.00		0.00	0.00		0.00	0.00	0.00	10.25	0.00	10.25	3.00		0.00			165.00
Drug	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Special Contracts	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Eradication County	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
County Traffic Enforce.	0.00	0.00			17.00			11.00	0.00		0.00	18.00		17.00	4.25	25.50	32.00	0.00	7.50	54.00		0.00			186.25
SAR County	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
<b>Title 3</b>	<b>134.00</b>	<b>157.00</b>	<b>0.00</b>	<b>0.00</b>	<b>164.00</b>	<b>0.00</b>	<b>0.00</b>	<b>142.50</b>	<b>746.00</b>	<b>0.00</b>	<b>27.25</b>	<b>143.50</b>	<b>0.00</b>	<b>102.50</b>	<b>174.25</b>	<b>181.50</b>	<b>174.25</b>	<b>111.25</b>	<b>114.50</b>	<b>184.50</b>	<b>0.00</b>	<b>188.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2244.00</b>
<b>OV Time</b>																									
Emergency Response	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
SAR Missions	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
County	0.00	0.00			16.25			0.00	0.00		0.00	2.00		0.00	1.75	2.00	0.00	1.00	4.00	6.00		0.00			33.00
Stevenson	0.00	0.00			3.00			0.00	0.00		0.00	0.00		1.00	0.00	0.00	0.00	1.00	5.25	2.00		0.00			12.25
N. Bonneville	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
District Court	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Superior Court	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
USFS	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Training	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Maine Patrol	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
PP&L	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Eradication County	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
County Traffic Enforce.	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
Special Contracts	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
SAR County	0.00	0.00			0.00			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			0.00
SAR Title 3/Emer. Resp.	0.00	0.00			29.50			0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00			67.00
<b>Total Overtime</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>7.75</b>	<b>2.00</b>	<b>0.00</b>	<b>2.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11.50</b>	<b>0.00</b>	<b>0.00</b>	<b>57.00</b>
<b>Total Title 3</b>	<b>143.00</b>	<b>177.00</b>	<b>0.00</b>	<b>0.00</b>	<b>164.00</b>	<b>0.00</b>	<b>0.00</b>	<b>142.50</b>	<b>746.00</b>	<b>0.00</b>	<b>27.25</b>	<b>143.50</b>	<b>0.00</b>	<b>119.50</b>	<b>191.25</b>	<b>181.50</b>	<b>174.25</b>	<b>111.25</b>	<b>114.50</b>	<b>184.50</b>	<b>0.00</b>	<b>187.50</b>	<b>0.00</b>	<b>0.00</b>	<b>2661.25</b>





# COLUMBIA AVENUE REALIGNMENT

ACTION PLAN



## ACKNOWLEDGMENTS

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### **CITY OF STEVENSON, WASHINGTON**

Leana Kinley, City Administrator

Ben Shumaker, Community Development Director

### **FUNDER**

Washington State Department of Ecology

### **CONSULTING TEAM**

Maul Foster & Alongi, Inc.



Prepared by  
Maul Foster & Alongi, Inc.  
109 East 13th Street, Vancouver, WA 98660

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## ACRONYMS AND ABBREVIATIONS

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<b>AACE</b>	Association for the Advancement of Cost Engineering International
<b>BRLF</b>	Brownfields Revolving Loan Fund
<b>City</b>	City of Stevenson
<b>Commerce</b>	Washington State Department of Commerce
<b>DAHP</b>	Washington State Department of Archaeology and Historic Preservation
<b>Plan for <i>SUCCESS!</i></b>	Stevenson Downtown Plan for <i>SUCCESS!</i>
<b>Ecology</b>	Washington State Department of Ecology
<b>EPA</b>	U.S. Environmental Protection Agency
<b>FFS</b>	focused feasibility study
<b>ft</b>	foot or feet
<b>Hunsaker Site</b>	Hunsaker Oil Stevenson Station, Parcel 4432
<b>IPG</b>	Integrated Planning Grant
<b>MFA</b>	Maul Foster & Alongi, Inc.
<b>Midstate Site</b>	Midstate Land Company, Parcel 4440
<b>NFA</b>	No Further Action
<b>Open House</b>	Columbia Avenue Realignment Design Open House, November 3, 2022
<b>the Project</b>	City's Columbia Avenue Realignment Project
<b>Project Area</b>	Columbia Avenue right-of-way between 1st and 2nd streets, including surrounding parcels
<b>ROW</b>	right-of-way
<b>sq ft</b>	square feet
<b>SS4A</b>	Safe Streets and Roads for All
<b>TIB</b>	Transportation Improvement Board
<b>VCP</b>	Ecology's Voluntary Cleanup Program

## EXECUTIVE SUMMARY

This report presents an action plan for the Columbia Avenue Realignment Project (the Project) in Stevenson, Washington, in Skamania County. The action plan provides a project description and a summary of past planning efforts and concludes with a set of recommended actions for implementing the Project.

Analyses supporting the Project estimate an initial public investment of between \$794,559 to \$1,117,095 to acquire the right-of-way (ROW), clean up past pollution, and construct a new streetscape. The majority of this investment could be borne by funding from state and federal grants and/or loans. As a result of these investments, reconfigured lots on either side of a newly constructed Columbia Avenue could support low-rise or mid-rise residential development. Based on conceptual site designs and financial analyses, new development on these lots could generate between \$300,600 to \$482,200 total over the next ten years in tax revenue for the City and an additional \$1,560,400 to \$2,192,300 in tax revenue for the State of Washington, Skamania County, and junior taxing districts (i.e., the school, library, cemetery, and others).

Achieving the return on the public's investment would necessitate private development of the corridor adjacent to the relocated street. The feasibility analysis indicates that additional actions would be necessary before the City and others could realize the expected returns on investment.

The recommended actions address four categories: (1) initial decision steps, (2) securing funding, (3) development feasibility considerations, and (4) design, cleanup, and construction. The recommendations are based on the outcomes of past environmental assessments and cleanup

efforts, public engagement, and a development feasibility analysis. The purpose of this action plan is to provide a course of action and options for the City of Stevenson to implement the Project and work toward associated revitalization and safety goals for the downtown area. Commitment to undertake actions in all categories is necessary to realize the anticipated returns on investment.

### PROJECT DESCRIPTION

The Project consists of realignment of Columbia Avenue; redevelopment of the adjacent parcels; and environmental cleanup in the Columbia Avenue ROW between 1st and 2nd streets, including surrounding parcels (Project Area). The Project aims to improve walkability, circulation, safety, and economic vitality in Stevenson's urban and commercial core areas. The analysis and environmental assessment completed for the Project was funded by a Washington State Department of Ecology Integrated Planning Grant.

The proposed realignment of Columbia Avenue includes narrowing the traffic lanes, adding street amenities, and enhancing the view corridor to the Columbia River Gorge. The intent is to improve pedestrian and vehicle movement downtown and attract tourism traffic to support commerce. Redevelopment of adjacent parcels is proposed, including ground-floor retail spaces to create a vibrant commercial main street aesthetic. To address petroleum contaminants in the Project Area, MFA recommends conducting further cleanup and remediation concurrently with the realignment.

### BACKGROUND

Analyses conducted in support of the *Stevenson Downtown Plan for SUCCESS! (Plan for SUCCESS!)* projected a market demand for 14,103 to 25,923

square feet of new commercial development and 51 to 88 new rental housing units in the downtown area. To meet this demand, the Plan for *SUCCESS!* conceived this Project as a high priority. Development scenarios associated with this Action Plan would provide 10,000 square feet of new commercial space, satisfying 39 to 71 percent of commercial market demand, and 8 to 21 housing units, satisfying 9 to 41 percent of residential rental market demand.

### **PUBLIC ENGAGEMENT AND DEVELOPMENT FEASIBILITY ANALYSIS**

Comments shared through public engagement showed widespread support for the Project and new development in the Project Area. In keeping with the aim to enhance the view corridor to the Columbia River Gorge, public support was greater for a low-rise development than for a mid-rise development. The net value as a percentage of cost for the mid-rise development was shown to be greater than the net value as a percentage of cost for the low-rise development in the development feasibility analysis, however. This indicates that the mid-rise concept is closer to the break-even point in terms of initial value than the low-rise building, a tension point between the realities of development and community preferences.

### **ENVIRONMENTAL ASSESSMENTS**

Previous environmental assessments revealed petroleum impacts from past uses in the Project Area. Recent environmental studies funded by the Integrated Planning Grant further assessed the extent of petroleum impacts in the public ROW and provided cleanup recommendations. The Project Area has undergone cleanup efforts, but some petroleum impacts remain. This action plan proposes a cost-effective alternative for addressing the remaining petroleum impacts.

### **ESTIMATED PROJECT COSTS**

The Project is anticipated to cost \$794,559 to \$1,117,095 in total. The preferred cleanup approach is anticipated to cost up to \$392,055; property acquisition is estimated at \$90,000 to \$203,440; and ROW construction costs are estimated at \$521,600.

### **FUNDING APPROACH**

Several state and federal options allow public agencies to fund environmental cleanup. The recommended approach based on the scope and complexity of the cleanup is to pursue grant funding through the Washington State Department of Commerce's (Commerce) Brownfields Revolving Loan Fund (BRLF) program. The BRLF program would cover up to 100 percent of the cleanup costs, leaving between \$613,430 and \$728,961 in costs for the project. Additional grants will become available in 2024 that could offset some project costs: the U.S. Department of Transportation Safe Streets and Roads for All grant program, the Washington State Transportation Improvement Board Small City Active Transportation program or its Complete Streets Award are all programs that would fit both the project and the City of Stevenson.

### **RECOMMENDATIONS**

**Initial Decision Steps:** Further cleanup and remediation efforts are recommended as part of realigning Columbia Avenue: excavating contaminated shallow soils, backfilling with clean material, and leaving some contaminated soils in place under clean fill and high-visibility fabric.

**Securing Funding:** The Brownfields Revolving Loan Fund (BRLF) grant, available through the U.S. Environmental Protection Agency and the Washington State Department of Commerce, is recommended as the main source of funding, with

additional grants to fill identified funding gaps. Recommended actions reflect the steps necessary to participate in the BRLF grant program.

**Development Feasibility Considerations:** The importance of the net value as a percentage of cost of the mid-rise development compared to the net value as a percentage of cost of the low-rise development and public preference for the low-rise development must be weighed and resolved. Neither option approaches a break-even point in the initial time frame, but the mid-rise option comes closer in initial value. Does the City look for the more advantageous return on investment but choose to block some of the historical viewshed, or does the City give preference to views and find other ways to reap returns on investments? The development feasibility analysis includes several suggestions for the City's consideration to offset any potential barriers to realizing a return on investment:

- Consider reducing parking standards in downtown Stevenson.
- Continue to allow for additional building height similar to the mid-rise concept.
- Consider selling excess publicly owned land, if any exists after the realignment, at a discount to reduce overall development costs.
- Engage with potential developers to educate them about previous cleanup efforts and convey the minimal risks associated with the properties.
- Identify other public or nonprofit development partners that could leverage state and federal grant resources to assist with the buildout and that may be less driven by the project's bottom line.

**Design, Cleanup, and Construction:** Once the City has made its initial decisions, secured funding, and resolved the issue regarding historical views, design, cleanup, and construction can begin.

## **ACTION PLAN**

The following table outlines short, mid-, and long-term action plan tasks, including potential funding sources and related agencies and parties, under the four recommendation categories: initial decision steps; securing funding; development feasibility considerations; and design, cleanup, and construction.

TASK	DESCRIPTION	FUNDING SOURCE	TERM
<b>INITIAL DECISION STEPS</b>			
Staff/City Council Decision	Present findings of this report to City Council for decision on whether to proceed.	City	Short
ROW Acquisition	Begin acquisition process for parcel east of the current ROW in coordination with Washington State Department of Transportation and the City's legal counsel.	City	Short
<b>SECURING FUNDING</b>			
Coordination with EPA and Commerce	Meet with EPA and Commerce to discuss BRLF program and confirm eligibility for grant funding.	City	Short
Evaluate Other Grant Programs	Review and evaluate funding programs identified above to fund remainder of improvement and acquisition costs.	City	Short
BRLF Grant Application	Upon property acquisition, pursue BRLF grant funding and enter Ecology's VCP.	City	Medium
Pursue ROW Funds	Pursue additional grant funding for ROW improvements.	City	Medium
<b>DEVELOPMENT FEASIBILITY CONSIDERATIONS</b>			
Development Feasibility Recommendations	Evaluate recommendations presented in the Development Feasibility Analysis (Appendix B), including parking requirements, height limits, and seeking out potential public agency development partners.	City	Medium
<b>DESIGN, CLEANUP, AND CONSTRUCTION</b>			
Design and Permitting	Complete additional ROW and remedial design and secure required permits.	BRLF, SS4A, TIB	Medium
Construction	Execute the Project and cleanup concurrently.	BRLF, SS4A, TIB	Long
Request NFA	Request NFA through Ecology's VCP.	BRLF	Long

**Notes**

Term refers to the approximate timing of the task. Short-term is 0–2 years, medium-term 2–5 years, and long-term 5+ years.

BRLF = Brownfields Revolving Loan Fund program.

City = City of Stevenson.

Commerce = Washington State Department of Commerce.

EPA = U.S. Environmental Protection Agency.

NFA = No Further Action determination.

ROW = right-of-way.

SS4A = Safe Streets for All program.

TIB = Washington State Transportation Improvement Board.

VCP = Voluntary Cleanup Program



# I | INTRODUCTION

## PROJECT OVERVIEW

In 2019, the City of Stevenson (City) completed the *Stevenson Downtown Plan for SUCCESS! (Plan for SUCCESS!)* to guide improvement of Stevenson's urban and commercial core areas (City 2019). The Plan for *SUCCESS!* focuses on immediate actions and priority projects to spark positive change downtown within five years. One high-priority project identified in the *Plan for SUCCESS!* is the Columbia Avenue Realignment Project (the Project).

The *Plan for SUCCESS!* identified the Project as a priority because of its potential to improve walkability and circulation downtown and encourage new development and economic vitality. The Project consists of realignment of Columbia Avenue, redevelopment of the adjacent parcels, and environmental remediation in the Columbia Avenue right-of-way (ROW) between 1st and 2nd streets, including surrounding parcels (Project Area; see Figure 1-1). The analysis and environmental assessment completed for the Project was funded by a Washington State Department of Ecology (Ecology) Integrated Planning Grant (IPG).

**Realignment of Columbia Avenue:** The *Plan for SUCCESS!* proposes that walking and driving downtown be made easier and safer by realigning Columbia Avenue, narrowing the traffic lanes, and adding street amenities such as decorative crosswalks, landscaping, and street trees. Realigning Columbia Avenue entails moving the road segment between 1st Street and 2nd Street 40 feet (ft) to the east to match the alignment of Columbia Avenue on the north side of 2nd Street.

**Redevelopment of Adjacent Parcels:** To support the commercial main street aesthetic outlined in the *Plan for SUCCESS!*, redevelopment of the parcels adjacent to Columbia Avenue would include ground-floor retail with minimal setbacks. Additionally, realignment of Columbia Avenue has the potential to enhance a view corridor to the Columbia Gorge. The view corridor may help capture tourism traffic along 2nd Street (State Route 14) to support commerce along Columbia Avenue and in the downtown commercial core.

**Environmental Remediation:** Past environmental investigations revealed petroleum impacts from past uses in the Project Area (Maul Foster & Alongi, Inc. [MFA] 2020). Recent environmental studies funded by the IPG further assessed the extent of petroleum impacts in the public ROW and recommended cleanup actions. While portions of the Project Area have been cleaned up, petroleum impacts remain in some areas. Further cleanup and remediation efforts to be undertaken as part of realigning Columbia Avenue are recommended.

## PROJECT LOCATION

The Project is located in Stevenson, Washington (Figure 1-2). The approximately two acres Project Area includes the existing Columbia Avenue right-of-way between 1st and 2nd Streets as well the five surrounding parcels. (Figure 1-1). The area includes a single-family home, small multifamily residences, and commercial uses. The commercial uses include a gas station with coffee shop and taco restaurant, a dentist office, and a hardware store.



Figure 1-1: Columbia Avenue Project Area—Stevenson, Washington

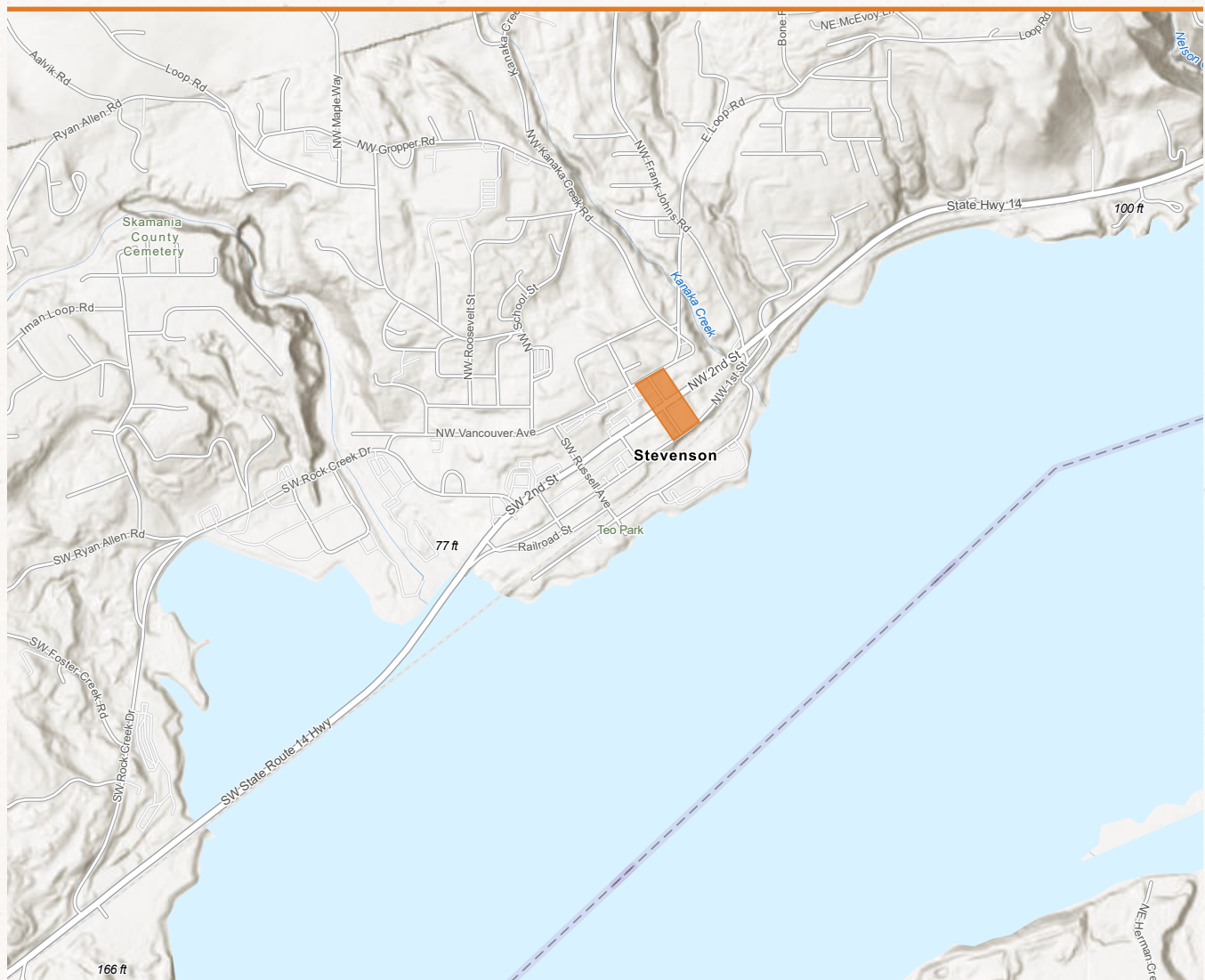
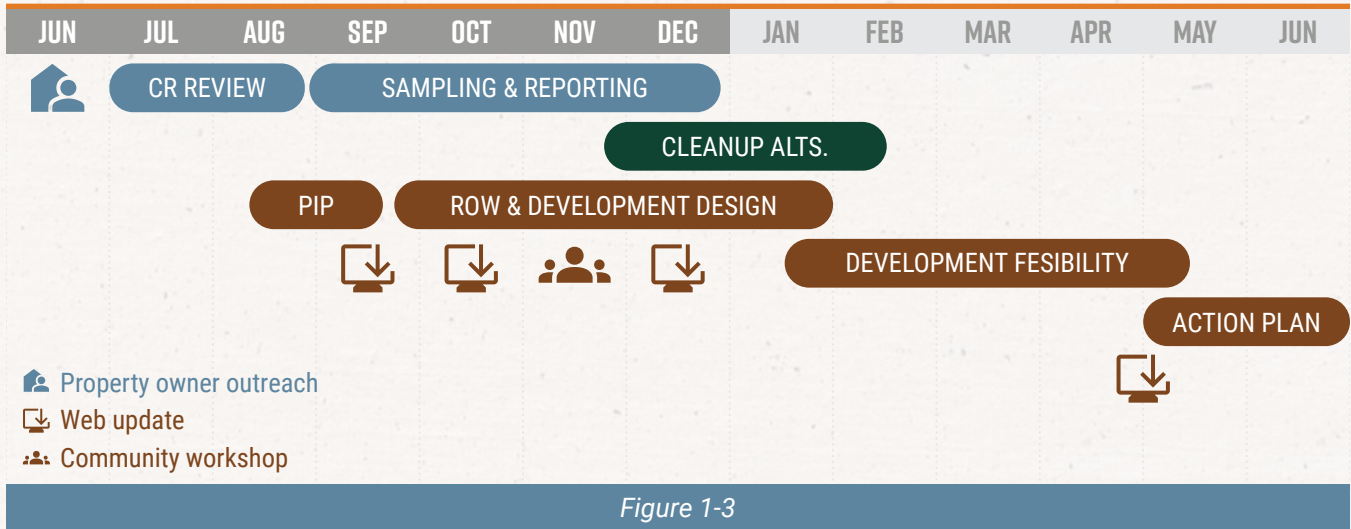


Figure 1-2: Columbia Avenue Project Location—Stevenson, Washington

## PROCESS

The Project included environmental assessment, cleanup planning, new ROW design, community engagement, and assessment of the feasibility of redeveloping the surrounding parcels. The planning process took place from June 2022 through June 2023 (Figure 1-3).



## ENVIRONMENTAL ASSESSMENT

An initial environmental investigation conducted in 2020 revealed petroleum impacts from past uses on the Midstate Land Company property (dentist office parking area—the Midstate Site) east of the existing Columbia Avenue ROW (see Figure 1-1). To better understand the issue and identify any cleanup needs, MFA conducted an environmental assessment in December 2022, focusing on the existing and proposed Columbia Avenue ROW. MFA collected and analyzed soil and groundwater to assess impacts from petroleum and other chemicals in the Project Area.

## CLEANUP PLANNING

In February 2023, MFA completed a focused feasibility study (FFS) to identify and evaluate potential remedial alternatives that would reduce or eliminate exposure to chemicals identified in the environmental assessment (see Appendix A). The FFS analyzed four cleanup alternatives based on their effectiveness, ease of implementation, and cost, and identified a preferred cleanup approach that balanced those factors. The FFS completed for the Project was funded by an Ecology IPG.

## RIGHT-OF-WAY DESIGN

MFA developed a conceptual site design for the Columbia Avenue ROW and the surrounding properties, using a 3D massing model to show two alternative scales of the future development. Based on client and community input, one preferred conceptual site design was selected and refined. The refined design includes 60% engineering plans, stormwater analysis, grading design, and a construction cost estimate for the ROW improvements.

## PUBLIC INVOLVEMENT

Public engagement opportunities during the planning process included one open house, several coordination calls with neighbors, and one presentation to elected officials. The public involvement activities took place between September 2022 and January 2023. The City hosted an open house at Stevenson City Hall on November 3, 2022 to gather public input on three conceptual site designs. The site design concepts shared with the public included a no-build, low-rise, and mid-rise development option.

## DEVELOPMENT FEASIBILITY ANALYSIS

Based on the preferred conceptual site design selected by the client and the community, MFA conducted a development feasibility analysis to identify the land acquisition costs, consider market assumptions, and model redevelopment scenarios (see Appendix B). The analysis provides information to help inform an acquisition and disposition plan for the realignment of Columbia Avenue and compares parking scenarios and models the local tax revenue impact resulting from redevelopment. Finally, the analysis provides recommendations for actions the City could take to reduce barriers to development.



## 2 | EXISTING CONDITIONS

This chapter includes a summary of the Project Area's history and existing conditions related to environment, transportation, utilities, and applicable regulations. The full report can be found in Appendix C.

### PROJECT AREA HISTORY

Based on historical aerial photography, areas northwest of the Project Area have been predominantly residential, while areas to the southeast have been predominantly commercial since at least 1935. As part of the Project, MFA completed a cultural resource review in coordination with Ecology and the Washington State Department of Archaeology and Historic Preservation (DAHP). Ecology determined that the Project Area has a low risk for prehistoric artifacts or other archaeological resources. However, as the Project progresses to construction, additional consultations with DAHP and tribal representatives may be required, especially if state or federal funding is used during the construction phase.

### INFRASTRUCTURE ASSESSMENT

The purpose of the infrastructure assessment is to identify and evaluate the infrastructure available to support future development and determine which utilities will have to be relocated when the Columbia Avenue ROW is realigned.

### MUNICIPAL WATER

The City owns and operates the Group A Community Water System that supplies potable water to residents, businesses, and public institutions within the city limits. The section of Columbia Avenue between 1st Street and 2nd Street contains an 8-inch-diameter water main and a fire hydrant. There are no conveyance capacity issues with this section of water main, nor are there

issues concerning water supply to serve future development in the Project Area. The existing water main will not require replacement, as it will remain in the relocated ROW running under the western sidewalk. The existing hydrant and water service meters will have to be replaced during the Project.

### WASTEWATER

The City owns and operates the public sanitary sewer system that serves residents, businesses, and public institutions within city limits. The existing 8-inch-diameter concrete gravity sewer main located in Columbia Avenue in the Project Area has sufficient capacity for future development. The realignment of Columbia Avenue would require relocation and replacement of this section of sanitary sewer pipe with an 8-inch-diameter pipe composed of polyvinyl chloride, or equivalent material, in the new roadway section. The existing main will be plugged and abandoned in place.

### STORMWATER

There are storm catch basins in 1st and 2nd streets near the intersection of Columbia Avenue. Stormwater infrastructure will have to be designed and constructed to City standards in the realigned Columbia Avenue to provide conveyance and treatment of stormwater runoff from the roadway prism.

Storm sewer main extensions in accordance with City and Ecology standards will be required to support the new development. Curb inlets must be placed so that no more than 7,000 square feet (sq ft) of hard surface drain into the inlet. Storm drain conveyance systems shall be sized to convey the 25-year storm event with zero property damage at the 100-year storm event.

## TRANSPORTATION

Columbia Avenue is a paved, two-lane roadway between 1st and 2nd streets, with incomplete sections of sidewalk on either side of the road. With relocation of the ROW, the new road and sidewalk will have to be constructed in accordance with City and Washington State Department of Transportation specifications. The new ROW would be 60 ft wide, with two lanes of traffic, street parking, and continuous sidewalks on both sides of the roadway.

## POWER AND TELECOMMUNICATIONS

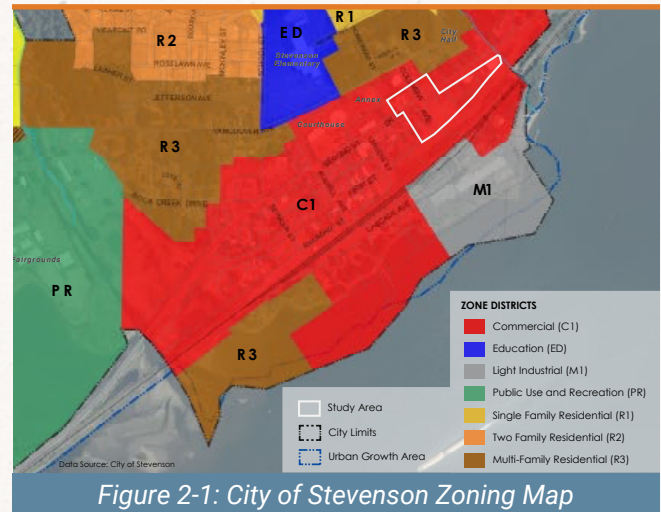
Skamania County Public Utility District 1 is the electrical power purveyor in the area. Overhead power runs along the northwest section of Columbia Avenue to a light pole on the east side of the road. The overhead power lines and the light pole will have to be relocated when Columbia Avenue is realigned.

An underground telephone line runs along the western side of Columbia Avenue. This line will have to be relocated to the new ROW when Columbia Avenue is realigned.

## REGULATORY ANALYSIS

### ZONING CODE

The Project Area is in a Commercial (C1) zone. The uses allowed in the C1 zone are intended to contribute to a vibrant downtown area that combines residential, commercial, and community uses (Figure 2-1).



Developments in the C1 zone are subject to dimensional and design standards. The Plan for *SUCCESS!* proposes to add overlay zones to the area to encourage mixed-use development.

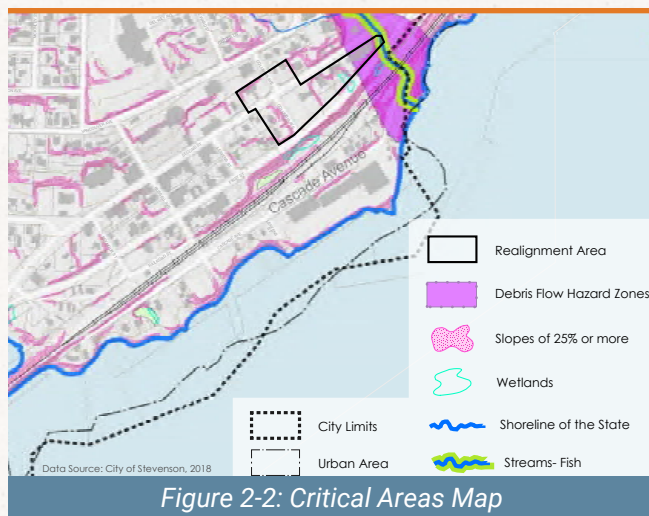
**Dimensional Standards:** The maximum building heights allowed are 50 ft for commercial buildings and 35 ft for multifamily buildings. Lots may be developed with no setback, and setbacks for most buildings are limited to 10 ft from the front and street-side lot lines.

**Design Standards:** Except for ground-floor residential dwellings, buildings that front a public sidewalk are required to have a certain percentage of their front or side street wall occupied by doors or windows to prevent blank walls. Landscaping is also required between the street and the building. Off-street parking requirements are specific to each use, with residential structures requiring 1.5 spaces per dwelling unit—except

for one-bedroom units, which require only one space. Retail uses are required to provide one parking space per 200 sq ft of net floor area.

## CRITICAL AREAS

Based on the City's Critical Areas Map, the Project Area contains potential environmentally critical areas (see Figure 2-2). While the overall topography of the Project Area slopes gently to the south by about 10 ft, there may be several regulated steep slopes directly adjacent to the existing Columbia Avenue ROW. If the presence of regulated steep slopes is confirmed, then the Project and future development may be required to undergo a critical area permit process as well as additional geotechnical analysis to ensure that these slopes remain stable during and after the relocation project.



## ENVIRONMENTAL CONSIDERATIONS

### AREAS OF CONCERN

#### Midstate Land Company—Dentist's Office

The dentist's office parking lot (i.e., the Midstate Site) is listed in Ecology's cleanup site database (CSID 690, FSID 1384) as the Midstate Land Company. According to Ecology records, a 1994 investigation revealed diesel, oil, and metal contaminants in soil and groundwater. An oily sump was discovered during the demolition of a

building on the northern portion of the Midstate Site in 1995. Gasoline and other petroleum hydrocarbon contamination has also been found.

Cleanup at the Midstate Site was completed in 1995, but some gasoline-contaminated soil remained in place. Some of the contaminated soil could not be removed without undermining the integrity of 2nd Street and the dental office just east of the Midstate Site. The Midstate Site received a No Further Action (NFA) determination from Ecology in 1999. Conditional to the NFA determination, an environmental covenant is on file for the Midstate Site, restricting the use of groundwater and the disturbance of soil.

#### Hunsaker Oil Stevenson Station

The Hunsaker Oil Stevenson Station (Hunsaker Site) is listed in Ecology's cleanup site database (CSID 8497, FSID 25886634). The Hunsaker Site is directly northwest of the Project Area. A leaking underground storage tank at the Hunsaker Site was reported to Ecology in 1998. There is confirmed benzene and gasoline contamination in soil, suspected diesel contamination in soil and groundwater, suspected gasoline contamination in groundwater, and confirmed "other" petroleum contamination in groundwater.

The Hunsaker Site's status under the independent action process is "Cleanup Started." Ecology notes that four underground storage tanks at the Hunsaker Site (three 6,000-gallon gasoline and one 4,000-gallon diesel) were removed in 1998. No documentation demonstrating that cleanup standards for soil or groundwater were achieved is known to have been provided to Ecology.

## ASSESSMENT FINDINGS

MFA conducted a Phase II Environmental Site Assessment at the Midstate Site in 2020 and a remedial investigation of the Project Area, including the Hunsaker Site, in 2022. The assessments included the collection of soil, groundwater, and soil gas samples to identify potential contaminant impacts. The following contaminants of concern were identified:

- Soil
  - Gasoline-range hydrocarbons
  - Volatile organic compounds
  - Polycyclic aromatic hydrocarbons
- Groundwater
  - Gasoline-range hydrocarbons
  - Diesel-range hydrocarbons
  - Lube-oil-range hydrocarbons
  - Volatile organic compounds

- Polycyclic aromatic hydrocarbons
- Lead
- Soil gas
  - Volatile organic compounds
  - Generic total petroleum hydrocarbons

Based on depth to groundwater measured during the remedial investigation, it is unlikely that impacted groundwater will be encountered during construction. The results of the soil sampling suggest that soil will not require special handling or disposal during construction, aside from two areas with potential gasoline-range hydrocarbon contamination in the existing Columbia Avenue roadway. The areas impacted with gasoline-range hydrocarbons are in the vicinity of boring locations B05 and B04 (Figure 2-3) (MFA 2022).



Figure 2-3: Boring Locations



## **CLEANUP ALTERNATIVE AND PREFERRED APPROACH**

MFA conducted an FFS in 2023 (see Appendix A) to evaluate four potential cleanup alternatives for the Project Area based on findings from previous investigations, technical feasibility and cost, and regulatory requirements. The FFS modeled four potential remediation approaches, from very limited capping of contaminated soils to extensive excavation. Based on the evaluation of cost and cleanup effectiveness, one alternative was selected as the preferred cleanup approach.

The preferred cleanup approach is a hybrid of excavating contaminated shallow soils near boring B05 (Figure 2-3) within the existing Columbia Avenue ROW and backfilling with clean material, capping impacted soils on the Midstate Site within the Project Area with high-visibility fabric and a 1-ft-thick soil or gravel cap, and institutional controls. It is recommended that soil removal

in the ROW be completed in conjunction with the proposed realignment construction. As this alternative will result in some contaminated soil and groundwater remaining in place at the Midstate Site, the existing environmental covenant on the Midstate Site restricting groundwater use would continue to apply, and groundwater would not be considered potable or available for use. The City provides water service in the Project Area, so the environmental covenant will not prevent future development from accessing potable water (see Appendix A). In addition to the environmental covenant, the preferred cleanup approach recommends either conducting soil gas sampling to verify potential vapor intrusion risks from existing soil contamination or installing and maintaining a vapor barrier below any future building.

# 3 | PROJECT AREA PLANNING

## PUBLIC ENGAGEMENT THEMES

At the Open House, the City invited the community to comment on three realignment options that differed in building height and setback size (Figure 3-1). Community members also commented on display boards depicting a variety of architectural designs and street treatment options. Using Post-it notes and stickers, community members indicated their preference for street-side seating, bicycle parking, landscaping and street trees, and awning types (Figure 3-2). The display boards were left up for a couple of weeks at City Hall so visitors and City Council members could also contribute feedback following the Open House event.

In general, comments received from the Open House indicate that residents support realignment of Columbia Avenue and new development in the Project Area. There was widespread support for a variety of pedestrian and bike amenity improvements. For street tree plantings, the community favored columnar trees that would allow a clear view of the Columbia River.

Both realignment Options 2 and 3 received support and were preferred to Option 1, which depicted no new development in the Project Area. Option 2 is a mid-rise development concept with buildings up to 50 ft in height and no setback. Option 3 is a low-rise concept with two-story buildings up to 35 ft in height, like other buildings nearby. Both Options 2 and 3 received several votes and positive feedback. Comments showed a preference for Option 3, the low-rise development concept. Based on community input, development Options 2 and 3 were selected for further analysis (Figure 3-1).

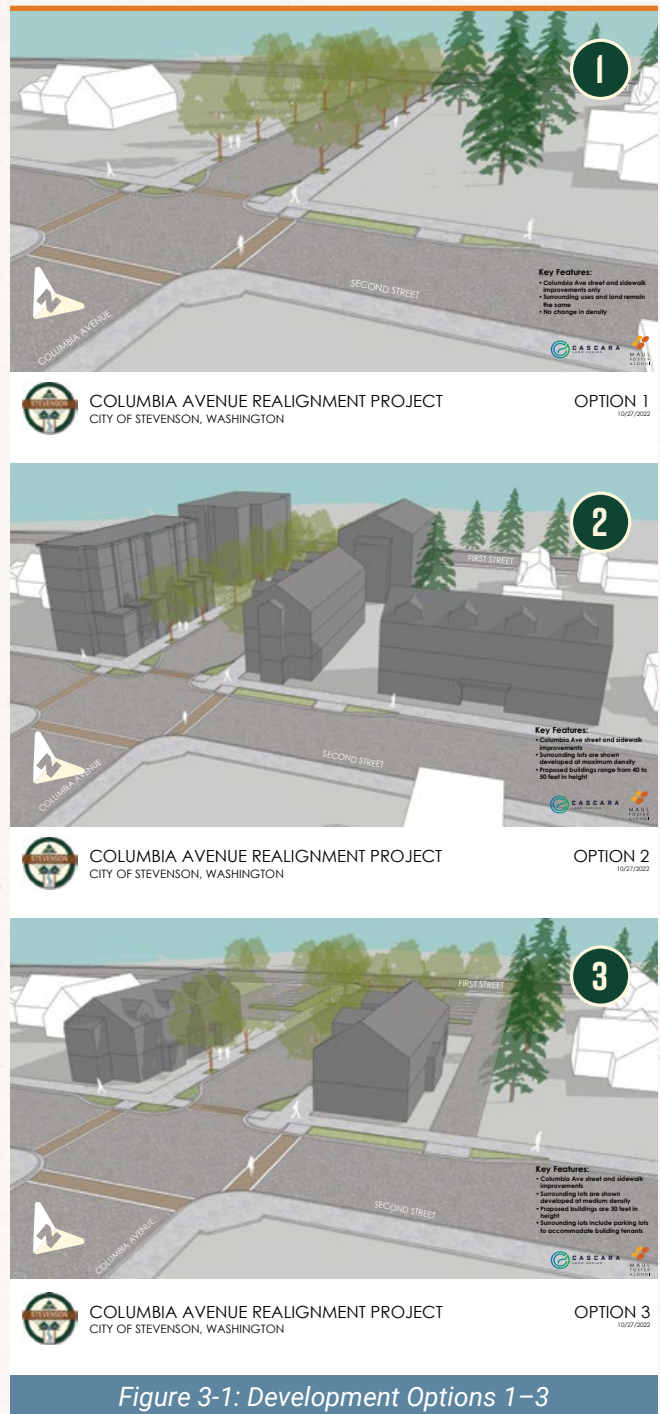


Figure 3-1: Development Options 1-3



Figure 3-2: Community Open House

### CONCEPTUAL REDEVELOPMENT SITE PLAN REFINEMENT

MFA provided a development feasibility analysis for the two development options selected based on community feedback from the Open House (see Appendix B). The analysis examines the development potential of the lots on either side of Columbia Avenue once Columbia Avenue is realigned. This analysis includes future estimates of local job impacts and tax revenue implications to help the City determine whether to proceed with the Project, and if so, choose which development option is the best fit.

### LOW-RISE CONCEPT (OPTION #3)

The low-rise concept includes two mixed-use buildings with ground-floor retail, residential units above, and associated surface parking toward the south near 1st Street (Figure 3-3). The buildings in this concept are two stories with retail on the ground floor and residential on the second floor (see Table 3-1).



**Key Features:**

- Columbia Ave street and sidewalk improvements
- Surrounding lots are shown developed at medium density
- Proposed buildings are 20 feet in height
- Surrounding lots include parking lots to accommodate building tenants



COLUMBIA AVENUE REALIGNMENT PROJECT  
CITY OF STEVENSON, WASHINGTON

OPTION 3  
10/27/2022

Figure 3-3: Low-Rise Concept

**Table 3-1: Low-Rise Concept—Floor Area**

BUILDING	TOTAL FLOOR AREA (SQ FT)	GROUND-FLOOR RETAIL (SQ FT)	UPPER-FLOORS RESIDENTIAL	STORIES
East Building	10,000	5,000	5,000	2
West Building	10,000	5,000	5,000	2

Note: sq ft = square feet.

This concept assumes that each building could accommodate up to four two-bedroom apartments for a total of eight residential units. Based on the City’s current parking requirements, the retail space would require approximately 40 stalls, or one per 200 sq ft (excludes back-of-house space). The residential units would require an additional 12 stalls or 1.5 per two-bedroom unit, for a total of 52 required stalls. The space remaining after development of the buildings and ROW improvements can accommodate only 14 surface parking stalls, leaving a deficit of 38 stalls relative to the City’s requirements. It is assumed that the off-street parking stalls will be reserved for the residential units.

**MID-RISE CONCEPT (OPTION #2)**

The mid-rise concept models a five-story building on the east side of Columbia Avenue and a three-story building on the northwest corner (Figure 3-4). The buildings in this concept are three and five stories, with retail on the ground floor and residential on the upper floors (see Table 3-2).

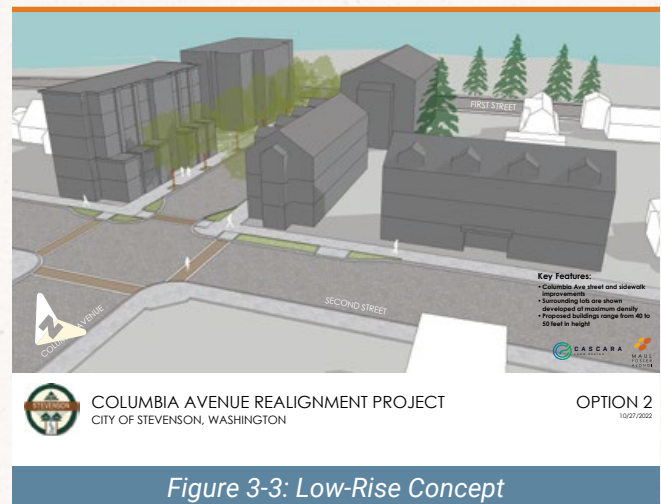


Figure 3-3: Low-Rise Concept

**Table 3-2: Mid-Rise Concept—Floor Area**

BUILDING	TOTAL FLOOR AREA (SQ FT)	GROUND-FLOOR RETAIL (SQ FT)	UPPER-FLOORS RESIDENTIAL	STORIES
East Building	22,450	5,000	17,450	5
West Building	15,000	5,000	10,000	3

Note: sq ft = square feet.

As with the low-rise concept, the retail space would require approximately 40 stalls, or one per 200 sq ft of retail. It is estimated that the mid-rise concept could accommodate up to 21 two-bedroom housing units. Stevenson Municipal Code requires 31.5 stalls, or 1.5 stalls per two-bedroom unit. The off-street parking requirement is 72 stalls for the residential and commercial uses combined. With space for only 14 parking stalls in the Project Area, this results in a deficit of 58 stalls. Again, it is assumed that the off-street parking stalls will be reserved for the residential units.

## **DEVELOPMENT FEASIBILITY ANALYSIS & ECONOMIC IMPACTS**

The Project entails shifting the existing ROW approximately 40 feet northeast, creating new 40-foot-depth lots on either side of the new ROW totaling about 12,600 sq ft of developable area east of Columbia Avenue and 10,000 sq ft of developable area west of Columbia Avenue (see Appendix D). The Development Feasibility Analysis examines whether there will be sufficient land value following the realignment of Columbia Avenue for a developer to purchase the new 40-foot-depth lots and considers the profit potential of developing the land. The following sections summarize this analysis, including the physical constraints of the lot, the results of the proforma analysis, and key implications. The complete development feasibility analysis is available in Appendix B.

### **LOT DIMENSIONS**

The 40-ft lot depths present a design constraint because mixed-use buildings and residential homes are typically at least 40 ft deep. Squeezing typically-designed buildings on to the 40-ft deep lots would not leave any room for a landscaping buffer between the sidewalk and building. Additionally, there would be no land remaining behind the buildings where parking is commonly provided for residential units. Instead, parking would need to be located to the side of the buildings.

### **PARKING REQUIREMENTS**

It is not feasible to fit the required parking for both buildings in the Project Area; further, the low-rise building concept lacks 37 stalls.

### **ENVIRONMENTAL CHALLENGES**

Because the preferred cleanup option recommends leaving some contaminated

soils in place under clean fill and high-visibility fabric, the environmental covenant restricting use of groundwater for potable water is likely to remain in place on the Midstate Site. The City provides water service in the Project Area, so the environmental covenant will not prevent future development from accessing potable water. Although the resulting impact on future development is anticipated to be minimal, the presence of an environmental covenant may be enough to deter some potential developers.

### **LOW-RISE CONCEPT**

According to the development feasibility analysis, the low-rise concept (Figure 3-3) generates \$249,545 in net operating income. Based on the market cap rate of 4.7 percent, the project value based on this income would be \$5.31 million. However, the estimated project cost before factoring in land purchase is \$5.86 million, resulting in a deficit of about \$548,623 (see Appendix B).

In this concept, the City-proposed fee-in-lieu-of-parking program of \$3,200 per deficient stall adds \$121,600 to the Project. Removing the proposed fee in lieu of parking does not generate enough savings to make the Project profitable (see Appendix B).

### **MID-RISE CONCEPT**

Under the base assumptions, the mid-rise concept (Figure 3-4) generates \$494,964 in net operating income. Using the market cap rate of 4.7 percent, the project value based on this income would be \$10.53 million. However, the estimated project cost before factoring in land purchase is \$10.93 million, resulting in a deficit of \$471,673 (see Appendix B).

In this concept, the City-proposed fee-in-lieu-of-parking cost totals \$185,600 for the 58 deficient stalls. Because of the more modest deficit in value and higher total fee, waiving the parking fee is more impactful in this concept; however, it still results in a negative residual land value of \$210,418.

## IMPLICATIONS

Both concepts struggle to meet baseline development feasibility metrics using base rent assumptions, which were set up to reflect the midpoint of the cost and rent ranges identified from the Johnson Economics study provided by the City for reference and from engagement with developers (Johnson 2019). The mid-rise concept is much closer to the break-even point in terms of initial value. This finding, combined with the lack of comparable recent developments in the Stevenson area, may indicate a weak market for mixed-use retail and housing development. In both concepts, relatively modest increases in rent that still fall within the range identified in the assumptions research can push the Project over the break-even point. However, risk-averse developers may be reluctant to take this optimistic view of potential rents or may look to more proven markets closer to the Vancouver/Portland Metro area. The physical constraints of the lot, parking requirements, and environmental concerns contribute further to a tenuous case for redevelopment.

Given the challenging case for private development, the City may choose to reduce barriers to development by using one or more of the following strategies:

- Consider reducing parking standards in downtown Stevenson, exploring shared parking agreements and public parking nearby,

and conducting a parking study to determine projected parking need for the development.

- Fifty-ft-tall buildings, like the five-story mid-rise concept, are currently allowed in the Project Area. The Plan for SUCCESS! proposes decreasing the 50-ft maximum to a three-story maximum in a future zoning code update. Consider retaining the 50-ft height maximum to allow development of the mid-rise concept. Consider selling excess publicly owned land, if any exists after the realignment, at a discount to reduce overall development costs.
- To reduce the potential concerns prospective developers and future tenants may have because of the environmental covenant on the Midstate Site, proactively develop marketing materials around the benefits of the cleanup efforts in the Project Area and prepare talking points regarding the minimal risks to the area once the cleanup is completed.
- Identify other public or nonprofit development partners that could leverage state and federal grant resources to assist with the buildout and that may be less driven by the Project's bottom line.

## PROJECTED ECONOMIC IMPACTS

MFA also analyzed potential economic impacts that would occur upon buildout and occupancy of the surrounding properties as a result of sales of construction materials, new retail sales and employment, and the resulting increase in property taxes. Tax revenue sources included in the economic impact analysis include property tax and sales tax from construction-related sales, retail sales once the buildings are open, and building operations. A full account of the potential economic impacts and assumptions used for the analysis is included in Appendix E.

Both the low-rise and mid-rise concepts include the same retail square footage and are anticipated to generate nine retail jobs with an annual wage of \$30,800 and \$1.28 million in annual taxable sales revenue. The mid-rise concept generates more tax revenue than the low-rise concept because of the higher construction cost and taxable value of the larger buildings. It is expected to generate \$668,500 in sales tax revenue from construction purchases, then \$195,200 annually in property and retail sales tax revenue.

With all tax revenue sources combined, the low-rise concept is anticipated to generate \$507,400 per year and the mid-rise concept is anticipated to generate \$863,700 per year. It is anticipated that after ten years the low-rise concept will generate \$1,861,000 per year and the mid-rise concept will generate \$2,620,500 in total tax revenue (see Appendix E).

## RIGHT-OF-WAY REALIGNMENT AND IMPROVEMENT ENGINEERING DESIGN

The design plans consider the strong desire for safer walking and driving conditions and an improved view corridor as expressed through public engagement and the Plan for SUCCESS!. The ROW design improvements mirror recent improvements made by the City on Russell Avenue, including bulb outs at each intersection to narrow pedestrian crossing widths and stamped concrete decorative crosswalks (see full design detail in Appendix D).

After completing 60% engineering designs for the ROW relocation and improvements, MFA prepared preliminary cost estimates for the Project. A summary of the probable cost, along with cleanup cost estimates from the FFS, is included below. A more detailed account of probable costs can be found in Appendix F. The Columbia Avenue relocation and improvement is anticipated to cost \$521,600, and the anticipated preferred cleanup approach preliminary costs are up to \$392,055, for a total of \$913,655 (see Table 3-3).

**Table 3-3: Project Cost Estimates**

RIGHT-OF-WAY CONSTRUCTION COSTS		CLEANUP COSTS	
General	\$82,700	Site Preparation	\$31,200
Grading	\$65,000	Capping	\$50,400
Surface Finish	\$55,200	Institutional Controls	\$37,500
Stormwater	\$57,600	Excavation and Disposal	\$89,955
Sanitary Sewer	\$55,700	Design and Project Management	\$91,500
Water	\$6,900	Contingency	\$91,500
Traffic	\$17,000		
Soft Cost	\$81,500		
<b>RIGHT-OF-WAY SUBTOTAL</b>	<b>\$521,600</b>	<b>CLEANUP SUBTOTAL</b>	<b>392,055</b>
<b>TOTAL CONSTRUCTION AND CLEANUP COSTS</b>		<b>\$913,655</b>	

## PLANNING-LEVEL COST ESTIMATES

The preferred cleanup approach for the Project is expected to cost between \$182,959 and \$392,055 based on preliminary feasibility level estimates. This cost estimate accounts for the current design stage of cleanup (i.e., feasibility) and is consistent with the Association for the Advancement of Cost Engineering International (AACE) recommended practice for cost estimating (i.e., -30% to +50%; AACE 2005). For implementation purposes, the \$392,055 cost estimate for the proposed cleanup alternative is carried forward.

Costs to acquire the ROW are estimated at between \$90,000 and \$203,440. Costs to construct the buildings in the ROW are estimated at \$521,600. The Project is anticipated to cost \$794,559 to \$1,117,095 in total.





## 4 | IMPLEMENTATION APPROACH

This section discusses grant funding and financing options for the Project and next steps to move the Project into implementation.

### **CLEANUP FUNDING APPROACH**

The preferred cleanup approach for the Project is expected to cost up to \$392,055 based on preliminary feasibility level estimates. Several state and federal options allow public agencies to fund environmental cleanup. The recommended approach based on the scope and complexity of the cleanup is to pursue grant funding through the Washington State Department of Commerce's (Commerce) Brownfields Revolving Loan Fund (BRLF) program.

### **BROWNFIELDS REVOLVING LOAN FUND GRANTS**

The BRLF program is funded by the U.S. Environmental Protection Agency (EPA). Supplemental funding is available from Commerce. For both the state and federal programs, loan and grant amounts are typically up to \$500,000. Local government agencies are eligible to apply for the grant funds. An application could be submitted for either or both agencies' BRLF program. It is recommended to apply first to Commerce's BRLF program because it is assumed there is less competition and easier application and grant management processes with the state program than with the federal program.

BRLF applicants are required to enter Ecology's Voluntary Cleanup Program (VCP) and complete an EPA site eligibility approval process. The applicant must also own the site at the time of application. So, the City would need to acquire the proposed ROW area before pursuing a BRLF grant. Applications are accepted on a rolling basis.

Upon completion of the cleanup, the City can request an NFA determination through the VCP. As discussed previously, an environmental restrictive covenant is likely to remain in place for the soil and groundwater contamination at depth that is not proposed for excavation. This is anticipated to have minimal impact on the future redevelopment of the Project Area.

It is recommended that City pursue a BRLF grant at or near the maximum award amount to cover the cost of cleaning up and restoring the relocated ROW in the Project Area.

### **CLEANUP FUNDING GAP**

The property acquisition cost is estimated to be between \$90,000 and \$203,440, and the total project cost is estimated to be \$794,559 to \$1,117,095 (see Table 4-1). Up to \$500,000 in funding from the BRLF program can be used toward the cleanup cost of the Project. If the City secures funding from the BRLF program for the cleanup of the Project Area, the adjusted total project cost is estimated to be between \$613,430 and \$728,961, depending on the cost of cleanup after factoring in property acquisition costs. Assuming that the realignment of Columbia Avenue ultimately catalyzes redevelopment of the surrounding properties, acquiring and developing the new 40-foot-depth lots in the Project Area could generate up to \$300,600 to \$482,200 total tax revenue for the City over ten years and up to an additional \$104,200 during construction if much of the construction purchasing is from local sources.

**Table 4-1: Project Funding Gap**

	LOWER COST BOUND	HIGHER COST BOUND
Property Acquisition Cost	\$90,000	\$203,440
Cleanup Costs	\$182,959	\$392,055
ROW Construction Costs	\$521,600	\$521,600
<b>TOTAL PROJECT COSTS</b>	<b>\$794,559</b>	<b>\$1,117,095</b>
BRLF Cleanup Grant (Up to \$500,000 available to cover Cleanup Costs)	-\$182,959	-\$392,055
BRLF 1% Fee	\$1,830	\$3,921
<b>ADJUSTED TOTAL PROJECT COST (FUNDING GAP)</b>	<b>\$613,430</b>	<b>\$728,961</b>

Note: Based on a limited review of comparable sales, assumes acquisition of entire eastern parcel.

### ADDITIONAL FUNDING OPTIONS FOR REALIGNMENT AND DEVELOPMENT

MFA completed a brief review of grant opportunities and other potential grant sources for the ROW relocation and improvements to use as a starting point for evaluating other potential gap funding options (see Table 4-2).

### SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

Through the Safe Streets and Roads for All (SS4A) Grant Program, cities are eligible for federal funds to implement projects and strategies, identified in an action plan, that address a roadway safety problem. The funds are available through the Bipartisan Infrastructure Law, which established the SS4A program with \$5 billion in appropriated funds over five years, 2022 through 2026.

Grants are offered for planning and demonstration projects and implementation projects. There is no minimum or maximum award size. Government bodies applying for SS4A implementation grants must adopt an eventual goal of zero roadway fatalities and serious injuries.

### TRANSPORTATION IMPROVEMENT BOARD

The Transportation Improvement Board (TIB) distributes grant funding from the revenue generated by three cents of Washington’s statewide gas tax to cities and counties for funding transportation projects. The TIB offers several grant programs, of which the Small City Program and Complete Streets Award may be a good fit for the City of Stevenson. Both grants can be used to implement projects that improve safety and accessibility.

The Small City Programs offers grants for cities with populations of 5,000 or less. A 5 percent match is required for the City of Stevenson. The funding amount typically ranges from \$300,000 to \$1,000,000. The Small City Arterial Program and the Small City Active Transportation Program are available yearly from June to August. The next opportunity will be in 2024.

To be eligible for the Complete Streets Award, a city must have an adopted complete streets ordinance and be nominated by an established nonprofit or state agency nominating partner.

Once nominated, agencies submit a work program to TIB; funds can be used only toward the projects in the approved work plan. A 5 percent match is required. Funds must be expended within three years. The next Complete Streets Awards are anticipated to be available in 2023 or 2024 (TIB 2023).

**Table 4-2: Funding Sources for Cleanup, Realignment, and Development**

FUNDING SOURCE	AWARD AMOUNT	MATCH REQUIREMENT	ALLOWABLE USES
BRLF, Commerce	\$500,000	1% of the total award	Removal of contaminated soil
BRLF, EPA	\$500,000+ (grants of up to \$2 million may be requested, most awards will be \$500,000 or less)	The 20% cost share is waived by the Bipartisan Infrastructure Law	Cleanup activities at brownfield sites owned by the applicant
SS4A Grant Program, U.S. Department of Transportation	No minimum or maximum	20% cash or in-kind from non-Federal sources	Implementation projects from adopted action plans that address road safety
Small City Active Transportation Program, TIB	\$300,000 - \$1,000,000	5%	Projects that preserve, rehabilitate, or reconstruct TIB classified arterials consistent with local needs
Complete Streets Award, TIB	Variable	5%	Complete street projects in an approved work plan

## ACTION PLAN

The recommended actions are informed by the outcomes of the previous environmental assessments and cleanup efforts, public outreach, development feasibility analysis, and review of available funding. The actions listed in Table 4-3 address initial decision-making needs, decrease barriers to development feasibility and funding options, and provide an approach for design, cleanup, and construction. Overall, the recommended tasks set a course to pursue the Project primarily through the BRLF program.

**Table 4-3: Action Plan Tasks**

<b>TASK</b>	<b>DESCRIPTION</b>	<b>FUNDING SOURCE</b>	<b>TERM</b>
<b>INITIAL DECISION STEPS</b>			
Staff/City Council Decision	Present findings of this report to City Council for decision on whether to proceed.	City	Short
ROW Acquisition	Begin acquisition process for parcel east of the current ROW in coordination with Washington State Department of Transportation and the City's legal counsel.	City	Short
<b>SECURING FUNDING</b>			
Coordination with EPA and Commerce	Meet with EPA and Commerce to discuss BRLF program and confirm eligibility for grant funding.	City	Short
Evaluate Other Grant Programs	Review and evaluate funding programs identified above to fund remainder of improvement and acquisition costs.	City	Short
BRLF Grant Application	Upon property acquisition, pursue BRLF grant funding and enter Ecology's VCP.	City	Medium
Pursue ROW Funds	Pursue additional grant funding for ROW improvements.	City	Medium
<b>DEVELOPMENT FEASIBILITY CONSIDERATIONS</b>			
Development Feasibility Recommendations	Evaluate recommendations presented in the Development Feasibility Analysis (Appendix B), including parking requirements, height limits, and seeking out potential public agency development partners.	City	Medium
<b>DESIGN, CLEANUP, AND CONSTRUCTION</b>			
Design and Permitting	Complete additional ROW and remedial design and secure required permits.	BRLF, SS4A, TIB	Medium
Construction	Execute the Project and cleanup concurrently.	BRLF, SS4A, TIB	Long
Request NFA	Request NFA through Ecology's VCP.	BRLF	Long

**Notes**

Term refers to the approximate timing of the task. Short-term is 0–2 years, medium-term 2–5 years, and long-term 5+ years.

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# APPENDIX A

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## FOCUSED FEASIBILITY STUDY

# FOCUSED FEASIBILITY STUDY

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CITY OF STEVENSON COLUMBIA AVENUE REALIGNMENT  
STEVENSON, WASHINGTON 98648



*Prepared for*  
**CITY OF STEVENSON**  
*February 16, 2023*  
*Project No. M1769.03.002*

*Prepared by*  
*Maul Foster & Alongi, Inc.*  
*109 East 13th Street, Vancouver, WA 98660*

FOCUSED FEASIBILITY STUDY  
CITY OF STEVENSON COLUMBIA AVENUE REALIGNMENT  
STEVENSON, WASHINGTON

*The material and data in this report were prepared  
under the supervision and direction of the undersigned.*

MAUL FOSTER & ALONGI, INC.

02.16.2023

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## ACRONYMS AND ABBREVIATIONS

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bgs	below ground surface
the City	the City of Stevenson
CMMP	contaminated media management plan
CSM	conceptual site model
CUL	cleanup level
Ecology	Washington State Department of Ecology
ESA	environmental site assessment
FFS	focused feasibility study
Hunsaker	Hunsaker Oil Stevenson Station
MFA	Maul Foster & Alongi, Inc.
Midstate	Midstate Land Company
MTCA	Model Toxics Control Act
NFA	No Further Action
POC	point of compliance
Project	the City of Stevenson's Columbia Avenue Realignment Project
realignment area	the existing Columbia Avenue ROW between First and Second Street, the western portion of the Midstate Land Company site located at 70 NW Second Street (parcel no. 4440), and the area north adjacent to the Midstate Land Company site
ROW	right-of-way
TPH	total petroleum hydrocarbon
VI	vapor intrusion
WAC	Washington Administrative Code

# 1 INTRODUCTION

---

Maul Foster & Alongi, Inc. (MFA), prepared this focused feasibility study report (FFS) for the City of Stevenson (the City) for the proposed future right-of-way (ROW) of the City's Columbia Avenue Realignment Project (Project) (see Figure 1-1). The realignment area for the Project includes the existing Columbia Avenue ROW between First and Second Street, the western portion of the Midstate Land Company (Midstate) site located at 70 NW Second Street (parcel no. 4440), and the area north adjacent to the Midstate site (realignment area) (see Figure 1-2). This FFS identifies and evaluates potential remedial alternatives for the realignment area based on findings from previous site investigations, technical feasibility and cost, and regulatory requirements.

This FFS has been prepared in accordance with grant agreement No. TCPIPG-1921-StevPW-00028, dated November 30, 2021, between the Washington State Department of Ecology (Ecology) and the City. The agreement provides funding under Ecology's Integrated Planning Grant program.

The analysis provided in this FFS is based on the information provided in the Phase I and Phase II environmental site assessments (ESA) prepared for the Midstate site (MFA 2020a,b) and the *Investigation Report* prepared for the City (MFA 2022).

## 1.1 Purpose and Objectives

The purpose of this FFS is to identify and evaluate potential remedial alternatives. The specific objectives are as follows:

- Summarize information from previous environmental investigations and existing environmental data.
- Identify feasible remedial technologies to address contamination in soil, groundwater, and soil vapor.
- Assemble remedial technologies into a range of potential remedial alternatives.
- Provide a streamlined evaluation of the remedial alternatives against regulatory criteria.
- Identify the remedial alternative most likely to be selected for implementation.

# 2 BACKGROUND

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This section describes the physical location, history, and characteristics of the realignment area, including the geology and hydrogeology, and summarizes previous environmental investigations.

## 2.1 Realignment Area Location, History, and Description

The realignment area is located in section 43, townships 2 and 3 north, range 7 east of the Willamette Meridian in Stevenson, Washington (Figures 1-1). The realignment area is comprised of approximately 1.18 acres and includes the existing Columbia Avenue ROW between First and Second Street and the western portion of the Midstate site labeled parcel no. 4440 located southeast of the intersection of Columbia Avenue and Second Street (Figure 1-2).

The *Downtown Plan for SUCCESS!* (City, 2019) has identified the realignment of Columbia Avenue as a priority project to contribute to ongoing revitalization efforts of downtown Stevenson. The Project will realign the ROW segment of Columbia Avenue between First and Second Street to the east onto the Midstate site so that the segment aligns with the Columbia Avenue ROW segment north of Second Street. The northern portion of the Midstate site in the ROW realignment area is currently used as a parking lot for a dentist office at the east-adjacent parcel labeled no. 4439 (Figure 1-2). Previously, a building was present on the northern portion from the 1920s until 1995. The building had been occupied by many businesses, including an auto service, repair, and paint shop; a dry-cleaning establishment and a beauty parlor (MFA 2020a). The southern portion of the Midstate site in the ROW realignment area is vacant. Previously, a residence was located on the southern portion from the 1920s until the 1970s.

On the Midstate site, earthwork during the realignment will include trenching to approximately 12 feet below ground surface (bgs) to accommodate a new sewer line, and excavating to approximately 3 feet bgs for road construction. The road for the existing ROW will likely be removed and the subgrade stabilized with a gravel cap. The land that includes the existing ROW will be conveyed to the west adjacent property owners. Installation of a new stormwater line along First Street will include trenching to approximately 6 feet bgs. The preliminary site plan is provided in the Appendix.

## 2.2 Previous Environmental Investigations

The Midstate site is listed in Ecology's cleanup site database as cleanup site ID 690 and Facility Site ID 1384. Ecology records indicate that an investigation conducted in 1994 revealed the presence of diesel- and oil-range petroleum hydrocarbons and metals (arsenic, cadmium, and lead) above Model Toxics Control Act (MTCA) cleanup levels (CULs) in soil and groundwater. During the demolition of a building on the northern portion of the Midstate site in 1995, an oily sump was discovered and additional gasoline-, diesel- and oil-range petroleum hydrocarbon contamination was discovered in soil at concentrations above MTCA CULs. Cleanup at the Midstate site was completed in 1995 in two phases. The first phase included removing the building and collecting surface soil confirmation samples from the basement floor after the upper 6 inches of soil under the floor were excavated. During the second phase, additional contaminated soil and groundwater were removed from the northeast corner of the Midstate site and oil from a sump (pool) on the west side of the Midstate site was removed. Confirmation soil sampling from the extent of the excavation indicated that additional gasoline-contaminated soil remained in place and could not be removed without undermining the integrity of Second Street to the north and the dental office building to the east. The Midstate site received a No Further Action (NFA) determination from Ecology in 1999. Conditional to the NFA

determination, an environmental covenant is on file for the Midstate site restricting the use of groundwater or disturbance of soil.

MFA conducted a Phase II ESA at the Midstate site in 2020 to evaluate potential exposure pathways based on current environmental conditions. The assessment activities included the collection of soil, groundwater, and soil gas samples from the subsurface to identify potential contaminant impacts. The Phase II ESA identified MTCA Method A CUL exceedances in soil, groundwater, and soil gas (MFA 2020b, Figure 2-1). Figure 2-1 summarizes sampling and exceedance locations. Analytical results are summarized below:

- Gasoline-range hydrocarbons were detected in soil at concentrations above the MTCA Method A CUL between 10 and 13.5 feet bgs in borings MSLC-005 and MSLC-008. MTCA Method A exceedances were also identified in groundwater at borings MSLC-004 and MSLC-008 for gasoline-range hydrocarbons, diesel- and oil-range hydrocarbons, benzene, and 1-methylnaphthalene.
- Generic total petroleum hydrocarbon (TPH) and/or benzene, n-hexane, 1,3-butadiene were detected in soil gas at concentrations above their respective MTCA Method B CULs between 6 and 10 feet bgs at locations MSLC-003a, MSLC-004a, and MSLC-006a.
- Gasoline-range hydrocarbons, diesel- and oil-range hydrocarbons, benzene, and 1-methylnaphthalene were detected in groundwater above their respective MTCA Method A CULs at 13.5 feet bgs at location MSLC-004 and at 19 feet bgs at location MSLC-008.

MFA conducted a soil and groundwater investigation of the realignment area and northwest adjacent Hunsaker Oil Stevenson Station (Hunsaker) site in 2022. Results identified soil and groundwater MTCA CUL exceedances for gasoline-range hydrocarbons and groundwater MTCA CUL exceedances for total lead. These results are summarized below:

- Gasoline-range hydrocarbons were detected above the MTCA Method A CUL in soil collected from boring B05 (located on the existing Columbia Avenue ROW) at a depth of 1.5 feet bgs.
- Total lead in groundwater collected from borings B07 and B11 (located on Second Street/the Washington State Route 14 ROW) exceeded the MTCA Method A CUL.
- Gasoline-range hydrocarbons were detected above the MTCA Method A CUL in soil collected from boring B06 on the Hunsaker site at a depth of 9 feet bgs. Gasoline-range hydrocarbons and diesel- and oil-range hydrocarbons were detected above their respective MTCA Method A CULs in groundwater collected from boring B06. Apex Laboratories, LLC, personnel reviewed the chromatographic pattern and stated that the hydrocarbon fingerprint of hits in the diesel range were not consistent with diesel and appeared to be overlap from the gasoline detections.

Boring locations with CUL exceedances encountered during previous investigations conducted by MFA are shown in Figure 2-1. Contamination identified during previous investigations has been bounded to include the northern portion of the Midstate site, the area immediately north adjacent to

the Midstate site, and the northern portion of the existing Columbia Avenue ROW. The realignment area does not include the Hunsaker site, therefore, results from boring B06 are not discussed further in this FFS.

## 2.3 Geology and Hydrogeology

The topography of the realignment area slopes gently to the south, with an elevation of approximately 150 feet above mean sea level on the north end and 140 feet above mean sea level on the south end. The nearest surface water body is the Columbia River, located approximately 670 feet to the south of the realignment area. Based on topography and surface water features, the direction of groundwater flow regionally and locally is inferred to be south toward the Columbia River.<sup>1</sup>

Subsurface soils within the realignment area generally consist of sand with variable amounts of silt and gravel. Groundwater during the 2020 investigation on the Midstate site was encountered between 9 and 19 feet bgs (MFA 2020b). Groundwater during the 2022 investigation was encountered between 9 and 27.5 feet bgs (MFA 2022).

# 3 ENVIRONMENTAL CONDITIONS AND CLEANUP LEVELS

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This section summarizes the sources of contamination, contaminants of concern, data gaps, and results of the previous investigations that were used to develop remedial alternatives. A complete discussion of the previous investigation scopes of work, methods, analytical results, and conclusions for the realignment area are provided in the investigation report (MFA 2022) and Phase II ESA (MFA 2020b), respectively. In addition, historical information for the Midstate site is provided in the Phase I ESA (MFA 2020a).

## 3.1 Sources

The following sources were identified for the realignment area:

**Existing Columbia Avenue ROW.** The source of shallow gasoline contamination in soil collected from beneath the existing Columbia Avenue ROW is unknown.

**Midstate Site.** Based on documented historical uses, historical soil data from the Midstate site, and investigations completed by MFA in 2020 and 2022, it appears that the legacy soil impacts left on the Midstate site following a remedial action in 1995 have contributed to contamination on the Midstate site. Legacy soil impacts may also be leaching to groundwater as groundwater contamination is

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<sup>1</sup> Depth-to-groundwater measurements were recorded at each reconnaissance boring during the site investigation. However, since the depths were measured in an open boring relative to the ground surface (rather than a completed monitoring well with a surveyed measure point elevation), the measurements were not used to determine a site-specific groundwater flow direction.

generally colocated with soil contamination. With the exception of borings MSLC-003 and MSLC-004 on the northern portion of the Midstate site, impacts were not observed in downgradient groundwater samples collected from the realignment area. Therefore, gasoline impacts to soil and groundwater on the Midstate site are associated with historical operations on the Midstate site.

Off-site recognized environmental conditions were assessed as part of the Phase II ESA (MFA 2020b). Findings from the realignment area investigation do not suggest that impacts from the Hunsaker site are contributing to contamination within the realignment area.

### 3.2 Contaminants of Concern

Contaminants of concern for the realignment area are defined as chemicals detected in media at concentrations above their respective MTCA CULs. The following contaminants of concern were identified during the 2020 Phase II on the Midstate site and the 2022 realignment area investigation:

- Soil
  - Gasoline-range hydrocarbons
  - Volatile organic compounds
  - Polycyclic aromatic hydrocarbons
- Groundwater
  - Gasoline-range hydrocarbons
  - Diesel-range hydrocarbons
  - Lube-oil-range hydrocarbons
  - Volatile organic compounds
  - Polycyclic aromatic hydrocarbons
  - Lead
- Soil gas
  - Volatile organic compounds
  - Generic TPH

### 3.3 Data Gaps

Based on previous investigations conducted within the realignment area, the lateral extent of soil gas impacts on the Midstate site is not known.

### 3.4 Screening Results

Soil and groundwater sample results were screened against MTCA Method A CULs for unrestricted land use. Where MTCA Method A CULs were not available, the results were screened against MTCA Method B CULs for cancer or noncancer, whichever value is lower. Soil gas results were screened against the MTCA Method B CULs for vapor intrusion (VI). Soil, groundwater, and soil gas analytical results from the site investigations are provided in Tables 3-1 through 3-3. Locations with CUL exceedances in soil, groundwater, and soil gas are also shown in Figure 2-1.



### 3.4.1 Soil

Gasoline-range hydrocarbons were detected in soil above the MTCA Method A CUL between 10 and 13.5 feet bgs in borings MSLC-003b, MSLC-005, and MSLC-008. Only one soil sample was collected from boring MSLC-003b, however, samples collected at 7.5 feet bgs in borings MSLC-005 and MSLC-008 were below the MTCA Method A CUL for gasoline-range hydrocarbons, which suggests that impacted soil is present below a depth of 7.5 feet bgs in borings MSLC-005 and MSLC-008.

In boring B05, gasoline-range hydrocarbons were detected above the MTCA Method A CUL in the soil sample collected at 1.5 feet bgs but not at 5.5 feet bgs. Therefore, the extent of gasoline-range hydrocarbon impacts at boring B05 are assumed to be shallower than 5.5 feet bgs.

Gasoline-range hydrocarbons were not detected at concentrations that exceed the MTCA Method A CUL at other boring locations within the realignment area. No other chemicals were detected at concentrations above their respective CULs.

### 3.4.2 Groundwater

Gasoline-range hydrocarbons were detected in groundwater above the MTCA Method A CUL at locations MSLC-003, MSLC-004, and MSLC-008. Benzene was detected in groundwater above the MTCA Method A CUL at locations MSLC-004 and MSLC-008. 1-methylnaphthalene was detected above the MTCA Method B CUL in locations MSLC-003B, MSLC-004, and MSLC-008. Diesel-range hydrocarbons at location MSLC-008 and the sum of diesel and oil at locations MSLC-004 and MSLC-008 were detected above the MTCA Method A CUL.

At borings B07 and B11, located in the portion of the realignment area currently occupied by Second Street/State Route 14, lead concentrations in groundwater exceeded the MTCA Method A CUL. The laboratory noted that the groundwater samples had high turbidity and solids (soil particles) were observed in the sample containers, indicating that the total lead concentrations may be biased high. Downgradient of these borings, there were no CUL exceedances for lead in groundwater.

No other chemicals were detected at concentrations above their respective CULs.

### 3.4.3 Soil Gas

Generic TPHs, benzene, n-hexane, and 1,3-butadiene were detected in soil gas above their respective MTCA Method B VI CULs at 6 feet bgs at location MSLC-003a, and 10 feet bgs at locations MSLC-004a, and MSLC-006a. As noted above, the lateral extent of soil gas impacts on the Midstate site is a data gap.

No other chemicals were detected at concentrations above the MTCA Method B VI CULs.

## 3.5 Cleanup Standards and Points of Compliance

According to MTCA, the cleanup standards for a site have two primary components: chemical-specific CULs and points of compliance (POCs). The CUL is the concentration of a chemical in a specific environmental medium that will not pose unacceptable risks to human health or the environment. MTCA provides three different options for establishing CULs for human health: Methods A, B, and C. MTCA Method A is designed for cleanups at relatively simple sites, such as small sites that have only a few hazardous substances. Method B can be used at any site. Method C is used primarily for industrial sites. The realignment area is considered a simple site.

The POC for each environmental media impacted on the realignment area were determined based on site conditions and regulations in the Washington Administrative Code (WAC). The POC is the location where the CUL must be met. CULs and POCs for each media are described in Sections 3.5.1–3.5.3.

### 3.5.1 Soil

For human health screening, soil was screened against MTCA Method A CULs for unrestricted land use. The Method A values are for protection of human health via the direct-contact or ingestion pathways and protection of groundwater via the soil-leaching-to-groundwater pathway. For certain constituents, MTCA Method A CULs are not available, and Method B CULs were applied. Method B CULs may be used at any site.

The soil POC is the depth at which soil CULs shall be attained. The standard POC in soil based on protection of the environment is from the surface to 15 feet bgs throughout the entire site. A conditional POC may be set for sites with institutional controls to prevent excavation of deeper soil. As described in Section 5, each of the remedial alternatives considered would include institutional controls to prevent exposure to deeper soil. Therefore, the conditional POC is applied to soil within the realignment area.

### 3.5.2 Groundwater

Groundwater was screened to MTCA Method A CULs. For certain constituents, MTCA Method A CULs are not available, and Method B CULs were applied. For groundwater, the POC is the point or points where the groundwater CULs must be attained for a site to comply with the cleanup standards. Groundwater CULs shall be attained in all groundwater from the POC to the outer boundary of the hazardous-substance plume. No POC is proposed for the following reasons: Ecology previously issued an NFA that included an environmental covenant restricting groundwater use and allowing CUL exceedances in groundwater to remain. All alternatives considered would retain the groundwater use restriction, and investigations have confirmed the groundwater plume is contained within the realignment area.

### 3.5.3 Soil Gas

Although MTCA does not define a POC for soil gas, the remedy selected in this FFS must address soil contamination in a manner that mitigates or eliminates soil gas sources to ensure protection of future users within the realignment area.

## 4 CONCEPTUAL SITE MODEL

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A conceptual site model (CSM) was developed to describe release mechanisms, environmental transport processes, exposure routes, and receptors for sources of contamination identified within the realignment area (Figure 4-1). The primary purpose of a CSM is to identify potential pathways by which human and ecological receptors could be exposed to site-related chemicals. A complete exposure pathway consists of four necessary elements: (1) a source and mechanism of chemical release to the environment; (2) an environmental transport medium for a released chemical; (3) a point of potential contact with the impacted medium (referred to as the exposure point); and (4) an exposure route (e.g., soil ingestion) at the exposure point. The CSM is based on information collected during investigations completed by MFA in 2020 and 2022 and MFA's understanding of the proposed future use of the realignment area (MFA 2020b, 2022).

The primary mechanisms likely to influence the fate and transport of chemicals within the realignment area include natural biodegradation of organic chemicals, sorption of chemicals to soil, physical dispersion of adsorbed chemicals, leaching of chemicals from soil to groundwater, and volatilization from soil and groundwater to air. The relative importance of these processes varies, depending on the chemical and physical properties of the released contaminant. The properties of the soil and the dynamics and elevation of groundwater also affect contaminant fate and transport.

The realignment area is currently either covered in asphalt (existing Columbia Avenue ROW), gravel (northern portion of Midstate site), or vegetated (southern portion of Midstate site). The soil-to-groundwater migration pathway is complete because of the potential for precipitation and infiltration through unpaved areas within the realignment area into contaminated vadose-zone soil, followed by leaching of contaminants into shallow groundwater.

The topography of the realignment area slopes gently to the south, toward the Columbia River, which is located approximately 670 feet to the south. Based on topography and surface water features, the direction of groundwater flow regionally and locally is inferred to be south toward the Columbia River.

Potable water provided by the City is available for use in the realignment area. Therefore, groundwater beneath the realignment area is not currently used as a drinking water source. Further, there is an environmental covenant on the Midstate site restricting groundwater use; therefore, groundwater is not considered potable or available for use.

Volatile contaminants in soil and groundwater may also partition to the vapor phase, which could result in impacts to air quality. Further, concentrations of contaminants in soil gas exceed applicable

CULs. Therefore, prior to redevelopment of the realignment area, the potential for VI into future buildings should be assessed.

### 4.1.1 Potential Exposure Scenarios

Current or future exposure pathways that are considered potentially complete are illustrated in Figure 4-1 and include the following:

- Incidental ingestion, dermal contact, and inhalation of soil.
- Incidental dermal contact and inhalation of groundwater.
- Inhalation of vapors in indoor air.

### 4.1.2 Potential Receptors

Redevelopment plans for the realignment area include removing the existing Columbia Avenue ROW between First and Second streets and stabilizing the subgrade, realigning Columbia Avenue east to the Midstate site, and constructing buildings on the area east and west adjacent to the proposed realignment area. The construction plans for potential future buildings are not known. Therefore, construction workers, occupational workers, visitors, and residents are considered current and future potential receptors. Current and future ecological receptors are unlikely because habitat that is likely to support ecological receptors is absent within the realignment area.

### 4.1.3 Potentially Complete Exposure Routes

Based on the current or future potentially complete exposure scenarios and potential human receptors to contaminated media described above, there are three potentially complete exposure routes, as shown in Figure 4-1:

- Construction workers may come into contact with contaminated soil via ingestion, dermal contact, or inhalation.
- Construction workers that may come into contact with contaminated groundwater via ingestion, dermal contact, or inhalation.
- Occupational workers, visitors, or residents may come into contact with contaminated indoor air via inhalation.

## 5 REMEDIAL ALTERNATIVES

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The purpose of this FFS is to identify and evaluate the most relevant remedial alternative that reduces or eliminates potentially complete pathways for exposure to chemicals in site media exceeding MTCA CULs. This section identifies feasible remedial technologies and assembles those technologies into potential options for addressing contamination in defined remedial action areas.

## 5.1 Remedial Action Areas

The remedial action area includes the entirety of the realignment area (1.18 acres). For this FFS, a remedial action may include any or a combination of institutional controls, engineering controls, or soil removal to reduce or eliminate potential exposure to chemicals in site media. These individual remedial action elements may be applied to all or a portion of the remedial action area.

## 5.2 Soil Remedial Technologies

Since the realignment area is a simple site with a limited number and limited extent of contaminants present in soil, the following remedial technologies were considered for addressing potentially complete pathways for exposure to soil with contaminant concentrations above CULs.

- Engineering controls (i.e., methods to protect receptors by removing hazardous conditions or by placing a barrier between the receptor and the contaminated material)
- Institutional controls (i.e., non-engineering measures intended to prevent or reduce exposure to contaminated material)
- Capping (i.e., placing a cover over contaminated material to prevent or reduce exposure to contaminated material)
- Excavation and off-site disposal (i.e., removal and off-site disposal of contaminated material)

All remedial technologies were considered feasible and were retained during alternative development.

## 5.3 Groundwater Remedial Technologies

Since the realignment area is a simple site with a limited number and limited extent of contaminants present in groundwater, institutional controls were considered for groundwater with concentrations above CULs. Because the lateral extent of groundwater contamination has been delineated, an environmental covenant restricting the use of groundwater is on file for the Midstate site (and each of the alternatives considered below would retain this restriction), and the Midstate site has received an NFA determination from Ecology, remedial technologies for groundwater outside of institutional controls were not considered.

## 5.4 Soil Gas Remedial Technologies

The following remedial technologies were considered for addressing soil gas with concentrations above CULs.

- Institutional and engineering controls
- Excavation and off-site disposal of contaminated soil to reduce or eliminate potential exposure to vapors in indoor air

All remedial technologies were considered feasible and were retained during alternative development.

## 5.5 Potential Remedial Alternatives

The remedial technologies were assembled into several remedial alternatives and compared against each other. For each of the remedial alternatives (2–4), the cost estimates reflect additional work needed specific to each remediation approach. The improvements and construction costs necessary for the ROW realignment project, including removal of existing ROW materials and installation of new underlayment and asphalt, have been excluded from the costs below.

### 5.5.1 Alternative 1—No Action

Under the no action alternative, the existing ROW would be relocated and adjacent properties would be developed as planned. Future redevelopment of the realignment area (constructing buildings and roads over contaminated soil) would reduce the potential for exposure to contaminated soil. The existing environmental covenant restricting the use of groundwater or disturbance of soil would remain in effect. However, no additional measures would be undertaken to reduce future construction worker exposure to contaminated soil and groundwater or exposure of future building occupants to contaminated indoor air. Alternative 1 does not meet the minimum requirements and is used as a baseline for comparison of alternatives.

### 5.5.2 Alternative 2—Engineering and Institutional Controls

Alternative 2 uses engineering and institutional controls to reduce direct-contact exposure risks for current and future receptors within the realignment area. It includes the following elements:

**Engineering Controls:** Following removal of the road materials for the existing Columbia Avenue ROW, cap contaminated soils within the realignment area with demarcation fabric followed by one foot of compacted gravel or soil. The preliminary site plans for the proposed future ROW indicate the road will be constructed with 4-inches of asphalt and an 8-inch gravel base, therefore the road will act as the cap within the footprint of the proposed future ROW and no additional gravel will be required beneath the road.

**Institutional Controls:** Prepare a contaminated media management plan (CMMP) to include a description of areas with known contamination and outline work procedures, including protection monitoring, for any future ground disturbing activities that may encounter contaminated soil and groundwater to protect future construction workers from exposure. Modify the existing environmental covenant to prevent future use of groundwater throughout the realignment area, state that the CMMP must be followed for any future construction work, state that either soil gas sampling must be conducted to verify potential VI risks to future buildings or that a vapor barrier must be installed and maintained below any future buildings, and state that Ecology must be notified if future work would require disturbance of engineering controls to ensure the controls are maintained.

**Cost:** The probable cost of Alternative 2 is \$116,590 (see Table 5-1). It is assumed that Alternative 2 would be completed simultaneously with the ROW realignment project. It is also assumed that design documents and permits would be incorporated into the ROW realignment project and that a separate bid package is not required. The cost for Alternative 2 includes capping contaminated soil within the

realignment area and implementing institutional controls, and does not include costs for the proposed ROW realignment construction or removal of existing ROW materials. This estimate includes a 30 percent contingency and is considered to have a confidence of -30 to +50% (i.e., the actual cost may range from \$81,613 to \$174,885).

### 5.5.3 Alternative 3—Shallow Soil Excavation, Engineering Controls, and Institutional Controls

Alternative 3 includes the same engineering and institutional controls as Alternative 2 with the addition of limited source removal via excavation of shallow soil with CUL exceedances within the existing Columbia Avenue ROW and backfilling with clean fill and a demarcation layer (see Figure 5-1). The alternative includes the following actions:

**Soil Excavation and Off-Site Disposal in Columbia Avenue ROW:** Following removal of the road materials for the existing Columbia Avenue ROW, implement the CMMP and excavate soil in the vicinity of boring B05 with CUL exceedances to a maximum depth of 5 feet bgs. Conduct confirmation sampling to confirm no CUL exceedances remain. Backfill the excavation with clean, imported fill to existing ground surface and compact. Directly load contaminated soils removed during excavation activities into haul trucks and dispose of off site at a licensed Subtitle D landfill. The excavation is assumed to extend half the distance to adjacent soil borings with no CUL exceedances in shallow soil, resulting in an excavation volume of approximately 370 cubic yards. Groundwater is not expected to be encountered during excavation activities.

**Cost:** The probable cost of Alternative 3 is \$261,370 (see Table 5-2). It is assumed that Alternative 3 would be completed simultaneously with the ROW realignment project. It is also assumed that design documents and permits would be incorporated into the ROW realignment project and that a separate bid package is not required. The cost for Alternative 3 includes removing shallow soil contamination within the existing Columbia Avenue ROW, capping contaminated soil on the northern portion of the Midstate site, and implementing institutional controls, and does not include costs for the proposed ROW realignment construction or removal of existing ROW materials. To account for uncertainty in the extent of impacted soils, this estimate includes a 30 percent contingency and is considered to have a confidence of -30 to +50% (i.e., the actual cost may range from \$182,959 to \$392,055).

### 5.5.4 Alternative 4—Deeper Soil Excavation and Institutional Controls

Alternative 4 includes the same institutional controls as Alternative 2 and the shallow soil excavation element of Alternative 3, with the addition of excavation of deeper soils on the Midstate site to remove soil with CUL exceedances and backfilling with clean fill. It is assumed that all soil contamination will be removed under Alternative 4, and therefore engineering controls will not be required. The alternative includes the following actions:

**Excavation and Off-Site Disposal of Soil on Midstate Site:** Excavate soil on the northern portion of the Midstate site to a maximum depth of 15 feet bgs. Conduct confirmation sampling to confirm no CUL exceedances remain. Stockpile clean overburden removed during excavation activities on site and reuse as clean backfill. Import clean fill and backfill excavation to existing ground surface and

compact, with replacement in kind of disturbed areas. Directly load contaminated soils removed during excavation activities into haul trucks and dispose of off site at a licensed Subtitle D landfill. The excavation is assumed to extend half the distance to adjacent soil borings with no CUL exceedances in deeper soil, resulting in an excavation area of 6,745 square feet and excavation volume of approximately 1,900 cubic yards of clean overburden and 1,900 cubic yards of contaminated soil.

**Cost:** The probable cost of Alternative 4 is \$805,900 (see Table 5-3). It is assumed that Alternative 4 would be completed simultaneously with the ROW realignment project. It is also assumed that design documents and permits would be incorporated into the ROW realignment project and that a separate bid package is not required. The cost for Alternative 4 includes excavating contaminated soil within the existing Columbia Avenue ROW, excavating contaminated soil on the northern portion of the Midstate site, and implementing institutional controls, and does not include costs for the proposed ROW realignment construction or removal of existing ROW materials. To account for uncertainty in the extent of impacted soils, this estimate includes a 30 percent contingency and is considered to have a confidence of -30 to +50% (i.e., the actual cost may range from \$564,130 to \$1,208,850).

## 6 EVALUATION OF REMEDIAL ALTERNATIVES

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The following discussion describes the evaluation completed for the alternatives presented in Section 5.

### 6.1 Model Toxics Control Act Requirements

Criteria used to evaluate the remedial alternatives are defined in the MTCA regulation (WAC 173-340-360). These criteria are as follows:

- Threshold requirements:
  - Protect human health and the environment
  - Comply with cleanup standards (WAC 173-340-700 through 173-340-760)
  - Comply with applicable state and federal laws (WAC 173-340-710)
  - Provide for compliance monitoring (WAC 173-340-410 and 173-340-720 through 173-340-760)
- Other requirements:
  - Use permanent solutions to the maximum extent practicable
  - Provide for a reasonable restoration timeframe
  - Consider public concerns (WAC 173-340-600)



Alternative 1 does not meet the threshold requirement for protection of human health and the environment because it does not address future construction worker exposure to contaminated soil and groundwater or exposure of future building occupants to contaminated indoor air.

Alternatives 2 through 4 meet the threshold requirements:

- The alternatives would protect human health and the environment through a combination of institutional controls, engineering controls, and soil removal.
- The alternatives would be designed to comply with cleanup standards.
- The alternatives would be designed to comply with applicable state and federal laws.
- The alternatives would include protection and confirmation monitoring.

## 6.2 Laws and Regulations Applicable to the Remedial Alternatives

Laws and regulations that are applicable to the remedial alternatives include state environmental law and city municipal codes. Federal, state, and local laws regarding procurement of contractors to implement the remedy will be followed.

All appropriate permits will be obtained prior to the work commencing. It is anticipated that a construction general stormwater permit, a clearing and grading permit, and soil disposal manifests may be required to complete the activities described in the remedial alternatives.

## 6.3 Comparison of Alternatives

Alternatives 2, 3, and 4 all meet the minimum threshold requirements as defined in MTCA and were retained for further evaluation. Retained alternatives were evaluated for effectiveness, implementability, and cost as described below.

### 6.3.1 Effectiveness

Alternative 2 effectively eliminates the direct exposure risk by maintaining the requirements of the existing environmental covenant and implementing a CMMP to prevent construction worker exposure to contaminated soil and groundwater. The alternative would allow for natural degradation processes to reduce concentrations of contaminants in soil, soil vapor, and groundwater over time. However, since Alternative 2 does not involve any source removal, the assumed timeline for achieving CULs is significantly longer than Alternatives 3 and 4. Additionally, the protectiveness of Alternative 2 is dependent on compliance with the environmental covenant, which would be revised to require implementation of a CMMP, periodic inspection and maintenance of the cap in the Columbia Avenue ROW, soil gas sampling to verify potential VI risks to future buildings or installation and maintenance of a vapor barrier below any future buildings, Ecology notification of any activities that could disturb the engineering controls, and repair of those controls if disturbed.

Alternative 3 would remove contaminated soil from beneath the existing Columbia Avenue ROW where the future use (e.g., construction of buildings and parking lots that would otherwise prevent

direct contact with shallow soil) is uncertain at this time. Therefore, compared to Alternative 2, Alternative 3 is more effective because it would need to rely less on compliance with an environmental covenant to prevent exposure to contaminated shallow soil in the ROW. It would also comply with the 6 feet bgs conditional POC in soil.

Alternative 4 is as effective as Alternative 3 because it would also remove contaminated shallow soil in the Columbia Avenue ROW. Alternative 4 would also remove all contaminated soil on the Midstate site, potentially increase the natural rate of contaminant degradation in groundwater, and comply with the 15 feet bgs POC in soil. However, it is not considered significantly more effective than Alternative 3 because the existing environmental covenant is already protective of groundwater exposure, and the proposed realigned ROW of Columbia Avenue would cover the majority of the area on the Midstate site with CUL exceedances in soil vapor and deeper soil.

### 6.3.2 Implementability

Alternatives 2, 3, and 4 are all technically implementable. Alternative 2 requires the least amount of initial labor but does not include any source removal while Alternative 3 includes some source removal. Since Alternative 4 includes a deep excavation in sandy soil that could abut the realignment area boundary, it is considered the least technically implementable because shoring or other means would likely be necessary to prevent excavation sidewall collapse that could impact adjacent properties and streets. As part of the Columbia Avenue realignment project, subsurface utilities will be relocated during construction and should not inhibit soil removal within the realignment area. If soil impacts are found to extend into existing utility corridors, complete removal may not be feasible.

### 6.3.3 Cost

Alternative 2 is the least costly but is also the least effective. The cost of implementing Alternative 4 is significantly greater than the cost of Alternative 3, due to the requirement to remove approximately 10 feet of clean soil to access the deeper contaminated soil on the Midstate site. However, with its greater cost, Alternative 4 does not provide significantly greater protection over Alternative 3 because both alternatives would rely on the same institutional and engineering controls, including the proposed realignment of the Columbia Avenue ROW, that are protective against exposure to contaminated soil, groundwater, and indoor air.

Alternative 3 is the preferred alternative because it meets the threshold requirements, is more protective than Alternative 2, is more implementable than Alternative 4, and is as effective as Alternative 4 but at a much lower cost.

## 7 CONCLUSIONS AND RECOMMENDATIONS

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The preferred Alternative 3 consists of implementing institutional and engineering controls, excavating shallow soils within the existing Columbia Avenue ROW with concentrations of

contaminants above CULs, backfilling with clean material, and capping soils with demarcation fabric and a one-foot-thick soil or gravel cap. As feasible, it is recommended that soil removal with the existing ROW be timed around or in conjunction with the proposed realignment construction.

For this FFS, it is assumed that any remedial action would be conducted independently by the City and an NFA letter would be requested through the voluntary cleanup program after completion of remedy implementation. Cost estimates provided in this FFS assume limited reporting would be required during the remedial action design and implementation process. If the City were to enter into a formal agreement with Ecology, it is recommended that these costs be reevaluated.

## LIMITATIONS

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The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

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# TABLES



**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location: Sample Name: Sample Date: Sample Depth (ft bgs):	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	MSLC-001				MSLC-002			MSLC-003		
				MSLC-001-SB- 2.25	MSLC-001-SB- 6.75	MSLC-001-SB- 6.75-DUP	MSLC-001-SB- 11.25	MSLC-002-SB- 2.25	MSLC-002-SB- 5.25	MSLC-002-SB- 11.25	MSLC-003-SB- 2.5	MSLC-003-SB- 7.25	MSLC-003-SB- 12.25
				07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020
				2.25	6.75	6.75	11.25	2.25	5.25	11.25	2.5	7.25	12.25
<b>TPH (mg/kg-ww)</b>													
Gasoline-range hydrocarbons	30 <sup>(c)</sup>	NV	NA	4.65 U	4.17 U	8.47 U	5.2 U	5.46 U	6.07 U	5.81 U	4.33 U	5.54 U	15.2 J
<b>TPH (mg/kg)</b>													
Gasoline-range hydrocarbons	30 <sup>(c)</sup> /100 <sup>(d)</sup>	NV	NA	--	--	--	--	--	--	--	--	--	--
Diesel-range hydrocarbons	2,000	NV	NA	--	--	--	--	--	--	--	--	--	--
Oil-range hydrocarbons	2,000	NV	NA	--	--	--	--	--	--	--	--	--	--
Diesel+Oil <sup>(e)</sup>	2,000 <sup>(f)</sup>	NV	NA	--	--	--	--	--	--	--	--	--	--
<b>Total Metals (mg/kg)</b>													
Arsenic	20	NA	7	--	--	--	--	--	--	--	--	--	--
Barium	NV	16,000	NV	--	--	--	--	--	--	--	--	--	--
Cadmium	2	NA	1	--	--	--	--	--	--	--	--	--	--
Chromium	2,000 <sup>(g)</sup>	NA	42	--	--	--	--	--	--	--	--	--	--
Lead	250	NV	17	--	--	--	--	--	--	--	--	--	--
Mercury	2	NV	0.07	--	--	--	--	--	--	--	--	--	--
Selenium	NV	400	NV	--	--	--	--	--	--	--	--	--	--
Silver	NV	400	NV	--	--	--	--	--	--	--	--	--	--
<b>VOCs (mg/kg-ww)</b>													
Benzene	0.03	18	NA	0.00929 U	0.00835 U	0.0169 U	0.0104 U	0.0109 U	0.0121 U	0.0116 U	0.00865 U	0.0111 U	0.00881
Ethylbenzene	6	8,000	NA	0.0232 U	0.0209 U	0.0424 U	0.026 U	0.0273 U	0.0303 U	0.0291 U	0.0216 U	0.0277 U	0.323 J
Toluene	7	6,400	NA	0.0465 U	0.0417 U	0.0847 U	0.052 U	0.0546 U	0.0607 U	0.0581 U	0.0433 U	0.0554 U	0.0367 U
Xylenes (total) <sup>(h)</sup>	9	16,000	NA	0.0697 U	0.0626 U	0.127 U	0.078 U	0.0819 U	0.091 U	0.0872 U	0.0649 U	0.0831 U	0.0551 U
<b>VOCs (mg/kg)</b>													
1,1,1,2-Tetrachloroethane	NV	38	NA	--	--	--	--	--	--	--	--	--	--
1,1,1-Trichloroethane	2	NA	NA	--	--	--	--	--	--	--	--	--	--
1,1,2,2-Tetrachloroethane	NV	5	NA	--	--	--	--	--	--	--	--	--	--
1,1,2-Trichloroethane	NV	18	NA	--	--	--	--	--	--	--	--	--	--
1,1-Dichloroethane	NV	180	NA	--	--	--	--	--	--	--	--	--	--
1,1-Dichloroethene	NV	4,000	NA	--	--	--	--	--	--	--	--	--	--
1,1-Dichloropropene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
1,2,3-Trichlorobenzene	NV	64	NA	--	--	--	--	--	--	--	--	--	--
1,2,3-Trichloropropane	NV	0.0063	NA	--	--	--	--	--	--	--	--	--	--
1,2,4-Trichlorobenzene	NV	34	NA	--	--	--	--	--	--	--	--	--	--
1,2,4-Trimethylbenzene	NV	800	NA	--	--	--	--	--	--	--	--	--	--
1,2-Dibromo-3-chloropropane	NV	0.23	NA	--	--	--	--	--	--	--	--	--	--
1,2-Dibromoethane	0.005	NA	NA	--	--	--	--	--	--	--	--	--	--
1,2-Dichlorobenzene	NV	7,200	NA	--	--	--	--	--	--	--	--	--	--
1,2-Dichloroethane	NV	11	NA	--	--	--	--	--	--	--	--	--	--
1,2-Dichloropropane	NV	27	NA	--	--	--	--	--	--	--	--	--	--

**Table 3-1**  
**Summary of Soil Analytical Results**  
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**City of Stevenson**

Location: Sample Name: Sample Date: Sample Depth (ft bgs):	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	MSLC-001				MSLC-002			MSLC-003			
				MSLC-001-SB- 2.25	MSLC-001-SB- 6.75	MSLC-001-SB- 6.75-DUP	MSLC-001-SB- 11.25	MSLC-002-SB- 2.25	MSLC-002-SB- 5.25	MSLC-002-SB- 11.25	MSLC-003-SB- 2.5	MSLC-003-SB- 7.25	MSLC-003-SB- 12.25	
				07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020
				2.25	6.75	6.75	11.25	2.25	5.25	11.25	2.5	7.25	12.25	
1,3,5-Trimethylbenzene	NV	800	NA	--	--	--	--	--	--	--	--	--	--	
1,3-Dichlorobenzene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
1,3-Dichloropropane	NV	1,600	NA	--	--	--	--	--	--	--	--	--	--	
1,4-Dichlorobenzene	NV	190	NA	--	--	--	--	--	--	--	--	--	--	
2,2-Dichloropropane	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
2-Butanone	NV	48,000	NA	--	--	--	--	--	--	--	--	--	--	
2-Chlorotoluene	NV	1,600	NA	--	--	--	--	--	--	--	--	--	--	
2-Hexanone	NV	400	NA	--	--	--	--	--	--	--	--	--	--	
4-Chlorotoluene	NV	1,600	NA	--	--	--	--	--	--	--	--	--	--	
4-Isopropyltoluene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
4-Methyl-2-pentanone	NV	6,400	NA	--	--	--	--	--	--	--	--	--	--	
Acetone	NV	72,000	NA	--	--	--	--	--	--	--	--	--	--	
Acrylonitrile	NV	1.9	NA	--	--	--	--	--	--	--	--	--	--	
Benzene	0.03	NA	NA	--	--	--	--	--	--	--	--	--	--	
Bromobenzene	NV	640	NA	--	--	--	--	--	--	--	--	--	--	
Bromodichloromethane	NV	16	NA	--	--	--	--	--	--	--	--	--	--	
Bromoform	NV	130	NA	--	--	--	--	--	--	--	--	--	--	
Bromomethane	NV	110	NA	--	--	--	--	--	--	--	--	--	--	
Carbon disulfide	NV	8,000	NA	--	--	--	--	--	--	--	--	--	--	
Carbon tetrachloride	NV	14	NA	--	--	--	--	--	--	--	--	--	--	
Chlorobenzene	NV	1,600	NA	--	--	--	--	--	--	--	--	--	--	
Chlorobromomethane	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
Chloroethane	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
Chloroform	NV	32	NA	--	--	--	--	--	--	--	--	--	--	
Chloromethane	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
cis-1,2-Dichloroethene	NV	160	NA	--	--	--	--	--	--	--	--	--	--	
cis-1,3-Dichloropropene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
Dibromochloromethane	NV	12	NA	--	--	--	--	--	--	--	--	--	--	
Dibromomethane	NV	800	NA	--	--	--	--	--	--	--	--	--	--	
Dichlorodifluoromethane (Freon 12)	NV	16,000	NA	--	--	--	--	--	--	--	--	--	--	
Ethylbenzene	6	NA	NA	--	--	--	--	--	--	--	--	--	--	
Hexachlorobutadiene	NV	13	NA	--	--	--	--	--	--	--	--	--	--	
Isopropylbenzene	NV	8,000	NA	--	--	--	--	--	--	--	--	--	--	
m,p-Xylene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--	
Methyl tert-butyl ether	0.1	NA	NA	--	--	--	--	--	--	--	--	--	--	
Methylene chloride	0.02	NA	NA	--	--	--	--	--	--	--	--	--	--	
Naphthalene	5	NA	NA	--	--	--	--	--	--	--	--	--	--	
n-Butylbenzene	NV	4,000	NA	--	--	--	--	--	--	--	--	--	--	



**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location: Sample Name: Sample Date: Sample Depth (ft bgs):	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	MSLC-001				MSLC-002			MSLC-003		
				MSLC-001-SB- 2.25	MSLC-001-SB- 6.75	MSLC-001-SB- 6.75-DUP	MSLC-001-SB- 11.25	MSLC-002-SB- 2.25	MSLC-002-SB- 5.25	MSLC-002-SB- 11.25	MSLC-003-SB- 2.5	MSLC-003-SB- 7.25	MSLC-003-SB- 12.25
				07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020	07/10/2020
				2.25	6.75	6.75	11.25	2.25	5.25	11.25	2.5	7.25	12.25
n-Propylbenzene	NV	8,000	NA	--	--	--	--	--	--	--	--	--	--
o-Xylene	NV	16,000	NA	--	--	--	--	--	--	--	--	--	--
sec-Butylbenzene	NV	8,000	NA	--	--	--	--	--	--	--	--	--	--
Styrene	NV	16,000	NA	--	--	--	--	--	--	--	--	--	--
terf-Butylbenzene	NV	8,000	NA	--	--	--	--	--	--	--	--	--	--
Tetrachloroethene	0.05	NA	NA	--	--	--	--	--	--	--	--	--	--
Toluene	7	NA	NA	--	--	--	--	--	--	--	--	--	--
trans-1,2-Dichloroethene	NV	1,600	NA	--	--	--	--	--	--	--	--	--	--
trans-1,3-Dichloropropene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Trichloroethene	0.03	NA	NA	--	--	--	--	--	--	--	--	--	--
Trichlorofluoromethane (Freon 11)	NV	24,000	NA	--	--	--	--	--	--	--	--	--	--
Vinyl chloride	NV	0.67	NA	--	--	--	--	--	--	--	--	--	--
Xylenes, Total <sup>(h)</sup>	9	NA	NA	--	--	--	--	--	--	--	--	--	--
<b>PAHs (mg/kg)</b>													
1-Methylnaphthalene	NV	34	NA	--	--	--	--	--	--	--	--	--	--
2-Methylnaphthalene	NV	320	NA	--	--	--	--	--	--	--	--	--	--
Acenaphthene	NV	4,800	NA	--	--	--	--	--	--	--	--	--	--
Acenaphthylene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Anthracene	NV	24,000	NA	--	--	--	--	--	--	--	--	--	--
Benzo(a)anthracene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Benzo(a)pyrene	NA <sup>(i)</sup>	0.19	NA	--	--	--	--	--	--	--	--	--	--
Benzo(b)fluoranthene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Benzo(ghi)perylene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Benzo(k)fluoranthene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Carbazole	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Chrysene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Dibenzo(a,h)anthracene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Dibenzofuran	NV	80	NA	--	--	--	--	--	--	--	--	--	--
Fluoranthene	NV	3,200	NA	--	--	--	--	--	--	--	--	--	--
Fluorene	NV	3,200	NA	--	--	--	--	--	--	--	--	--	--
Indeno(1,2,3-cd)pyrene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Naphthalene	5	NA	NA	--	--	--	--	--	--	--	--	--	--
Phenanthrene	NV	NV	NA	--	--	--	--	--	--	--	--	--	--
Pyrene	NV	2,400	NA	--	--	--	--	--	--	--	--	--	--
cPAH TEQ <sup>(j)(3)</sup>	NA <sup>(h)</sup>	0.19	NA	--	--	--	--	--	--	--	--	--	--
Naphthalenes, Total <sup>(k)</sup>	5	NA	NA	--	--	--	--	--	--	--	--	--	--

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	MSLC-003 (cont.)		MSLC-003B	MSLC-004			MSLC-005			MSLC-008		
Sample Name:				MSLC-003-SB-12.25-DUP	MSLC-003-SB-17.25	MSLC-003B-SB-12.25	MSLC-004-SB-2.35	MSLC-004-SB-7.5	MSLC-004-SB-11.5	MSLC-005-SB-7.5	MSLC-005-SB-7.5-DUP	MSLC-005-SB-10.0	MSLC-008-SB-7.5	MSLC-008-SB-13.5	
Sample Date:				07/10/2020	07/10/2020	08/27/2020	07/10/2020	07/10/2020	07/10/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020
Sample Depth (ft bgs):				12.25	17.25	12.25	2.35	7.5	11.5	7.5	7.5	10	7.5	13.5	
<b>TPH (mg/kg-ww)</b>															
Gasoline-range hydrocarbons	30 <sup>(c)</sup>	NV	NA	18.8 J	4.4 U	--	--	--	--	--	--	--	--	--	
<b>TPH (mg/kg)</b>															
Gasoline-range hydrocarbons	30 <sup>(c)</sup> /100 <sup>(d)</sup>	NV	NA	--	--	586	8.03 U	7.92 U	12.2 U	3.94 U	3.93 U	95.1	3.54 U	554	
Diesel-range hydrocarbons	2,000	NV	NA	--	--	376 J	26.7 U	27 U	31.4 U	13.3 U	13.2 U	28.6 J	12.5 U	34.7 J	
Oil-range hydrocarbons	2,000	NV	NA	--	--	25.9 U	53.4 U	54 U	62.7 U	42.1 J	32.2 J	27.4 U	24.9 U	28.3 U	
Diesel+Oil <sup>(e)</sup>	2,000 <sup>(f)</sup>	NV	NA	--	--	389 J	53.4 U	54 U	62.7 U	48.8 J	38.8 J	42.3 J	24.9 U	48.9 J	
<b>Total Metals (mg/kg)</b>															
Arsenic	20	NA	7	--	--	--	--	--	--	--	--	--	--	--	
Barium	NV	16,000	NV	--	--	--	--	--	--	--	--	--	--	--	
Cadmium	2	NA	1	--	--	--	--	--	--	--	--	--	--	--	
Chromium	2,000 <sup>(g)</sup>	NA	42	--	--	--	--	--	--	--	--	--	--	--	
Lead	250	NV	17	--	--	--	--	--	--	--	--	--	--	--	
Mercury	2	NV	0.07	--	--	--	--	--	--	--	--	--	--	--	
Selenium	NV	400	NV	--	--	--	--	--	--	--	--	--	--	--	
Silver	NV	400	NV	--	--	--	--	--	--	--	--	--	--	--	
<b>VOCs (mg/kg-ww)</b>															
Benzene	0.03	18	NA	0.00926	0.0088 U	--	--	--	--	--	--	--	--	--	
Ethylbenzene	6	8,000	NA	0.34 J	0.022 U	--	--	--	--	--	--	--	--	--	
Toluene	7	6,400	NA	0.0421 U	0.044 U	--	--	--	--	--	--	--	--	--	
Xylenes (total) <sup>(h)</sup>	9	16,000	NA	0.0631 U	0.066 U	--	--	--	--	--	--	--	--	--	
<b>VOCs (mg/kg)</b>															
1,1,1,2-Tetrachloroethane	NV	38	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,1,1-Trichloroethane	2	NA	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,1,2,2-Tetrachloroethane	NV	5	NA	--	--	0.176 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.327 U	
1,1,2-Trichloroethane	NV	18	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,1-Dichloroethane	NV	180	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,1-Dichloroethene	NV	4,000	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,1-Dichloropropene	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
1,2,3-Trichlorobenzene	NV	64	NA	--	--	0.351 U	--	--	--	0.197 U	0.197 U	0.193 U	0.177 U	0.408 U	
1,2,3-Trichloropropane	NV	0.0063	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
1,2,4-Trichlorobenzene	NV	34	NA	--	--	0.351 U	--	--	--	0.197 U	0.197 U	0.193 U	0.177 U	0.408 U	
1,2,4-Trimethylbenzene	NV	800	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.047 J	0.0354 U	0.0816 U	
1,2-Dibromo-3-chloropropane	NV	0.23	NA	--	--	0.351 U	--	--	--	0.197 U	0.197 U	0.193 U	0.177 U	0.408 U	
1,2-Dibromoethane	0.005	NA	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
1,2-Dichlorobenzene	NV	7,200	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,2-Dichloroethane	NV	11	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,2-Dichloropropane	NV	27	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location: Sample Name: Sample Date: Sample Depth (ft bgs):	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	MSLC-003 (cont.)		MSLC-003B	MSLC-004			MSLC-005			MSLC-008		
				MSLC-003-SB-12.25-DUP	MSLC-003-SB-17.25	MSLC-003B-SB-12.25	MSLC-004-SB-2.35	MSLC-004-SB-7.5	MSLC-004-SB-11.5	MSLC-005-SB-7.5	MSLC-005-SB-7.5-DUP	MSLC-005-SB-10.0	MSLC-008-SB-7.5	MSLC-008-SB-13.5	
				07/10/2020	07/10/2020	08/27/2020	07/10/2020	07/10/2020	07/10/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020
				12.25	17.25	12.25	2.35	7.5	11.5	7.5	7.5	10	7.5	13.5	
1,3,5-Trimethylbenzene	NV	800	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
1,3-Dichlorobenzene	NV	NV	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
1,3-Dichloropropane	NV	1,600	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
1,4-Dichlorobenzene	NV	190	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
2,2-Dichloropropane	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
2-Butanone	NV	48,000	NA	--	--	1.41 U	--	--	--	0.394 U	0.393 U	0.385 U	0.708 UJ	3.35 U	
2-Chlorotoluene	NV	1,600	NA	--	--	0.141 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.163 U	
2-Hexanone	NV	400	NA	--	--	1.41 U	--	--	--	0.394 U	0.393 U	0.385 U	0.354 U	1.63 U	
4-Chlorotoluene	NV	1,600	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
4-Isopropyltoluene	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
4-Methyl-2-pentanone	NV	6,400	NA	--	--	4.5 U	--	--	--	0.394 U	0.393 U	0.385 U	0.354 U	4.12 U	
Acetone	NV	72,000	NA	--	--	1.41 U	--	--	--	0.788 U	0.787 U	0.771 U	0.708 U	1.63 U	
Acrylonitrile	NV	1.9	NA	--	--	0.281 U	--	--	--	0.0788 U	0.0787 U	0.0771 U	0.0708 U	0.735 U	
Benzene	0.03	NA	NA	--	--	0.0141 U	--	--	--	0.00788 U	0.00787 U	0.0208	0.00708 U	0.0163 U	
Bromobenzene	NV	640	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
Bromodichloromethane	NV	16	NA	--	--	0.211 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Bromoform	NV	130	NA	--	--	0.141 U	--	--	--	0.0788 U	0.0787 U	0.0771 U	0.0708 U	0.163 U	
Bromomethane	NV	110	NA	--	--	1.41 U	--	--	--	0.788 U	0.787 U	0.771 U	0.708 U	1.63 U	
Carbon disulfide	NV	8,000	NA	--	--	0.703 U	--	--	--	0.394 U	0.393 U	0.385 U	0.354 U	0.816 U	
Carbon tetrachloride	NV	14	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Chlorobenzene	NV	1,600	NA	--	--	0.0703 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0816 U	
Chlorobromomethane	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Chloroethane	NV	NV	NA	--	--	0.703 UJ	--	--	--	0.394 U	0.393 U	0.385 UJ	0.708 UJ	0.816 UJ	
Chloroform	NV	32	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.163 U	
Chloromethane	NV	NV	NA	--	--	0.351 U	--	--	--	0.197 U	0.197 U	0.193 U	0.177 U	0.408 U	
cis-1,2-Dichloroethene	NV	160	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
cis-1,3-Dichloropropene	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Dibromochloromethane	NV	12	NA	--	--	0.141 U	--	--	--	0.0788 U	0.0787 U	0.0771 U	0.0708 U	0.163 U	
Dibromomethane	NV	800	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Dichlorodifluoromethane (Freon 12)	NV	16,000	NA	--	--	0.141 U	--	--	--	0.0788 U	0.0787 U	0.0771 U	0.0708 U	0.163 U	
Ethylbenzene	6	NA	NA	--	--	0.0913	--	--	--	0.0197 U	0.0197 U	0.197	0.0177 U	0.0816 U	
Hexachlorobutadiene	NV	13	NA	--	--	0.141 U	--	--	--	0.0788 UJ	0.0787 UJ	0.0771 U	0.0708 U	0.163 U	
Isopropylbenzene	NV	8,000	NA	--	--	0.45	--	--	--	0.0394 U	0.0393 U	0.496	0.0354 U	0.313	
m,p-Xylene	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0409 J	0.0354 U	0.0816 U	
Methyl tert-butyl ether	0.1	NA	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Methylene chloride	0.02	NA	NA	--	--	0.703 U	--	--	--	0.394 U	0.393 U	0.385 U	0.354 U	0.816 U	
Naphthalene	5	NA	NA	--	--	0.562 U	--	--	--	0.0788 U	0.0787 U	1.29	0.0708 U	0.327 U	
n-Butylbenzene	NV	4,000	NA	--	--	2.92	--	--	--	0.0394 U	0.0393 U	1.05	0.0354 U	2.12	

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	MSLC-003 (cont.)		MSLC-003B	MSLC-004			MSLC-005			MSLC-008		
Sample Name:				MSLC-003-SB-12.25-DUP	MSLC-003-SB-17.25	MSLC-003B-SB-12.25	MSLC-004-SB-2.35	MSLC-004-SB-7.5	MSLC-004-SB-11.5	MSLC-005-SB-7.5	MSLC-005-SB-7.5-DUP	MSLC-005-SB-10.0	MSLC-008-SB-7.5	MSLC-008-SB-13.5	
Sample Date:				07/10/2020	07/10/2020	08/27/2020	07/10/2020	07/10/2020	07/10/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020
Sample Depth (ft bgs):				12.25	17.25	12.25	2.35	7.5	11.5	7.5	7.5	10	7.5	13.5	
n-Propylbenzene	NV	8,000	NA	--	--	2.6	--	--	--	0.0197 U	0.0197 U	1.89	0.0177 U	1.79	
o-Xylene	NV	16,000	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
sec-Butylbenzene	NV	8,000	NA	--	--	1.46	--	--	--	0.0394 U	0.0393 U	0.352	0.0354 U	0.816	
Styrene	NV	16,000	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
tert-Butylbenzene	NV	8,000	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Tetrachloroethene	0.05	NA	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
Toluene	7	NA	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
trans-1,2-Dichloroethene	NV	1,600	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
trans-1,3-Dichloropropene	NV	NV	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0385 U	0.0354 U	0.0816 U	
Trichloroethene	0.03	NA	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
Trichlorofluoromethane (Freon 11)	NV	24,000	NA	--	--	0.141 U	--	--	--	0.0788 U	0.0787 U	0.0771 U	0.0708 U	0.163 U	
Vinyl chloride	NV	0.67	NA	--	--	0.0351 U	--	--	--	0.0197 U	0.0197 U	0.0193 U	0.0177 U	0.0408 U	
Xylenes, Total <sup>(h)</sup>	9	NA	NA	--	--	0.0703 U	--	--	--	0.0394 U	0.0393 U	0.0506 J	0.0354 U	0.0816 U	
<b>PAHs (mg/kg)</b>															
1-Methylnaphthalene	NV	34	NA	--	--	0.905	--	--	--	0.00367 U	0.0037 U	0.692	0.00335 U	0.0685	
2-Methylnaphthalene	NV	320	NA	--	--	0.0689	--	--	--	0.00367 U	0.0037 U	1.3	0.00335 U	0.0136 U	
Acenaphthene	NV	4,800	NA	--	--	0.0388 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Acenaphthylene	NV	NV	NA	--	--	0.0194 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Anthracene	NV	24,000	NA	--	--	0.0194 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Benzo(a)anthracene	NV	NV	NA	--	--	0.00648 J	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Benzo(a)pyrene	NA <sup>(i)</sup>	0.19	NA	--	--	0.0108 J	--	--	--	0.00275 U	0.00277 U	0.011 U	0.00251 U	0.0102 U	
Benzo(b)fluoranthene	NV	NV	NA	--	--	0.00971 U	--	--	--	0.00275 U	0.00277 U	0.011 U	0.00251 U	0.0102 U	
Benzo(ghi)perylene	NV	NV	NA	--	--	0.00646 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Benzo(k)fluoranthene	NV	NV	NA	--	--	0.00971 U	--	--	--	0.00275 U	0.00277 U	0.011 U	0.00251 U	0.0102 U	
Carbazole	NV	NV	NA	--	--	0.00971 U	--	--	--	0.00275 U	0.00277 U	0.011 U	0.00251 U	0.0102 U	
Chrysene	NV	NV	NA	--	--	0.00646 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Dibenzo(a,h)anthracene	NV	NV	NA	--	--	0.00646 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Dibenzofuran	NV	80	NA	--	--	0.0291 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Fluoranthene	NV	3,200	NA	--	--	0.00962 J	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Fluorene	NV	3,200	NA	--	--	0.0617	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Indeno(1,2,3-cd)pyrene	NV	NV	NA	--	--	0.00646 U	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
Naphthalene	5	NA	NA	--	--	0.121 U	--	--	--	0.00367 U	0.0037 U	1.15	0.00335 U	0.0136 U	
Phenanthrene	NV	NV	NA	--	--	0.125	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.00911 J	
Pyrene	NV	2,400	NA	--	--	0.0125 J	--	--	--	0.00183 U	0.00184 U	0.00734 U	0.00167 U	0.0068 U	
cPAH TEQ <sup>(j)(3)</sup>	NA <sup>(h)</sup>	0.19	NA	--	--	1.03	--	--	--	0.00367 U	0.0037 U	3.14	0.00335 U	0.0821	
Naphthalenes, Total <sup>(k)</sup>	5	NA	NA	--	--	0.0131 J	--	--	--	0.00275 U	0.00277 U	0.011 U	0.00251 U	0.0102 U	

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B01			B02		B03		B04	
Sample Name:				B01-SB-1.5	B01-SB-6.5	B01-SB-6.5- DUP	B02-SB-2	B02-SB-8	B03-SB-2.5	B03-SB-7	B04-SB-2	B04-SB-6
Sample Date:				10/26/2022	10/26/2022	10/26/2022	10/27/2022	10/27/2022	10/26/2022	10/26/2022	10/26/2022	10/26/2022
Sample Depth (ft bgs):				1.5	6.5	6.5	2	8	2.5	7	2	6
<b>TPH (mg/kg-ww)</b>												
Gasoline-range hydrocarbons	30 <sup>(c)</sup>	NV	NA	--	--	--	--	--	--	--	--	--
<b>TPH (mg/kg)</b>												
Gasoline-range hydrocarbons	30 <sup>(c)</sup> /100 <sup>(d)</sup>	NV	NA	10.5	4.18 U	4.18 U	3.97 U	3.39 U	3.11 U	3.39 U	3.09 U	4.28 U
Diesel-range hydrocarbons	2,000	NV	NA	110 U	14.3 U	13.4 U	13.5 U	12.7 U	12.4 U	12.6 U	12.1 U	13.4 U
Oil-range hydrocarbons	2,000	NV	NA	1,500	28.5 U	26.9 U	27 U	25.3 U	24.8 U	40.2 J	24.1 U	26.9 U
Diesel+Oil <sup>(e)</sup>	2,000 <sup>(f)</sup>	NV	NA	1,555	28.5 U	26.9 U	27 U	25.3 U	24.8 U	46.5 J	24.1 U	26.9 U
<b>Total Metals (mg/kg)</b>												
Arsenic	20	NA	7	--	--	--	--	--	4.67	6.98	4.28	4.56
Barium	NV	16,000	NV	--	--	--	--	--	190	246	221	200
Cadmium	2	NA	1	--	--	--	--	--	0.131 J	0.126 U	0.198 J	0.146 U
Chromium	2,000 <sup>(g)</sup>	NA	42	--	--	--	--	--	21.8	23.5	19.7	15.5
Lead	250	NV	17	--	--	--	--	--	17.9	8.43	10.1	11.4
Mercury	2	NV	0.07	--	--	--	--	--	0.0536 J	0.0504 U	0.0511 U	0.0873 J
Selenium	NV	400	NV	--	--	--	--	--	0.615 U	0.630 U	0.639 U	0.732 U
Silver	NV	400	NV	--	--	--	--	--	0.123 U	0.126 U	0.128 U	0.146 U
<b>VOCs (mg/kg-ww)</b>												
Benzene	0.03	18	NA	--	--	--	--	--	--	--	--	--
Ethylbenzene	6	8,000	NA	--	--	--	--	--	--	--	--	--
Toluene	7	6,400	NA	--	--	--	--	--	--	--	--	--
Xylenes (total) <sup>(h)</sup>	9	16,000	NA	--	--	--	--	--	--	--	--	--
<b>VOCs (mg/kg)</b>												
1,1,1,2-Tetrachloroethane	NV	38	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,1,1-Trichloroethane	2	NA	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,1,2,2-Tetrachloroethane	NV	5	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,1,2-Trichloroethane	NV	18	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,1-Dichloroethane	NV	180	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,1-Dichloroethene	NV	4,000	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,1-Dichloropropene	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,2,3-Trichlorobenzene	NV	64	NA	--	--	--	--	--	0.155 U	0.17 U	0.154 U	0.214 U
1,2,3-Trichloropropane	NV	0.0063	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,2,4-Trichlorobenzene	NV	34	NA	--	--	--	--	--	0.155 U	0.17 U	0.154 U	0.214 U
1,2,4-Trimethylbenzene	NV	800	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,2-Dibromo-3-chloropropane	NV	0.23	NA	--	--	--	--	--	0.155 U	0.17 U	0.154 U	0.214 U
1,2-Dibromoethane	0.005	NA	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,2-Dichlorobenzene	NV	7,200	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,2-Dichloroethane	NV	11	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,2-Dichloropropane	NV	27	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B01			B02		B03		B04	
Sample Name:				B01-SB-1.5	B01-SB-6.5	B01-SB-6.5- DUP	B02-SB-2	B02-SB-8	B03-SB-2.5	B03-SB-7	B04-SB-2	B04-SB-6
Sample Date:				10/26/2022	10/26/2022	10/26/2022	10/27/2022	10/27/2022	10/26/2022	10/26/2022	10/26/2022	10/26/2022
Sample Depth (ft bgs):				1.5	6.5	6.5	2	8	2.5	7	2	6
1,3,5-Trimethylbenzene	NV	800	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,3-Dichlorobenzene	NV	NV	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
1,3-Dichloropropane	NV	1,600	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
1,4-Dichlorobenzene	NV	190	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
2,2-Dichloropropane	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
2-Butanone	NV	48,000	NA	--	--	--	--	--	0.622 UJ	0.679 UJ	0.618 UJ	0.857 UJ
2-Chlorotoluene	NV	1,600	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
2-Hexanone	NV	400	NA	--	--	--	--	--	0.311 U	0.339 U	0.309 U	0.428 U
4-Chlorotoluene	NV	1,600	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
4-Isopropyltoluene	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
4-Methyl-2-pentanone	NV	6,400	NA	--	--	--	--	--	0.311 U	0.339 U	0.309 U	0.428 U
Acetone	NV	72,000	NA	--	--	--	--	--	1.24 UJ	1.36 UJ	1.24 UJ	1.71 UJ
Acrylonitrile	NV	1.9	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
Benzene	0.03	NA	NA	--	--	--	--	--	0.00622 U	0.00679 U	0.00618 U	0.00857 U
Bromobenzene	NV	640	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
Bromodichloromethane	NV	16	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Bromoform	NV	130	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
Bromomethane	NV	110	NA	--	--	--	--	--	0.622 U	0.679 U	0.618 U	0.857 U
Carbon disulfide	NV	8,000	NA	--	--	--	--	--	0.311 U	0.339 U	0.309 U	0.428 U
Carbon tetrachloride	NV	14	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Chlorobenzene	NV	1,600	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
Chlorobromomethane	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Chloroethane	NV	NV	NA	--	--	--	--	--	0.311 U	0.339 U	0.309 U	0.428 U
Chloroform	NV	32	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Chloromethane	NV	NV	NA	--	--	--	--	--	0.155 U	0.17 U	0.154 U	0.214 U
cis-1,2-Dichloroethene	NV	160	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
cis-1,3-Dichloropropene	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Dibromochloromethane	NV	12	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
Dibromomethane	NV	800	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Dichlorodifluoromethane (Freon 12)	NV	16,000	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
Ethylbenzene	6	NA	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
Hexachlorobutadiene	NV	13	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
Isopropylbenzene	NV	8,000	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
m,p-Xylene	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Methyl tert-butyl ether	0.1	NA	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Methylene chloride	0.02	NA	NA	--	--	--	--	--	0.311 U	0.339 U	0.309 U	0.428 U
Naphthalene	5	NA	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
n-Butylbenzene	NV	4,000	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U

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**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B01			B02		B03		B04	
Sample Name:				B01-SB-1.5	B01-SB-6.5	B01-SB-6.5- DUP	B02-SB-2	B02-SB-8	B03-SB-2.5	B03-SB-7	B04-SB-2	B04-SB-6
Sample Date:				10/26/2022	10/26/2022	10/26/2022	10/27/2022	10/27/2022	10/26/2022	10/26/2022	10/26/2022	10/26/2022
Sample Depth (ft bgs):				1.5	6.5	6.5	2	8	2.5	7	2	6
n-Propylbenzene	NV	8,000	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
o-Xylene	NV	16,000	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
sec-Butylbenzene	NV	8,000	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Styrene	NV	16,000	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
terf-Butylbenzene	NV	8,000	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Tetrachloroethene	0.05	NA	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
Toluene	7	NA	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
trans-1,2-Dichloroethene	NV	1,600	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
trans-1,3-Dichloropropene	NV	NV	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
Trichloroethene	0.03	NA	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
Trichlorofluoromethane (Freon 11)	NV	24,000	NA	--	--	--	--	--	0.0622 U	0.0679 U	0.0618 U	0.0857 U
Vinyl chloride	NV	0.67	NA	--	--	--	--	--	0.0155 U	0.017 U	0.0154 U	0.0214 U
Xylenes, Total <sup>(h)</sup>	9	NA	NA	--	--	--	--	--	0.0311 U	0.0339 U	0.0309 U	0.0428 U
<b>PAHs (mg/kg)</b>												
1-Methylnaphthalene	NV	34	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
2-Methylnaphthalene	NV	320	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Acenaphthene	NV	4,800	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Acenaphthylene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Anthracene	NV	24,000	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Benzo(a)anthracene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Benzo(a)pyrene	NA <sup>(i)</sup>	0.19	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Benzo(b)fluoranthene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Benzo(ghi)perylene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Benzo(k)fluoranthene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Carbazole	NV	NV	NA	--	--	--	--	--	--	--	--	--
Chrysene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Dibenzo(a,h)anthracene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Dibenzofuran	NV	80	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Fluoranthene	NV	3,200	NA	--	--	--	--	--	0.00624 J	0.00622 U	0.00608 U	0.0068 U
Fluorene	NV	3,200	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Indeno(1,2,3-cd)pyrene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Naphthalene	5	NA	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Phenanthrene	NV	NV	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Pyrene	NV	2,400	NA	--	--	--	--	--	0.00741 J	0.00622 U	0.00608 U	0.0068 U
cPAH TEQ <sup>(j)(3)</sup>	NA <sup>(h)</sup>	0.19	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U
Naphthalenes, Total <sup>(k)</sup>	5	NA	NA	--	--	--	--	--	0.00603 U	0.00622 U	0.00608 U	0.0068 U

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B05		B06			B07		B08	
Sample Name:				B05-SB-1.5	B05-SB-5.5	B06-SB-6	B06-SB-9	B06-SB-12	B07-SB-3.5	B07-SB-8	B08-SB-2	B08-SB-9
Sample Date:				10/26/2022	10/26/2022	10/27/2022	10/27/2022	10/27/2022	10/25/2022	10/25/2022	10/26/2022	10/26/2022
Sample Depth (ft bgs):				1.5	5.5	6	9	12	3.5	8	2	9
<b>TPH (mg/kg-ww)</b>												
Gasoline-range hydrocarbons	30 <sup>(c)</sup>	NV	NA	--	--	--	--	--	--	--	--	--
<b>TPH (mg/kg)</b>												
Gasoline-range hydrocarbons	30 <sup>(c)</sup> /100 <sup>(d)</sup>	NV	NA	1,950	3.62 U	3.58 U	376	16.0	3.98 U	3.68 U	3.36 U	5.02 U
Diesel-range hydrocarbons	2,000	NV	NA	157	12.8 U	13.2 U	13.1 U	255	12.8 U	12.4 U	12.8 U	14.2 U
Oil-range hydrocarbons	2,000	NV	NA	25.1 U	25.7 U	26.5 U	26.2 U	119	106	24.9 U	66.6	51.8 J
Diesel+Oil <sup>(e)</sup>	2,000 <sup>(f)</sup>	NV	NA	170	25.7 U	26.5 U	26.2 U	374	112	24.9 U	73.0	58.9 J
<b>Total Metals (mg/kg)</b>												
Arsenic	20	NA	7	--	--	--	--	--	8.20	3.97	5.79	2.94
Barium	NV	16,000	NV	--	--	--	--	--	271	190	156	183
Cadmium	2	NA	1	--	--	--	--	--	0.142 U	0.165 J	0.132 U	0.241 J
Chromium	2,000 <sup>(g)</sup>	NA	42	--	--	--	--	--	19.1	21.9	21.8	23.8
Lead	250	NV	17	--	--	--	--	--	11.7	8.67	15.0	11.7
Mercury	2	NV	0.07	--	--	--	--	--	0.0571 J	0.0579 U	0.0584 J	0.0614 U
Selenium	NV	400	NV	--	--	--	--	--	0.783 J	0.724 U	0.662 U	0.874 J
Silver	NV	400	NV	--	--	--	--	--	0.142 U	0.145 U	0.132 U	0.154 U
<b>VOCs (mg/kg-ww)</b>												
Benzene	0.03	18	NA	--	--	--	--	--	--	--	--	--
Ethylbenzene	6	8,000	NA	--	--	--	--	--	--	--	--	--
Toluene	7	6,400	NA	--	--	--	--	--	--	--	--	--
Xylenes (total) <sup>(h)</sup>	9	16,000	NA	--	--	--	--	--	--	--	--	--
<b>VOCs (mg/kg)</b>												
1,1,1,2-Tetrachloroethane	NV	38	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,1,1-Trichloroethane	2	NA	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,1,2,2-Tetrachloroethane	NV	5	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,1,2-Trichloroethane	NV	18	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,1-Dichloroethane	NV	180	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,1-Dichloroethene	NV	4,000	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,1-Dichloropropene	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,2,3-Trichlorobenzene	NV	64	NA	--	--	--	--	--	0.199 U	0.184 U	0.168 U	0.251 U
1,2,3-Trichloropropane	NV	0.0063	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,2,4-Trichlorobenzene	NV	34	NA	--	--	--	--	--	0.199 U	0.184 U	0.168 U	0.251 U
1,2,4-Trimethylbenzene	NV	800	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,2-Dibromo-3-chloropropane	NV	0.23	NA	--	--	--	--	--	0.199 U	0.184 U	0.168 U	0.251 U
1,2-Dibromoethane	0.005	NA	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,2-Dichlorobenzene	NV	7,200	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,2-Dichloroethane	NV	11	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,2-Dichloropropane	NV	27	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U



**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B05		B06			B07		B08	
Sample Name:				B05-SB-1.5	B05-SB-5.5	B06-SB-6	B06-SB-9	B06-SB-12	B07-SB-3.5	B07-SB-8	B08-SB-2	B08-SB-9
Sample Date:				10/26/2022	10/26/2022	10/27/2022	10/27/2022	10/27/2022	10/25/2022	10/25/2022	10/26/2022	10/26/2022
Sample Depth (ft bgs):				1.5	5.5	6	9	12	3.5	8	2	9
1,3,5-Trimethylbenzene	NV	800	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,3-Dichlorobenzene	NV	NV	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
1,3-Dichloropropane	NV	1,600	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
1,4-Dichlorobenzene	NV	190	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
2,2-Dichloropropane	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
2-Butanone	NV	48,000	NA	--	--	--	--	--	0.398 U	0.368 U	0.672 UJ	1 UJ
2-Chlorotoluene	NV	1,600	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
2-Hexanone	NV	400	NA	--	--	--	--	--	0.398 U	0.368 U	0.336 U	0.502 U
4-Chlorotoluene	NV	1,600	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
4-Isopropyltoluene	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
4-Methyl-2-pentanone	NV	6,400	NA	--	--	--	--	--	0.398 U	0.368 U	0.336 U	0.502 U
Acetone	NV	72,000	NA	--	--	--	--	--	0.796 U	0.735 U	1.34 UJ	2.01 UJ
Acrylonitrile	NV	1.9	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
Benzene	0.03	NA	NA	--	--	--	--	--	0.00796 U	0.00735 U	0.00672 U	0.01 U
Bromobenzene	NV	640	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
Bromodichloromethane	NV	16	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Bromoform	NV	130	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
Bromomethane	NV	110	NA	--	--	--	--	--	0.796 U	0.735 U	0.672 U	1 U
Carbon disulfide	NV	8,000	NA	--	--	--	--	--	0.398 U	0.368 U	0.336 U	0.502 U
Carbon tetrachloride	NV	14	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Chlorobenzene	NV	1,600	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
Chlorobromomethane	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Chloroethane	NV	NV	NA	--	--	--	--	--	0.398 U	0.368 U	0.336 U	0.502 U
Chloroform	NV	32	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Chloromethane	NV	NV	NA	--	--	--	--	--	0.199 U	0.184 U	0.168 U	0.251 U
cis-1,2-Dichloroethene	NV	160	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
cis-1,3-Dichloropropene	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Dibromochloromethane	NV	12	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
Dibromomethane	NV	800	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Dichlorodifluoromethane (Freon 12)	NV	16,000	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
Ethylbenzene	6	NA	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
Hexachlorobutadiene	NV	13	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
Isopropylbenzene	NV	8,000	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
m,p-Xylene	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Methyl tert-butyl ether	0.1	NA	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Methylene chloride	0.02	NA	NA	--	--	--	--	--	0.398 U	0.368 U	0.336 U	0.502 U
Naphthalene	5	NA	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
n-Butylbenzene	NV	4,000	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B05		B06			B07		B08	
Sample Name:				B05-SB-1.5	B05-SB-5.5	B06-SB-6	B06-SB-9	B06-SB-12	B07-SB-3.5	B07-SB-8	B08-SB-2	B08-SB-9
Sample Date:				10/26/2022	10/26/2022	10/27/2022	10/27/2022	10/27/2022	10/25/2022	10/25/2022	10/26/2022	10/26/2022
Sample Depth (ft bgs):				1.5	5.5	6	9	12	3.5	8	2	9
n-Propylbenzene	NV	8,000	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
o-Xylene	NV	16,000	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
sec-Butylbenzene	NV	8,000	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Styrene	NV	16,000	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
tert-Butylbenzene	NV	8,000	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Tetrachloroethene	0.05	NA	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
Toluene	7	NA	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
trans-1,2-Dichloroethene	NV	1,600	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
trans-1,3-Dichloropropene	NV	NV	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
Trichloroethene	0.03	NA	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
Trichlorofluoromethane (Freon 11)	NV	24,000	NA	--	--	--	--	--	0.0796 U	0.0735 U	0.0672 U	0.1 U
Vinyl chloride	NV	0.67	NA	--	--	--	--	--	0.0199 U	0.0184 U	0.0168 U	0.0251 U
Xylenes, Total <sup>(h)</sup>	9	NA	NA	--	--	--	--	--	0.0398 U	0.0368 U	0.0336 U	0.0502 U
<b>PAHs (mg/kg)</b>												
1-Methylnaphthalene	NV	34	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
2-Methylnaphthalene	NV	320	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Acenaphthene	NV	4,800	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Acenaphthylene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Anthracene	NV	24,000	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Benzo(a)anthracene	NV	NV	NA	--	--	--	--	--	0.0129 U	0.00658 U	0.015 U	0.00715 U
Benzo(a)pyrene	NA <sup>(i)</sup>	0.19	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Benzo(b)fluoranthene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00657 J	0.00715 U
Benzo(ghi)perylene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Benzo(k)fluoranthene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Carbazole	NV	NV	NA	--	--	--	--	--	--	--	--	--
Chrysene	NV	NV	NA	--	--	--	--	--	0.0129 U	0.00658 U	0.0162 U	0.00715 U
Dibenzo(a,h)anthracene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Dibenzofuran	NV	80	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Fluoranthene	NV	3,200	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Fluorene	NV	3,200	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Indeno(1,2,3-cd)pyrene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Naphthalene	5	NA	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Phenanthrene	NV	NV	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U
Pyrene	NV	2,400	NA	--	--	--	--	--	0.00763 J	0.00658 U	0.00625 U	0.00715 U
cPAH TEQ <sup>(j)(3)</sup>	NA <sup>(h)</sup>	0.19	NA	--	--	--	--	--	0.0129 U	0.00658 U	0.005551 J	0.00715 U
Naphthalenes, Total <sup>(k)</sup>	5	NA	NA	--	--	--	--	--	0.00646 U	0.00658 U	0.00625 U	0.00715 U

**Table 3-1  
Summary of Soil Analytical Results  
Columbia Avenue Realignment  
City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B09		B10		B11		
Sample Name:				B09-SB-2	B09-SB-7.5	B10-SB-1.5	B10-SB-7	B11-SB-2	B11-SB-7	B11-SB-17
Sample Date:				10/27/2022	10/27/2022	10/27/2022	10/27/2022	10/25/2022	10/25/2022	10/25/2022
Sample Depth (ft bgs):				2	7.5	1.5	7	2	7	17
<b>TPH (mg/kg-ww)</b>										
Gasoline-range hydrocarbons	30 <sup>(c)</sup>	NV	NA	--	--	--	--	--	--	--
<b>TPH (mg/kg)</b>										
Gasoline-range hydrocarbons	30 <sup>(c)</sup> /100 <sup>(d)</sup>	NV	NA	2.91 U	3.80 U	3.45 U	4.25 U	3.31 U	4.51 U	--
Diesel-range hydrocarbons	2,000	NV	NA	10.9 U	13.7 U	11.7 U	13.3 U	25.4 U	13.3 U	--
Oil-range hydrocarbons	2,000	NV	NA	28.0 J	27.4 U	23.5 U	26.6 U	335	26.7 U	--
Diesel+Oil <sup>(e)</sup>	2,000 <sup>(f)</sup>	NV	NA	33.5 J	27.4 U	23.5 U	26.6 U	348	26.7 U	--
<b>Total Metals (mg/kg)</b>										
Arsenic	20	NA	7	2.85	2.68	4.62	8.29	--	--	--
Barium	NV	16,000	NV	59.0	46.0	183	335	--	--	--
Cadmium	2	NA	1	0.113 U	0.137 U	0.120 U	0.146 U	--	--	--
Chromium	2,000 <sup>(g)</sup>	NA	42	9.09	14.6	24.6	16.9	--	--	--
Lead	250	NV	17	7.18	9.45	14.0	15.0	--	--	8.18
Mercury	2	NV	0.07	0.0535 J	0.0612 J	0.0653 J	0.0582 U	--	--	--
Selenium	NV	400	NV	0.565 U	0.686 U	0.622 J	0.728 U	--	--	--
Silver	NV	400	NV	0.113 U	0.137 U	0.120 U	0.146 U	--	--	--
<b>VOCs (mg/kg-ww)</b>										
Benzene	0.03	18	NA	--	--	--	--	--	--	--
Ethylbenzene	6	8,000	NA	--	--	--	--	--	--	--
Toluene	7	6,400	NA	--	--	--	--	--	--	--
Xylenes (total) <sup>(h)</sup>	9	16,000	NA	--	--	--	--	--	--	--
<b>VOCs (mg/kg)</b>										
1,1,1,2-Tetrachloroethane	NV	38	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,1,1-Trichloroethane	2	NA	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,1,2,2-Tetrachloroethane	NV	5	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,1,2-Trichloroethane	NV	18	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,1-Dichloroethane	NV	180	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,1-Dichloroethene	NV	4,000	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,1-Dichloropropene	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,2,3-Trichlorobenzene	NV	64	NA	0.146 U	0.19 U	0.173 U	0.212 U	--	--	--
1,2,3-Trichloropropane	NV	0.0063	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,2,4-Trichlorobenzene	NV	34	NA	0.146 U	0.19 U	0.173 U	0.212 U	--	--	--
1,2,4-Trimethylbenzene	NV	800	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,2-Dibromo-3-chloropropane	NV	0.23	NA	0.146 U	0.19 U	0.173 U	0.212 U	--	--	--
1,2-Dibromoethane	0.005	NA	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,2-Dichlorobenzene	NV	7,200	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,2-Dichloroethane	NV	11	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,2-Dichloropropane	NV	27	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B09		B10		B11		
Sample Name:				B09-SB-2	B09-SB-7.5	B10-SB-1.5	B10-SB-7	B11-SB-2	B11-SB-7	B11-SB-17
Sample Date:				10/27/2022	10/27/2022	10/27/2022	10/27/2022	10/25/2022	10/25/2022	10/25/2022
Sample Depth (ft bgs):				2	7.5	1.5	7	2	7	17
1,3,5-Trimethylbenzene	NV	800	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,3-Dichlorobenzene	NV	NV	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
1,3-Dichloropropane	NV	1,600	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
1,4-Dichlorobenzene	NV	190	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
2,2-Dichloropropane	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
2-Butanone	NV	48,000	NA	0.582 UJ	0.759 UJ	0.69 UJ	0.849 UJ	--	--	--
2-Chlorotoluene	NV	1,600	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
2-Hexanone	NV	400	NA	0.291 U	0.38 U	0.345 U	0.425 U	--	--	--
4-Chlorotoluene	NV	1,600	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
4-Isopropyltoluene	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
4-Methyl-2-pentanone	NV	6,400	NA	0.291 U	0.38 U	0.345 U	0.425 U	--	--	--
Acetone	NV	72,000	NA	1.16 UJ	1.52 UJ	1.38 UJ	1.7 UJ	--	--	--
Acrylonitrile	NV	1.9	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
Benzene	0.03	NA	NA	0.00582 U	0.00759 U	0.0069 U	0.00849 U	--	--	--
Bromobenzene	NV	640	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
Bromodichloromethane	NV	16	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Bromoform	NV	130	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
Bromomethane	NV	110	NA	0.582 U	0.759 U	0.69 U	0.849 U	--	--	--
Carbon disulfide	NV	8,000	NA	0.291 U	0.38 U	0.345 U	0.425 U	--	--	--
Carbon tetrachloride	NV	14	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Chlorobenzene	NV	1,600	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
Chlorobromomethane	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Chloroethane	NV	NV	NA	0.291 U	0.38 U	0.345 U	0.425 U	--	--	--
Chloroform	NV	32	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Chloromethane	NV	NV	NA	0.146 U	0.19 U	0.173 U	0.212 U	--	--	--
cis-1,2-Dichloroethene	NV	160	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
cis-1,3-Dichloropropene	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Dibromochloromethane	NV	12	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
Dibromomethane	NV	800	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Dichlorodifluoromethane (Freon 12)	NV	16,000	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
Ethylbenzene	6	NA	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
Hexachlorobutadiene	NV	13	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
Isopropylbenzene	NV	8,000	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
m,p-Xylene	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Methyl tert-butyl ether	0.1	NA	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Methylene chloride	0.02	NA	NA	0.291 U	0.38 U	0.345 U	0.425 U	--	--	--
Naphthalene	5	NA	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
n-Butylbenzene	NV	4,000	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--

**Table 3-1**  
**Summary of Soil Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A, Unrestricted Land Use <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	Washington State Background Metals, Statewide <sup>(2)</sup>	B09		B10		B11		
Sample Name:				B09-SB-2	B09-SB-7.5	B10-SB-1.5	B10-SB-7	B11-SB-2	B11-SB-7	B11-SB-17
Sample Date:				10/27/2022	10/27/2022	10/27/2022	10/27/2022	10/25/2022	10/25/2022	10/25/2022
Sample Depth (ft bgs):				2	7.5	1.5	7	2	7	17
n-Propylbenzene	NV	8,000	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
o-Xylene	NV	16,000	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
sec-Butylbenzene	NV	8,000	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Styrene	NV	16,000	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
tert-Butylbenzene	NV	8,000	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Tetrachloroethene	0.05	NA	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
Toluene	7	NA	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
trans-1,2-Dichloroethene	NV	1,600	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
trans-1,3-Dichloropropene	NV	NV	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
Trichloroethene	0.03	NA	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
Trichlorofluoromethane (Freon 11)	NV	24,000	NA	0.0582 U	0.0759 U	0.069 U	0.0849 U	--	--	--
Vinyl chloride	NV	0.67	NA	0.0146 U	0.019 U	0.0173 U	0.0212 U	--	--	--
Xylenes, Total <sup>(h)</sup>	9	NA	NA	0.0291 U	0.038 U	0.0345 U	0.0425 U	--	--	--
<b>PAHs (mg/kg)</b>										
1-Methylnaphthalene	NV	34	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
2-Methylnaphthalene	NV	320	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 J	--	--	--
Acenaphthene	NV	4,800	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Acenaphthylene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Anthracene	NV	24,000	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Benzo(a)anthracene	NV	NV	NA	0.00521 U	0.00639 U	0.00818 J	0.00646 U	--	--	--
Benzo(a)pyrene	NA <sup>(i)</sup>	0.19	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Benzo(b)fluoranthene	NV	NV	NA	0.00521 U	0.00639 U	0.00858 J	0.00646 U	--	--	--
Benzo(ghi)perylene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Benzo(k)fluoranthene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Carbazole	NV	NV	NA	--	--	--	--	--	--	--
Chrysene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Dibenzo(a,h)anthracene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Dibenzofuran	NV	80	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Fluoranthene	NV	3,200	NA	0.00521 U	0.00639 U	0.0106 J	0.00646 U	--	--	--
Fluorene	NV	3,200	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Indeno(1,2,3-cd)pyrene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00646 U	--	--	--
Naphthalene	5	NA	NA	0.00521 U	0.00639 U	0.00577 U	0.0116 J	--	--	--
Phenanthrene	NV	NV	NA	0.00521 U	0.00639 U	0.00577 U	0.00991 J	--	--	--
Pyrene	NV	2,400	NA	0.00521 U	0.00639 U	0.0103 J	0.00646 U	--	--	--
cPAH TEQ <sup>(j)(3)</sup>	NA <sup>(h)</sup>	0.19	NA	0.00521 U	0.00639 U	0.005455 J	0.00646 U	--	--	--
Naphthalenes, Total <sup>(k)</sup>	5	NA	NA	0.00521 U	0.00639 U	0.00577 U	0.0213 J	--	--	--

**Notes**

Washington State Background Metals values are shown for reference only and are not shaded for exceedances.  
 Shading (color key below) indicates values that exceed screening criteria; non-detects (U or UJ) were not compared with screening criteria.

MTCA Method A

- = not analyzed.
- cPAH = carcinogenic polycyclic aromatic hydrocarbon.
- Ecology = Washington State Department of Ecology.
- ft bgs = feet below ground surface.
- J = result is estimated.
- mg/kg = milligrams per kilogram.
- mg/kg-ww = milligrams per kilogram wet weight.
- MTCA = Model Toxics Control Act.
- NA = not applicable.
- NV = no value.
- PAH = polycyclic aromatic hydrocarbon.
- TEF = toxicity equivalence factor.
- TEQ = toxicity equivalency.
- TPH = total petroleum hydrocarbons.
- U = result is non-detect at the detection limit.
- UJ = result is non-detect with an estimated detection limit.
- VOC = volatile organic compound.
- <sup>(a)</sup>When MTCA Method A value is available, value is not screened to MTCA Method B. When MTCA Method A value is not available, value is screened against the lowest of MTCA Method B cancer and noncancer values.
- <sup>(b)</sup>Lowest of cancer and noncancer values are shown.
- <sup>(c)</sup>Cleanup level is for gasoline-range hydrocarbons with benzene present.
- <sup>(d)</sup>Screening level for gasoline-range hydrocarbons when no benzene is detected and the total of ethylbenzene, toluene, and xylene does not exceed 1 percent of the gasoline mixture.
- <sup>(e)</sup>Diesel+Oil is the sum of diesel-range and oil-range hydrocarbons. When results are non-detect, half the detection limit is used. When both results are non-detect, the highest detection limit is shown.
- <sup>(f)</sup>Value is the lowest applicable screening value for diesel- and oil-range hydrocarbons.
- <sup>(g)</sup>Screening level for chromium III.
- <sup>(h)</sup>Total xylenes is the sum of m,p-xylene and o-xylene. When both results are non-detect, the highest detection limit is shown.
- <sup>(i)</sup>MTCA Method A value is available but not used for screening. Values are screened to MTCA Method B only.
- <sup>(j)</sup>cPAH TEQ calculated with non-detect results multiplied by one-half. When all cPAH results are non-detect, the highest detection limit is shown.
- <sup>(k)</sup>Total naphthalenes is the sum of 1-methylnaphthalene, 2-methylnaphthalene, and naphthalene. When all results are non-detect, the highest detection limit is shown.

**References**

- <sup>(1)</sup>Ecology. 2022. *Cleanup Levels and Risk Calculation (CLARC)*. Washington State Department of Ecology, Toxics Cleanup Program. July errata.
- <sup>(2)</sup>Ecology. 1994. *Natural Background Soil Metals Concentrations in Washington State*. Publication No. 94-115. Washington State Department of Ecology, Toxics Cleanup Program: Olympia, WA. October.
- <sup>(3)</sup>Ecology. 2015. Interested Parties. *Evaluating the Human Health Toxicity of Carcinogenic PAHs (cPAHs) Using Toxicity Equivalence Factors (TEFs)*. Implementation Memo No. 10. Publication No. 15-09-049. From Jeff Johnston, Washington State Department of Ecology Toxics Cleanup Program. April 20.

**Table 3-2**  
**Summary of Groundwater Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	MSLC-001	MSLC-002	MSLC-003	MSLC-003B	MSLC-004	MSLC-005	MSLC-006		MSLC-007	MSLC-008	
Sample Name:			MSLC-001-GW-18.0	MSLC-002-GW-13.0	MSLC-003-GW-16.0	MSLC-003B-GW-19.0	MSLC-004-GW-13.5	MSLC-005-GW-19.0	MSLC-006-GW-18.0	MSLC-006-GW-18.0-DUP	MSLC-007-GW-18.0	MSLC-008-GW-19.0	
Sample Date:			07/10/2020	07/10/2020	07/10/2020	08/27/2020	07/10/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020
Sample Depth (ft bgs):			18	13	16	19	13.5	19	18	18	18	18	19
<b>Dissolved Metals (ug/L)</b>													
Lead	15	NV	--	--	--	--	--	--	--	--	--	--	
<b>Total Metals (ug/L)</b>													
Lead	15	NV	--	--	--	--	1.1	--	--	--	--	--	
<b>TPH (ug/L)</b>													
Gasoline-range hydrocarbons	1,000 <sup>(c)</sup>	NV	100 U	100 U	7,430	569	4,020	97.5 J	71.7 J	72.8 J	50 U	5,670	
Diesel-range hydrocarbons	500	NV	--	--	--	163 J	462 J	44 U	43 U	43.5 U	42.1 U	618 J	
Oil-range hydrocarbons	500	NV	--	--	--	84.2 U	168 U	87.9 U	86 U	87 U	280	82.5 U	
Diesel+Oil <sup>(d)</sup>	500 <sup>(e)</sup>	NA	--	--	--	205 J	546 J	87.9 U	86 U	87 U	301	659 J	
<b>VOCs (ug/L)</b>													
1,1,1,2-Tetrachloroethane	NV	1.7	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
1,1,1-Trichloroethane	200	NA	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
1,1,2,2-Tetrachloroethane	NV	0.22	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
1,1,2-Trichloroethane	NV	0.77	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
1,1-Dichloroethane	NV	7.7	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
1,1-Dichloroethene	NV	400	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
1,1-Dichloropropene	NV	NV	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
1,2,3-Trichlorobenzene	NV	6.4	--	--	--	1 U	--	1 U	1 U	1 U	1 U	10 U	
1,2,3-Trichloropropane	NV	0.00038	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
1,2,4-Trichlorobenzene	NV	1.5	--	--	--	1 U	--	1 U	1 U	1 U	1 U	10 U	
1,2,4-Trimethylbenzene	NV	80	--	--	--	22.4	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
1,2-Dibromo-3-chloropropane	NV	0.014	--	--	--	2.5 U	--	2.5 U	2.5 U	2.5 U	2.5 U	25 U	
1,2-Dibromoethane	0.01	NA	--	--	--	0.25 U	0.05 U	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
1,2-Dichlorobenzene	NV	720	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
1,2-Dichloroethane	5	NA	--	--	--	0.2 U	0.5 U	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
1,2-Dichloropropane	NV	1.2	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
1,3,5-Trimethylbenzene	NV	80	--	--	--	1.54	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
1,3-Dichlorobenzene	NV	NV	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
1,3-Dichloropropane	NV	160	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
1,4-Dichlorobenzene	NV	8.1	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
2,2-Dichloropropane	NV	NV	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
2-Butanone	NV	4,800	--	--	--	5 U	--	5 U	5 U	5 U	5 U	100 U	
2-Chlorotoluene	NV	160	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
2-Hexanone	NV	40	--	--	--	5 U	--	5 U	5 U	5 U	5 U	50 U	
4-Chlorotoluene	NV	160	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
4-Isopropyltoluene	NV	NV	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
4-Methyl-2-pentanone	NV	640	--	--	--	5 U	--	5 U	5 U	5 U	5 U	50 U	

**Table 3-2**  
**Summary of Groundwater Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	MSLC-001	MSLC-002	MSLC-003	MSLC-003B	MSLC-004	MSLC-005	MSLC-006		MSLC-007	MSLC-008	
Sample Name:			MSLC-001-GW-18.0	MSLC-002-GW-13.0	MSLC-003-GW-16.0	MSLC-003B-GW-19.0	MSLC-004-GW-13.5	MSLC-005-GW-19.0	MSLC-006-GW-18.0	MSLC-006-GW-18.0-DUP	MSLC-007-GW-18.0	MSLC-008-GW-19.0	
Sample Date:			07/10/2020	07/10/2020	07/10/2020	08/27/2020	07/10/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020
Sample Depth (ft bgs):			18	13	16	19	13.5	19	18	18	18	18	19
Acetone	NV	7,200	--	--	--	57.9	--	10 UJ	10 UJ	10 UJ	20 UJ	100 UJ	
Acrylonitrile	NV	0.081	--	--	--	1 U	--	5 U	1 U	1 U	1 U	70 U	
Benzene	5	NA	0.25	0.2 U	2.54	0.19 J	54.3	0.22	0.1 U	0.1 U	0.1 U	6.2	
Bromobenzene	NV	64	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
Bromodichloromethane	NV	0.71	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Bromoform	NV	5.5	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Bromomethane	NV	11	--	--	--	5 U	--	5 U	5 U	5 U	5 U	50 U	
Carbon disulfide	NV	800	--	--	--	5 U	--	5 U	5 U	5 U	5 U	50 U	
Carbon tetrachloride	NV	0.63	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Chlorobenzene	NV	160	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
Chlorobromomethane	NV	NV	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Chloroethane	NV	NV	--	--	--	5 U	--	5 U	5 U	5 U	5 U	50 U	
Chloroform	NV	1.4	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	10 U	
Chloromethane	NV	NV	--	--	--	2.5 U	--	2.5 U	2.5 U	2.5 U	2.5 U	25 U	
cis-1,2-Dichloroethene	NV	16	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
cis-1,3-Dichloropropene	NV	NV	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Dibromochloromethane	NV	0.52	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Dibromomethane	NV	80	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Dichlorodifluoromethane (Freon 12)	NV	1,600	--	--	--	0.5 UJ	--	0.5 UJ	0.5 UJ	0.5 UJ	0.5 UJ	5 UJ	
Ethylbenzene	700	NA	0.5 U	0.5 U	178	11.2	176	1.69	0.25 U	0.25 U	0.25 U	12.6	
Hexachlorobutadiene	NV	0.56	--	--	--	2.5 U	--	2.5 U	2.5 U	2.5 U	2.5 U	25 U	
Isopropylbenzene	NV	800	--	--	--	1.76	--	0.5 U	0.5 U	0.5 U	0.5 U	17.3	
m,p-Xylene	NV	NV	--	--	--	7.43	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Methyl tert-butyl ether	20	NA	--	--	--	0.5 U	1 U	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Methylene chloride	5	NA	--	--	--	5 U	--	5 U	5 U	5 U	5 U	50 U	
Naphthalene	160	NA	--	--	--	16.5	83.3	2 U	2 U	2 U	2 U	20 U	
n-Butylbenzene	NV	400	--	--	--	2.35	--	0.5 U	0.5 U	0.5 U	0.5 U	38.5	
n-Propylbenzene	NV	800	--	--	--	8.51	--	0.44 J	0.25 U	0.25 U	0.25 U	88.2	
o-Xylene	NV	1,600	--	--	--	0.25 U	--	0.25 U	0.25 U	0.25 U	0.25 U	2.5 U	
sec-Butylbenzene	NV	800	--	--	--	1.32	--	0.5 U	0.5 U	0.5 U	0.5 U	16.7	
Styrene	NV	1,600	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
tert-Butylbenzene	NV	800	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Tetrachloroethene	5	NA	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
Toluene	1,000	NA	3.87	1 U	1 U	0.5 U	2.51	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
trans-1,2-Dichloroethene	NV	160	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
trans-1,3-Dichloropropene	NV	NV	--	--	--	0.5 U	--	0.5 U	0.5 U	0.5 U	0.5 U	5 U	
Trichloroethene	5	NA	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
Trichlorofluoromethane (Freon 11)	NV	2,400	--	--	--	1 U	--	1 U	1 U	1 U	1 U	10 U	
Vinyl chloride	0.2	NA	--	--	--	0.2 U	--	0.2 U	0.2 U	0.2 U	0.2 U	2 U	
Xylenes, Total <sup>(f)</sup>	1,000	NA	2.9	1.5 U	29.4	7.56	33.3	0.5 U	0.5 U	0.5 U	0.5 U	5 U	



**Table 3-2**  
**Summary of Groundwater Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	MSLC-001	MSLC-002	MSLC-003	MSLC-003B	MSLC-004	MSLC-005	MSLC-006		MSLC-007	MSLC-008	
Sample Name:			MSLC-001-GW-18.0	MSLC-002-GW-13.0	MSLC-003-GW-16.0	MSLC-003B-GW-19.0	MSLC-004-GW-13.5	MSLC-005-GW-19.0	MSLC-006-GW-18.0	MSLC-006-GW-18.0-DUP	MSLC-007-GW-18.0	MSLC-008-GW-19.0	
Sample Date:			07/10/2020	07/10/2020	07/10/2020	08/27/2020	07/10/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020	08/27/2020
Sample Depth (ft bgs):			18	13	16	19	13.5	19	18	18	18	19	
<b>PAHs (ug/L)</b>													
1-Methylnaphthalene	NV	1.5	--	--	--	5.47	22.2 J	0.0268 J	0.0322 J	0.0359 J	0.0225 U	34	
2-Methylnaphthalene	NV	32	--	--	--	7.45	20.1 J	0.0317 J	0.0227 U	0.0206 U	0.0225 U	3.45	
Acenaphthene	NV	480	--	--	--	0.0421 U	0.316 UJ	0.0111 U	0.0114 U	0.0206 U	0.0112 U	0.426 U	
Acenaphthylene	NV	NV	--	--	--	0.0211 U	0.0684 UJ	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Anthracene	NV	2,400	--	--	--	0.0211 U	0.0737 UJ	0.0111 U	0.0114 U	0.0206 U	0.0112 U	0.426 U	
Benzo(a)anthracene	NV	NV	--	--	--	0.0211 U	0.0421 UJ	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Benzo(a)pyrene	NA <sup>(g)</sup>	0.023	--	--	--	0.0316 U	0.0421 UJ	0.0167 U	0.017 U	0.0155 U	0.0169 U	0.638 U	
Benzo(b)fluoranthene	NV	NV	--	--	--	0.0316 U	0.0421 UJ	0.0167 U	0.017 U	0.0155 U	0.0169 U	0.638 U	
Benzo(ghi)perylene	NV	NV	--	--	--	0.0211 U	0.0421 UJ	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Benzo(k)fluoranthene	NV	NV	--	--	--	0.0316 U	0.0421 UJ	0.0167 U	0.017 U	0.0155 U	0.0169 U	0.638 U	
Carbazole	NV	NV	--	--	--	0.0316 U	--	0.0167 U	0.017 U	0.0155 U	0.0169 U	0.638 U	
Chrysene	NV	NV	--	--	--	0.0211 U	0.0421 UJ	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Dibenzo(a,h)anthracene	NV	NV	--	--	--	0.0211 U	0.0421 UJ	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Dibenzofuran	NV	8	--	--	--	0.0211 U	0.119 J	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Fluoranthene	NV	640	--	--	--	0.0211 U	0.0383 J	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Fluorene	NV	320	--	--	--	0.037 J	0.269 J	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Indeno(1,2,3-cd)pyrene	NV	NV	--	--	--	0.0211 U	0.0421 UJ	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
Naphthalene	160	NA	--	--	--	9.01	33.5 J	0.102	0.0909 U	0.0928 U	0.0225 U	4.19	
Phenanthrene	NV	NV	--	--	--	0.0248 J	0.52 J	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.524 J	
Pyrene	NV	240	--	--	--	0.0211 U	0.0492 J	0.0111 U	0.0114 U	0.0103 U	0.0112 U	0.426 U	
cPAHs <sup>(h)(2)</sup>	NA <sup>(g)</sup>	0.023	--	--	--	21.9	75.8	0.161	0.0890 J	0.0926 J	0.0225 U	41.6	
Naphthalenes, Total <sup>(i)</sup>	160	NA	--	--	--	0.0316 U	0.0421 U	0.0167 U	0.017 U	0.0155 U	0.0169 U	0.638 U	

**Table 3-2**  
**Summary of Groundwater Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	B01	B02	B03	B04	B05	B06	B07	B08	B09	B11
Sample Name:			B01-GW-10.5	B02-GW-25.5	B03-GW-14	B04-GW-15	B05-GW-28	B06-GW-14	B07-GW-22	B08-GW-16	B09-GW-17.5	B11-GW-18
Sample Date:			10/26/2022	10/27/2022	10/26/2022	10/26/2022	10/26/2022	10/27/2022	10/25/2022	10/26/2022	10/27/2022	10/25/2022
Sample Depth (ft bgs):			10.5	25.5	14	15	28	14	22	16	17.5	18
<b>Dissolved Metals (ug/L)</b>												
Lead	15	NV	0.825	0.1 U	0.242	0.1 U	0.119 J	--	--	6.69	0.890	--
<b>Total Metals (ug/L)</b>												
Lead	15	NV	4.50	0.272	1.46	1.90	0.162 J	5.17	191	14.3	3.48	321
<b>TPH (ug/L)</b>												
Gasoline-range hydrocarbons	1,000 <sup>(c)</sup>	NV	50 U	50 U	50 U	50 U	230	7,140	50 U	50 U	50 U	50 U
Diesel-range hydrocarbons	500	NV	104 U	96.2 U	106 U	130 U	98 U	384 J+	104 U	182 U	105 U	122 U
Oil-range hydrocarbons	500	NV	208 U	192 U	213 U	260 U	196 U	298 J	208 U	364 U	211 U	316 J
Diesel+Oil <sup>(d)</sup>	500 <sup>(e)</sup>	NA	208 U	192 U	213 U	260 U	196 U	682 J	208 U	364 U	211 U	377 J
<b>VOCs (ug/L)</b>												
1,1,1,2-Tetrachloroethane	NV	1.7	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1,1-Trichloroethane	200	NA	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1,2,2-Tetrachloroethane	NV	0.22	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
1,1,2-Trichloroethane	NV	0.77	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
1,1-Dichloroethane	NV	7.7	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1-Dichloroethene	NV	400	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1-Dichloropropene	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2,3-Trichlorobenzene	NV	6.4	--	--	1 U	1 U	--	--	1 U	1 U	1 U	--
1,2,3-Trichloropropane	NV	0.00038	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2,4-Trichlorobenzene	NV	1.5	--	--	1 U	1 U	--	--	1 U	1 U	1 U	--
1,2,4-Trimethylbenzene	NV	80	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2-Dibromo-3-chloropropane	NV	0.014	--	--	2.5 U	2.5 U	--	--	2.5 U	2.5 U	2.5 U	--
1,2-Dibromoethane	0.01	NA	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
1,2-Dichlorobenzene	NV	720	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
1,2-Dichloroethane	5	NA	--	--	0.2 U	0.2 U	--	--	1.08	0.2 U	0.2 U	--
1,2-Dichloropropane	NV	1.2	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
1,3,5-Trimethylbenzene	NV	80	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,3-Dichlorobenzene	NV	NV	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
1,3-Dichloropropane	NV	160	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,4-Dichlorobenzene	NV	8.1	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
2,2-Dichloropropane	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
2-Butanone	NV	4,800	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--
2-Chlorotoluene	NV	160	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
2-Hexanone	NV	40	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--
4-Chlorotoluene	NV	160	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
4-Isopropyltoluene	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
4-Methyl-2-pentanone	NV	640	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--

**Table 3-2**  
**Summary of Groundwater Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	B01	B02	B03	B04	B05	B06	B07	B08	B09	B11
Sample Name:			B01-GW-10.5	B02-GW-25.5	B03-GW-14	B04-GW-15	B05-GW-28	B06-GW-14	B07-GW-22	B08-GW-16	B09-GW-17.5	B11-GW-18
Sample Date:			10/26/2022	10/27/2022	10/26/2022	10/26/2022	10/26/2022	10/27/2022	10/25/2022	10/26/2022	10/27/2022	10/25/2022
Sample Depth (ft bgs):			10.5	25.5	14	15	28	14	22	16	17.5	18
Acetone	NV	7,200	--	--	10 U	10 U	--	--	20 U	10 U	20 U	--
Acrylonitrile	NV	0.081	--	--	1 U	1 U	--	--	1 U	1 U	1 U	--
Benzene	5	NA	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U	0.1 U
Bromobenzene	NV	64	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
Bromodichloromethane	NV	0.71	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Bromoform	NV	5.5	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Bromomethane	NV	11	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--
Carbon disulfide	NV	800	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--
Carbon tetrachloride	NV	0.63	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Chlorobenzene	NV	160	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
Chlorobromomethane	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Chloroethane	NV	NV	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--
Chloroform	NV	1.4	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Chloromethane	NV	NV	--	--	2.5 U	2.5 U	--	--	2.5 U	2.5 U	2.5 U	--
cis-1,2-Dichloroethene	NV	16	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
cis-1,3-Dichloropropene	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Dibromochloromethane	NV	0.52	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Dibromomethane	NV	80	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Dichlorodifluoromethane (Freon 12)	NV	1,600	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Ethylbenzene	700	NA	0.25 U	0.25 U	0.25 U	0.25 U	0.25 U	1.59	0.25 U	0.25 U	0.25 U	0.25 U
Hexachlorobutadiene	NV	0.56	--	--	2.5 U	2.5 U	--	--	2.5 U	2.5 U	2.5 U	--
Isopropylbenzene	NV	800	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
m,p-Xylene	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Methyl tert-butyl ether	20	NA	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Methylene chloride	5	NA	--	--	5 U	5 U	--	--	5 U	5 U	5 U	--
Naphthalene	160	NA	--	--	1 U	1 U	--	--	2 U	1 U	1 U	--
n-Butylbenzene	NV	400	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
n-Propylbenzene	NV	800	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
o-Xylene	NV	1,600	--	--	0.25 U	0.25 U	--	--	0.25 U	0.25 U	0.25 U	--
sec-Butylbenzene	NV	800	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Styrene	NV	1,600	--	--	0.5 U	0.5 U	--	--	1 U	0.5 U	0.5 U	--
tert-Butylbenzene	NV	800	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Tetrachloroethene	5	NA	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Toluene	1,000	NA	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U	0.5 U
trans-1,2-Dichloroethene	NV	160	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
trans-1,3-Dichloropropene	NV	NV	--	--	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Trichloroethene	5	NA	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Trichlorofluoromethane (Freon 11)	NV	2,400	--	--	1 U	1 U	--	--	1 U	1 U	1 U	--
Vinyl chloride	0.2	NA	--	--	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Xylenes, Total <sup>(f)</sup>	1,000	NA	0.75 U	0.75 U	0.5 U	0.5 U	0.75 U	0.75 U	0.5 U	0.5 U	0.5 U	0.75 U

**Table 3-2**  
**Summary of Groundwater Analytical Results**  
**Columbia Avenue Realignment**  
**City of Stevenson**

Location:	MTCA Method A <sup>(a)(1)</sup>	MTCA Method B <sup>(a)(b)(1)</sup>	B01	B02	B03	B04	B05	B06	B07	B08	B09	B11
Sample Name:			B01-GW-10.5	B02-GW-25.5	B03-GW-14	B04-GW-15	B05-GW-28	B06-GW-14	B07-GW-22	B08-GW-16	B09-GW-17.5	B11-GW-18
Sample Date:			10/26/2022	10/27/2022	10/26/2022	10/26/2022	10/26/2022	10/27/2022	10/25/2022	10/26/2022	10/27/2022	10/25/2022
Sample Depth (ft bgs):			10.5	25.5	14	15	28	14	22	16	17.5	18
<b>PAHs (ug/L)</b>												
1-Methylnaphthalene	NV	1.5	--	--	0.0358 U	0.0431 U	--	--	0.0804 U	0.158 U	0.039 U	--
2-Methylnaphthalene	NV	32	--	--	0.0358 U	0.0431 U	--	--	0.0804 U	0.158 U	0.039 U	--
Acenaphthene	NV	480	--	--	0.0179 U	0.0215 U	--	--	0.0704 J	0.079 U	0.0195 U	--
Acenaphthylene	NV	NV	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
Anthracene	NV	2,400	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
Benzo(a)anthracene	NV	NV	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Benzo(a)pyrene	NA <sup>(g)</sup>	0.023	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Benzo(b)fluoranthene	NV	NV	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Benzo(ghi)perylene	NV	NV	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
Benzo(k)fluoranthene	NV	NV	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Carbazole	NV	NV	--	--	--	--	--	--	--	--	--	--
Chrysene	NV	NV	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Dibenzo(a,h)anthracene	NV	NV	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Dibenzofuran	NV	8	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
Fluoranthene	NV	640	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
Fluorene	NV	320	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
Indeno(1,2,3-cd)pyrene	NV	NV	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Naphthalene	160	NA	--	--	0.0358 U	0.0431 U	--	--	0.0804 U	0.158 U	0.039 U	--
Phenanthrene	NV	NV	--	--	0.0358 U	0.0431 U	--	--	0.0804 U	0.158 U	0.039 U	--
Pyrene	NV	240	--	--	0.0179 U	0.0215 U	--	--	0.0402 U	0.079 U	0.0195 U	--
cPAHs <sup>(h)(2)</sup>	NA <sup>(g)</sup>	0.023	--	--	0.00894 U	0.0108 U	--	--	0.0201 U	0.0395 U	0.00975 U	--
Naphthalenes, Total <sup>(i)</sup>	160	NA	--	--	0.0358 U	0.0431 U	--	--	0.0804 U	0.158 U	0.039 U	--

<b>Notes</b>
<p>Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria.</p> <p style="background-color: #cccccc; padding: 2px;">MTCA Method A</p> <p>-- = not analyzed.            cPAH = carcinogenic polycyclic aromatic hydrocarbon.            Ecology = Washington State Department of Ecology.            ft bgs = feet below ground surface.            J = result is estimated.            J+ = result is estimated, but the result may be biased high.            MTCA = Model Toxics Control Act.            NA = not applicable.            NV = no value.            PAH = polycyclic aromatic hydrocarbon.            TEF = toxicity equivalence factor.            TEQ = toxicity equivalency.            TPH = total petroleum hydrocarbons.            U = result is non-detect at the detection limit.            ug/L = micrograms per liter.            UJ = result is non-detect with an estimated detection limit.            VOC = volatile organic compound.</p> <p><sup>(a)</sup>When MTCA Method A value is available, value is not screened to MTCA Method B. When MTCA Method A value is not available, value is screened against the lowest of MTCA Method B cancer and noncancer values.  <sup>(b)</sup>Lowest of cancer and noncancer values are shown.  <sup>(c)</sup>Screening level for gasoline-range hydrocarbons when no benzene is detected and the total of ethylbenzene, toluene, and xylene does not exceed 1 percent of the gasoline mixture.  <sup>(d)</sup>Diesel+Oil is the sum of diesel-range and oil-range hydrocarbons. When results are non-detect, half the detection limit is used. When both results are non-detect, the highest detection limit is shown.  <sup>(e)</sup>Value is the lowest applicable screening value for diesel- and oil-range hydrocarbons.  <sup>(f)</sup>Total xylenes are reported by the laboratory or are the sum of m,p-xylene and o-xylene. When both results are non-detect, the highest detection limit is shown.  <sup>(g)</sup>MTCA Method A value is available but not used for screening. Values are screened to MTCA Method B only.  <sup>(h)</sup>cPAH TEQ calculated with non-detect results multiplied by one-half. When all cPAH results are non-detect, the highest detection limit is shown.  <sup>(i)</sup>Total naphthalenes is the sum of 1-methylnaphthalene, 2-methylnaphthalene, and naphthalene. When all results are non-detect, the highest detection limit is shown.</p> <p><b>References</b></p> <p><sup>(1)</sup>Ecology. 2022. <i>Cleanup Levels and Risk Calculation (CLARC)</i>. Washington State Department of Ecology, Toxics Cleanup Program. July errata.  <sup>(2)</sup>Ecology. 2015. Interested Parties. <i>Evaluating the Human Health Toxicity of Carcinogenic PAHs (cPAHs) Using Toxicity Equivalence Factors (TEFs)</i>. Implementation Memo No. 10. Publication No. 15-09-049. From Jeff Johnston, Washington State Department of Ecology Toxics Cleanup Program. April 20.</p>

**Table 3-3**  
**Summary of Soil Gas Analytical Results**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**



Location:	Method B VI, Sub-Slab <sup>(1)</sup>	MSLC-003A	MSLC-004A	MSLC-006A	
Sample Name:		MSLC-003A-SV	MSLC-004A-SV	MSLC-006A-SV	MSLC-006A-SV-DUP
Collection Date:		08/27/2020	08/27/2020	08/27/2020	08/27/2020
Collection Depth (ft bgs):		6	7.5	10	10
<b>Permanent Gases (%)</b>					
Carbon Dioxide	NV	11	19	0.23 R	0.24 R
Methane	NV	0.0005	50	0.00054 R	0.00048 R
Nitrogen	NV	79	27	70 R	75 R
Oxygen	NV	9.6	4	18 R	19 R
<b>VOCs (ug/m<sup>3</sup>)</b>					
1,1,1-Trichloroethane	76,000	6.7 U	29,000 U	6.7 R	6.9 R
1,1,2,2-Tetrachloroethane	1.4	8.5 U	36,000 U	8.5 R	8.6 R
1,1,2-Trichloroethane	3	6.7 U	29,000 U	6.7 R	6.9 R
1,1-Dichloroethane	52	5 U	21,000 U	5 R	5.1 R
1,1-Dichloroethene	3,000	4.9 U	21,000 U	4.9 R	5 R
1,2,4-Trichlorobenzene	30	37 U	160,000 U	37 R	37 R
1,2,4-Trimethylbenzene	910	22	26,000 U	8.8 R	6.4 R
1,2-Dibromoethane	0.14	9.5 U	41,000 U	9.5 R	9.7 R
1,2-Dichlorobenzene	3,000	7.4 U	32,000 U	7.4 R	7.6 R
1,2-Dichloroethane	3.2	5 U	21,000 U	5 R	5.1 R
1,2-Dichloropropane	23	5.7 U	24,000 U	5.7 R	5.8 R
1,3,5-Trimethylbenzene	NV	6.1	26,000 U	6.1 R	6.2 R
1,3-Butadiene	2.8	8.8	12,000 U	120 R <sup>(a)</sup>	66 R <sup>(a)</sup>
1,3-Dichlorobenzene	NV	7.4 U	32,000 U	7.4 R	7.6 R
1,4-Dichlorobenzene	7.6	7.4 U	32,000 U	7.4 R	7.6 R
1,4-Dioxane	NV	18 U	76,000 U	18 R	18 R
2,2,4-Trimethylpentane	NV	7.4	230,000	17 R	16 R
2-Butanone	76,000	14 U	62,000 U	21 R	17 R
2-Hexanone	NV	20 U	87,000 U	20 R	21 R
2-Propanol	NV	12 U	52,000 U	16 R	26 R
4-Ethyltoluene	NV	16	26,000 U	6.5 R	6.2 R
4-Methyl-2-pentanone	46,000	5 U	22,000 U	5 R	5.2 R
Acetone	NV	40	120,000 U	130 R	120 R
Allyl Chloride	NV	15 U	66,000 U	15 R	16 R
Benzene	11	7.7	230,000	45 R <sup>(a)</sup>	51 R <sup>(a)</sup>
Benzyl Chloride	1.7	6.4 U	27,000 U	6.4 R	6.5 R
Bromodichloromethane	2.3	8.3 U	36,000 U	8.3 R	8.4 R
Bromoform	76	13 U	55,000 U	13 R	13 R
Bromomethane	76	48 U	200,000 U	48 R	49 R
Carbon disulfide	11,000	15 U	66,000 U	15 R	16 R
Carbon tetrachloride	14	7.8 U	33,000 U	7.8 R	7.9 R
Chlorobenzene	760	5.7 U	24,000 U	5.7 R	5.8 R

**Table 3-3**  
**Summary of Soil Gas Analytical Results**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**



Location:	Method B VI, Sub-Slab <sup>(1)</sup>	MSLC-003A	MSLC-004A	MSLC-006A	
Sample Name:		MSLC-003A-SV	MSLC-004A-SV	MSLC-006A-SV	MSLC-006A-SV-DUP
Collection Date:		08/27/2020	08/27/2020	08/27/2020	08/27/2020
Collection Depth (ft bgs):		6	7.5	10	10
Chloroethane	150,000	13 U	56,000 U	13 R	13 R
Chloroform	3.6	6 U	26,000 U	6 R	6.2 R
Chloromethane	1,400	26 U	110,000 U	26 R	26 R
cis-1,2-Dichloroethene	NV	4.9 U	21,000 U	4.9 R	5 R
cis-1,3-Dichloropropene	NV	5.6 U	24,000 U	5.6 R	5.7 R
Cyclohexane	NV	4.2 U	500,000	14 R	12 R
Dibromochloromethane	NV	10 U	45,000 U	10 R	11 R
Dichlorodifluoromethane (Freon 12)	1,500	6.1 U	26,000 U	6.1 R	6.2 R
Ethanol	NV	9.3 U	40,000 U	26 R	24 R
Ethylbenzene	15,000	11	23,000 U	5.7 R	5.5 R
Freon 113	76,000	9.5 U	41,000 U	9.5 R	9.6 R
Freon 114	NV	8.6 U	37,000 U	8.6 R	8.8 R
Heptane	NV	9.9	84,000	32 R	31 R
Hexachlorobutadiene	3.8	53 U	230,000 U	53 R	54 R
Isopropylbenzene	6,100	6.1 U	26,000 U	6.1 R	6.2 R
m,p-Xylene	NV	54	23,000 U	25 R	22 R
Methyl tert-butyl ether	320	18 U	76,000 U	18 R	18 R
Methylene chloride	2,200	43 U	180,000 U	43 R	44 R
Naphthalene	2.5	13 U	56,000 U	13 R	13 R
n-Hexane	11,000	17	1,400,000	120 R	91 R
n-Propylbenzene	NV	6.1 U	26,000 U	6.1 R	6.2 R
o-Xylene	NV	20	23,000 U	7.7 R	7.4 R
Styrene	15,000	5.3 U	22,000 U	5.3 R	5.4 R
Tetrachloroethene	320	9.6	36,000 U	8.4 R	8.5 R
Tetrahydrofuran	NV	3.6 U	16,000 U	3.6 R	3.7 R
Toluene	76,000	99	20,000 U	55 R	55 R
trans-1,2-Dichloroethene	NV	4.9 U	21,000 U	4.9 R	5 R
trans-1,3-Dichloropropene	NV	5.6 U	24,000 U	5.6 R	5.7 R
Trichloroethene	11	6.6 U	28,000 U	6.6 R	6.8 R
Trichlorofluoromethane (Freon 11)	11,000	6.9 U	30,000 U	6.9 R	7.1 R
Vinyl chloride	9.5	3.2 U	14,000 U	3.2 R	3.2 R
Xylenes, total <sup>(b)</sup>	1,500	74	23,000 U	25 R	22 R
<b>VPH (ug/m<sup>3</sup>)</b>					
C5-C6 Aliphatic Hydrocarbons	NV	100	18,000,000	2,300 R	1,500 R
C6-C8 Aliphatic Hydrocarbons	NV	100 U	6,700,000	340 R	310 R
C8-C10 Aliphatic Hydrocarbons	NV	140 U	620,000 U	140 R	150 R
C10-C12 Aliphatic Hydrocarbons	NV	210	740,000 U	170 R	180 R
C8-C10 Aromatic Hydrocarbons	NV	120 U	520,000 U	120 R	120 R
C10-C12 Aromatic Hydrocarbons	NV	140 U	580,000 U	140 R	140 R
<b>TPH (ug/m<sup>3</sup>)</b>					
TPH, generic <sup>(c)</sup>	4,700	560	26,232,500	NC	NC

**Table 3-3**  
**Summary of Soil Gas Analytical Results**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**



**Notes:**

Shading (color key below) indicates values that exceed screening criteria; non-detects (U) were not compared with screening criteria.

Method B VI, Sub-Slab. The lower of cancerous or noncancerous values.

Ecology = Washington State Department of Ecology.

ft bgs = feet below ground surface.

NC = not calculated, results are rejected based on tracer gas detections.

NV = no value.

R = result is rejected, analyte may or may not be present in the sample; see data validation memorandum for discussion.

TPH = total petroleum hydrocarbons.

U = result is non-detect.

ug/m<sup>3</sup> = micrograms per cubic meter.

VI = vapor intrusion.

VOC = volatile organic compound.

VPH = volatile petroleum hydrocarbon.

<sup>(a)</sup>Detected result exceeds Method B VI cancer screening level; result also qualified as rejected.

<sup>(b)</sup>Total xylenes is the sum of m,p- and o-xylene. Non-detect results are summed at one-half the detection limit. When both results are non-detect, the higher reporting limit is used.


<sup>(c)</sup>Generic TPH is the sum of benzene, ethylbenzene, naphthalene, toluene, m,p-xylene, o-xylene, C5 to C12 aliphatic, and C8 to C12 aromatic hydrocarbons. Non-detect results are summed at one-half the detection limit. The generic TPH screening level does not include C8 aromatic hydrocarbons; however, those results are reported along with C9 aromatic hydrocarbons by the laboratory.

**References:**

<sup>(1)</sup>Ecology. 2022. *Cleanup Levels and Risk Calculation (CLARC)*. Washington State Department of Ecology, Toxics Cleanup Program. July errata.



**Table 5-1**  
**Alternative 2—Engineering and Institutional Controls Probable Cost**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**

<b>Title:</b> Alternative 2 - Engineering and Institutional Controls Probable Cost	 <b>MAULFOSTER ALONG INC.</b>  109 East 13th Street Vancouver, WA 98660 360.694.2691 (p) www.maulfooster.com
<b>Project:</b> Columbia Avenue Realignment Feasibility Study	
<b>Client:</b> City of Stevenson	
<b>Project #/Task:</b> M1769.03.002 Initial	
<b>Prepared By:</b> G. Kalmeta GRK	
<b>Checked By:</b> J. Faust JF	
<b>Date:</b> 02/15/2023	
<b>Revision #.:</b> 0	
<b>Cost Estimate Summary - Feasibility Level</b>	
<b>Schedule 'A' - Capping</b>	\$ 38,600
<b>Schedule 'B' - Institutional Controls</b>	\$ 25,000
<b>Schedule 'C' - Design and Project Management</b>	\$ 25,990
<b>Schedule 'D' - Contingency</b>	\$ 27,000
<b>Total:</b>	<b>\$ 116,590</b>
<b>Assumptions:</b>	
<ol style="list-style-type: none"> <li>1. This cost estimate does not include scope of work for existing pavement removal or road alignment work; the gravel cap area excludes the future road realignment area. The new road alignment will act as its own cap.</li> <li>2. Contamination is assumed to be limited to the realignment area, south of the Second Street right-of-way.</li> <li>3. Institutional controls will include a contaminated media management plan and environmental covenant.</li> <li>4. Cost estimate does not include vapor barrier. Vapor barrier for future development to be included in the environmental covenant.</li> <li>5. A 30% contingency is included to account for unknown site conditions.</li> <li>6. The projected cost represents an estimate. The actual cost could be -30 to +50% of what has been estimated.</li> </ol>	

**Table 5-1**  
**Alternative 2—Engineering and Institutional Controls Probable Cost**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**


<b>Schedule 'A' - Capping</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
A.1	Mobilization	20%	LS	-	\$	5,000
A.2	Install Demarcation	1	LS	\$ 1,625	\$	1,630
A.3	Gravel Cap Incl. Haul & Installation	888	TON	\$ 36	\$	31,970
<b>Subtotal Schedule 'A':</b>						<b>\$ 38,600</b>

<b>Schedule 'B' - Institutional Controls</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
B.1	Preparation of Contamination Media Management Plan	1	LS	\$ 15,000	\$	15,000
B.2	Preparation of Environmental Covenant	1	LS	\$ 10,000	\$	10,000
<b>Subtotal Schedule 'B':</b>						<b>\$ 25,000</b>

<b>Schedule 'C' - Project Management and Design</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
C.1	Project management and communications	8%	LS	-	\$	5,090
C.2	Permitting	1	LS	\$ 5,000	\$	5,000
C.3	Remedial design	15%	LS	-	\$	9,540
C.4	Construction oversight	10%	LS	-	\$	6,360
<b>Subtotal Schedule 'C':</b>						<b>\$ 25,990</b>

<b>Schedule 'D' - Contingency</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
D.1	Contingency (30%)	30%	LS	-	\$	27,000
<b>Subtotal Schedule 'D':</b>						<b>\$ 27,000</b>

**Table 5-2**  
**Alternative 3—Shallow Soil Excavation, Engineering Controls, and Institutional Controls Probable Cost**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**

<b>Title:</b>	<b>Alternative 3 - Shallow Soil Excavation, Engineering Controls, and Institutional Controls Probable Cost</b>		 <p>MAUL FOSTER ALONG</p> <p>109 East 13th Street  Vancouver, WA 98660  360.694.2691 (p)  www.maulfoster.com</p>
Project:	Columbia Avenue Realignment Feasibility Study		
Client:	City of Stevenson		
Project #/Task:	M1769.03.002	Initial	
Prepared By:	G. Kalmeta	GK	
Checked By:	J. Faust	JF	
Date:	2/15/2023		
Revision #.:	0		

<b>Cost Estimate Summary - Feasibility Level</b>		
<b>Schedule 'A' - Site Preparation</b>	\$	20,800
<b>Schedule 'B' - Capping</b>	\$	33,600
<b>Schedule 'C' - Institutional Controls</b>	\$	25,000
<b>Schedule 'D' - Excavation and Disposal for Boring 05</b>	\$	59,970
<b>Schedule 'E' - Design and Project Management</b>	\$	61,000
<b>Schedule 'F' - Contingency</b>	\$	61,000
<b>Total:</b>	<b>\$</b>	<b>261,370</b>

**Assumptions:**

1. This cost estimate does not include scope of work for existing road pavement removal or road alignment work; the gravel cap area excludes the future road realignment area. The new road alignment will act as its own cap.
2. Alternative 3 includes engineering and institutional controls from Alternative 2.
3. Contamination is limited to the realignment area, south of the Second Street right-of-way.
4. Soil will be excavated around boring B05, where shallow soil contamination was encountered. It is assumed 50% of the excavated soil is contaminated in this area.
5. Excavation work will be bid with site redevelopment documents, a separate bid package is not required. A contaminants media management plan will be created for the site.
6. A 30% contingency is included to account for unknown site conditions.
7. The projected cost represents an estimate. The actual cost could be -30 to +50% of what has been estimated.

**Table 5-2**  
**Alternative 3—Shallow Soil Excavation, Engineering Controls, and Institutional Controls Probable Cost**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**

<b>Schedule 'A' - Site Preparation</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
A.1	Mobilization/Demobilization	20%	LS	\$	-	\$ 18,800
A.2	Erosion and Sediment Control	1	LS	\$	2,000	\$ 2,000
<b>Subtotal Schedule 'A':</b>						<b>\$ 20,800</b>

<b>Schedule 'B' - Capping</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
B.1	Install Demarcation	1	LS	\$	1,630	\$ 1,630
B.2	Gravel Cap Incl. Haul	888	TON	\$	36	\$ 31,970
<b>Subtotal Schedule 'B':</b>						<b>\$ 33,600</b>


<b>Schedule 'C' - Institutional Controls</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
C.1	Preparation of Contamination Media Management Plan	1	LS	\$	15,000	\$ 15,000
C.2	Preparation of Environmental Covenant	1	LS	\$	10,000	\$ 10,000
<b>Subtotal Schedule 'C':</b>						<b>\$ 25,000</b>

<b>Schedule 'D' - Excavation and Disposal for Boring B05</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
D.1	Excavation and contaminated material management	372	BCY	\$	34	\$ 12,670
D.2	Remove and Dispose of Asphalt Pavement	223	SY	\$	67	\$ 14,980
D.3	Waste characterization and confirmation sampling for total petroleum hydrocarbons	1	LS	\$	2,000	\$ 2,000
D.4	Offsite waste transportation and disposal	279	TON	\$	75	\$ 20,900
D.5	Backfill Import and Compaction	214	LCY	\$	44	\$ 9,420
<b>Subtotal Schedule 'D':</b>						<b>\$ 59,970</b>

<b>Schedule 'E' - Project Management and Design</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
E.1	Project management and communications	8%	LS	-		\$ 11,150
E.2	Completion Reporting	1	LS	\$	5,000	\$ 5,000
E.3	Planning documents	1	LS	\$	10,000	\$ 10,000
E.4	Remedial design	15%	LS	-		\$ 20,910
E.5	Construction management	10%	LS	-		\$ 13,940
<b>Subtotal Schedule 'E':</b>						<b>\$ 61,000</b>

<b>Schedule 'F' - Contingency</b>						
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>		<i>Total Cost</i>
F.1	Contingency (30%)	30%	LS	-		\$ 61,000
<b>Subtotal Schedule 'F':</b>						<b>\$ 61,000</b>

**Table 5-3**  
**Alternative 4—Deeper Soil Excavation and Institutional Controls Probable Cost**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**

<b>Title:</b> Alternative 4 - Deeper Soil Excavation and Institutional Controls Probable Cost	 <b>MAUL FOSTER ALONG</b>	
Project: Columbia Avenue Realignment Feasibility Study	109 East 13th Street Vancouver, WA 98660 360.694.2691 (p) www.maulfoster.com	
Client: City of Stevenson		
Project #/Task: M1769.03.002 Initial		
Prepared By: G. Kalmeta GK		
Checked By: J. Faust JF		
Date: 2/15/2023		
Revision #: 0		
<b>Cost Estimate Summary - Feasibility Level</b>		
Schedule 'A' - Site Preparation	\$	56,500
Schedule 'B' - Excavation and Disposal	\$	514,400
Schedule 'C' - Design and Project Management	\$	49,000
Schedule 'D' - Contingency	\$	186,000
<b>Total:</b>	<b>\$</b>	<b>805,900</b>
<b>Assumptions:</b>		
<ol style="list-style-type: none"> <li>1. This cost estimate does not include scope of work for existing road pavement removal or road alignment work.</li> <li>2. Contamination is limited to the realignment area, south of the Second Street right-of-way.</li> <li>3. Waste Management will haul excavated material to the nearest subtitle D landfill.</li> <li>4. For the sake of this cost estimate, the excavated soil will be dry and no groundwater will be encountered.</li> <li>5. Excavation work will be bid with site redevelopment documents, a separate bid package is not required. A site management plan will not be created for the site since all contamination will be removed from the site.</li> <li>6. A 30% contingency is included to account for unknown site conditions.</li> <li>7. The projected cost represents an estimate. The actual cost could be -30 to +50% of what has been estimated.</li> </ol>		

**Table 5-3**  
**Alternative 4—Complete Soil Excavation, Engineering Controls, and Institutional Controls Probable Cost**  
**City of Stevenson Columbia Avenue Realignment**  
**Stevenson, Washington**

<b>Schedule 'A' - Site Preparation</b>					
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
A.1	Mobilization/Demobilization	10%	LS	\$ -	\$ 51,500
A.2	Erosion and Sediment Control	1	LS	\$ 5,000	\$ 5,000
<b>Subtotal Schedule 'A':</b>					<b>\$ 56,500</b>

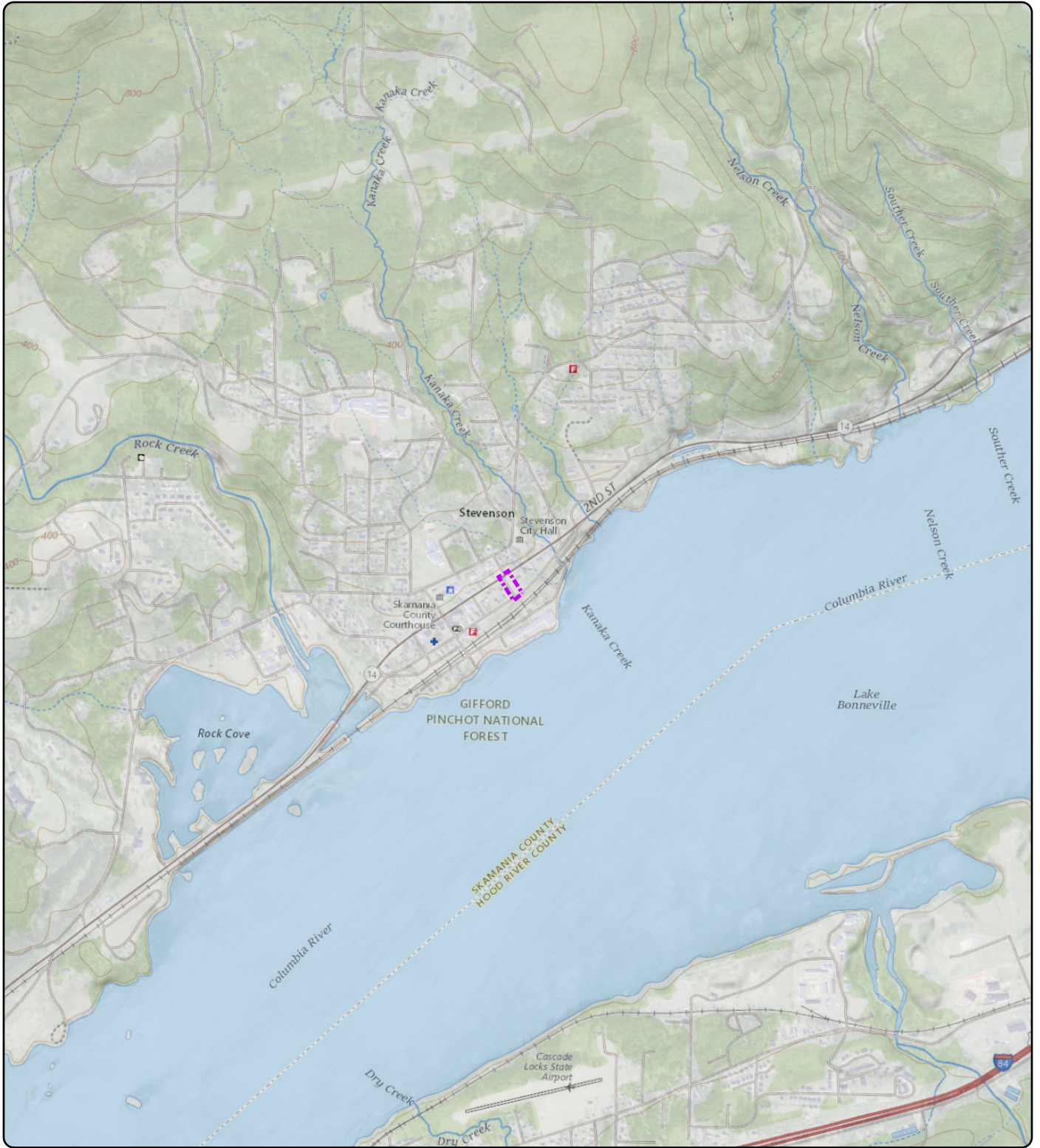
<b>Schedule 'B' - Excavation and Disposal</b>					
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
B.1	Excavation and contaminated material management	3,747	BCY	\$ 34	\$ 127,500
B.2	Sheet Piling for deep excavation	4,928	SF	\$ 15	\$ 74,000
B.3	Waste characterization and confirmation sampling for TPH	1	LS	\$ 4,000	\$ 4,000
B.4	Offsite waste transportation and disposal	2,840	TON	\$ 75	\$ 213,000
B.5	Backfill Material	2,178	LCY	\$ 44	\$ 95,900
<b>Subtotal Schedule 'B':</b>					<b>\$ 514,400</b>

<b>Schedule 'C' - Design and Project Management</b>					
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
C.1	Project management and communications	8%	LS	-	\$ 7,000
C.2	Completion Reporting	1	LS	\$ 8,000	\$ 8,000
C.3	Planning documents	1	LS	\$ 10,000	\$ 10,000
C.4	Remedial design	15%	LS	-	\$ 10,000
C.5	Construction management	10%	LS	-	\$ 14,000
<b>Subtotal Schedule 'C':</b>					<b>\$ 49,000</b>


<b>Schedule 'D' - Contingency</b>					
<i>Description</i>		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Total Cost</i>
D.1	Contingency (30%)	30%	LS	-	\$ 186,000
<b>Subtotal Schedule 'D':</b>					<b>\$ 186,000</b>

# FIGURES





**Notes**  
 U.S. Geological Survey 7.5-minute topographic quadrangle (2020): Bonneville Dam, Townships 2 and 3 north, range 7 east, section 43.

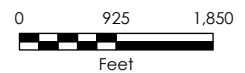
**Legend**  
 Realignment Area Boundary

**Figure 1-1**  
**Realignment Area Location**

Columbia Avenue Realignment  
 Stevenson, WA



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Print Date: 2/8/2023  
Reviewed By: mpollock  
Produced By: jroberts  
Project: M1769\_03\_002



## Figure 1-2 Realignment Area Overview

Columbia Avenue Realignment  
Stevenson, WA

### Legend

-  Realignment Area
-  Midstate Land Company
-  Tax Lot

**Note**  
Realignment area boundary is approximate.



**Data Sources**  
Aerial photograph obtained from Bing; tax lot data obtained from Skamania County.



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Hunsaker Oil  
Stevenson Station



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 Project: M1769\_03.002  
 Produced By: jroberts  
 Reviewed By: mpollock  
 Print Date: 2/14/2023



Hunsaker Oil  
Stevenson Station

**Figure 2-1**  
**CUL Exceedances in Soil,  
 Groundwater, and Soil Gas**  
 Columbia Avenue Realignment  
 Stevenson, WA

**Legend**

- Realignment Area
- Midstate Land Company
- Tax Lot

**Sample Locations**

- Soil Boring
- Soil and Reconnaissance Groundwater Boring
- Reconnaissance Groundwater Boring
- Soil Vapor Boring

**MTCA CUL Exceedances**

- Soil
- Groundwater
- Soil Gas

**Notes**

All sample locations are approximate. Refer to Tables 3-1 through 3-3 for specific CUL exceedances. CUL = cleanup level. MTCA = Model Toxics Control Act.

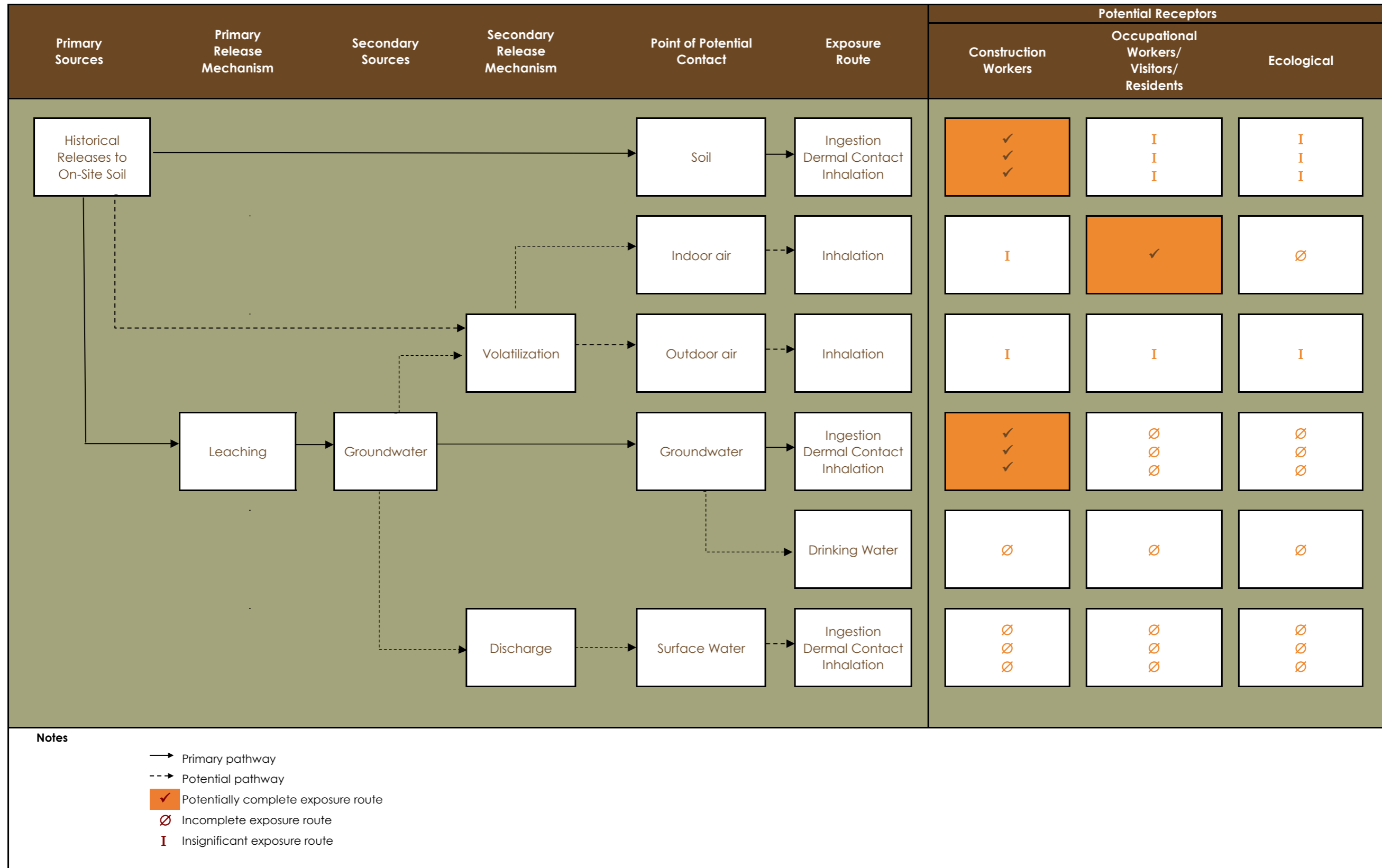


**Data Sources**

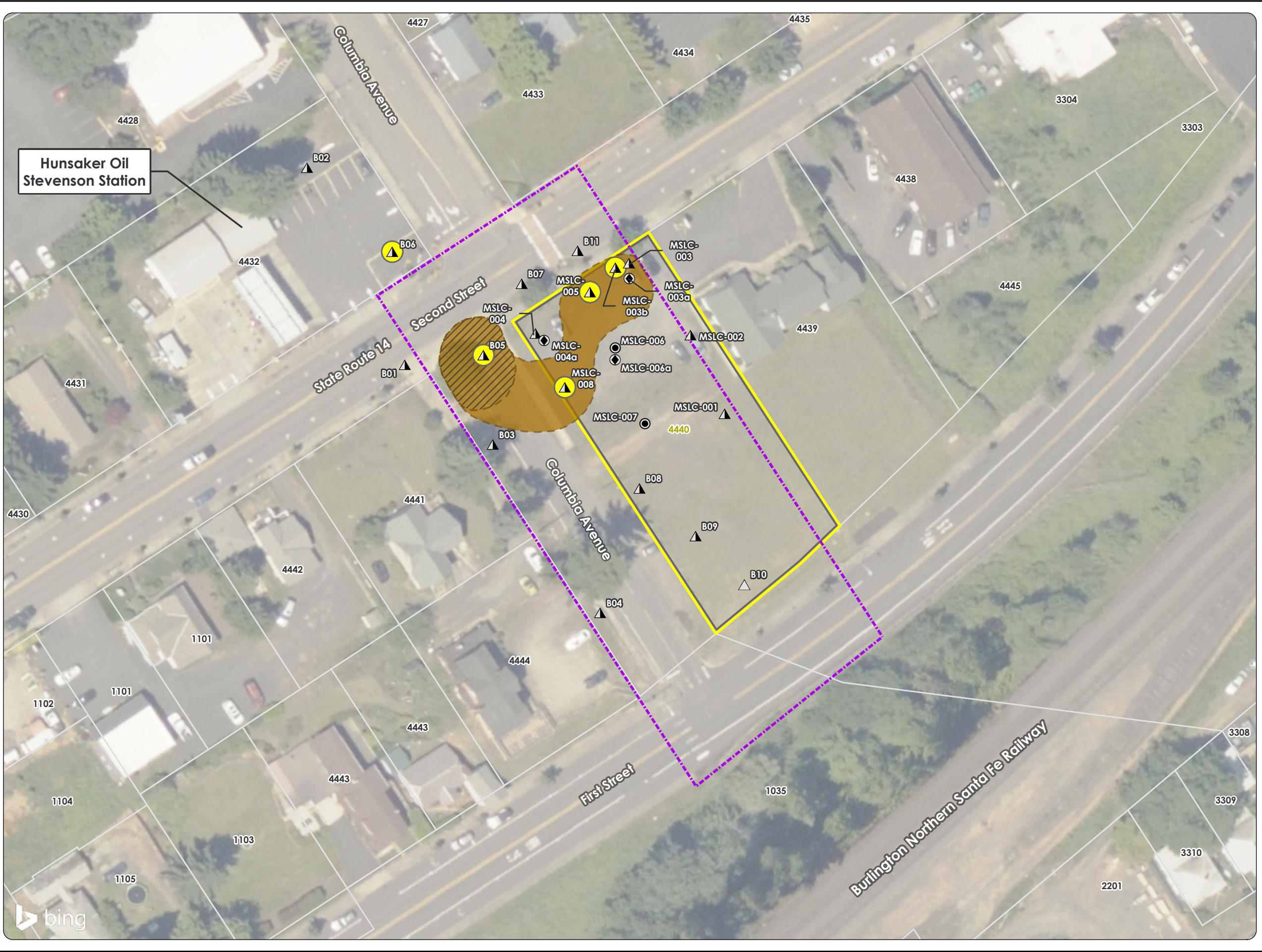
Aerial photograph obtained from Bing; tax lot data obtained from Skamania County.

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 Reviewed By: mpollock  
 Produced By: jrobarts  
 Project: M1769\_03\_002  
 Print Date: 2/14/2023



### Figure 5-1 Alternatives 3 and 4 Excavation Areas

Columbia Avenue Realignment  
 Stevenson, WA

#### Legend

- Alternative 3 Excavation Area (2,011 square feet)
- Alternative 4 Excavation Area (6,745 square feet)
- Realignment Area
- Midstate Land Company
- Tax Lot

#### Sample Locations

- Soil Boring
- Soil and Reconnaissance Groundwater Boring
- Reconnaissance Groundwater Boring
- Soil Vapor Boring
- Soil MTCA CUL Exceedance

#### Notes

All sample locations are approximate. Refer to Tables 3-1 through 3-3 for specific CUL exceedances. CUL = cleanup level. MTCA = Model Toxics Control Act.



#### Data Sources

Aerial photograph obtained from Bing; tax lot data obtained from Skamania County.

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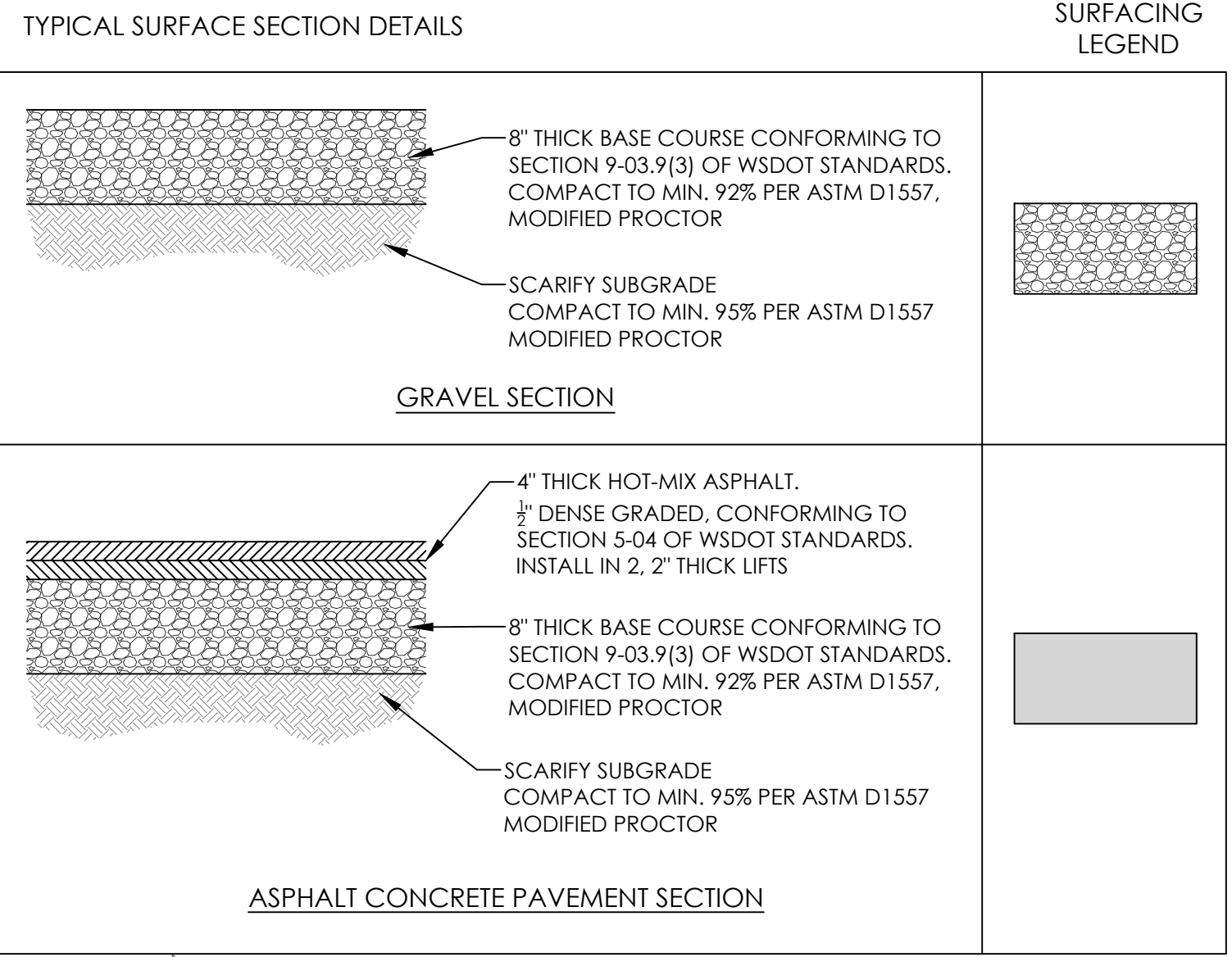
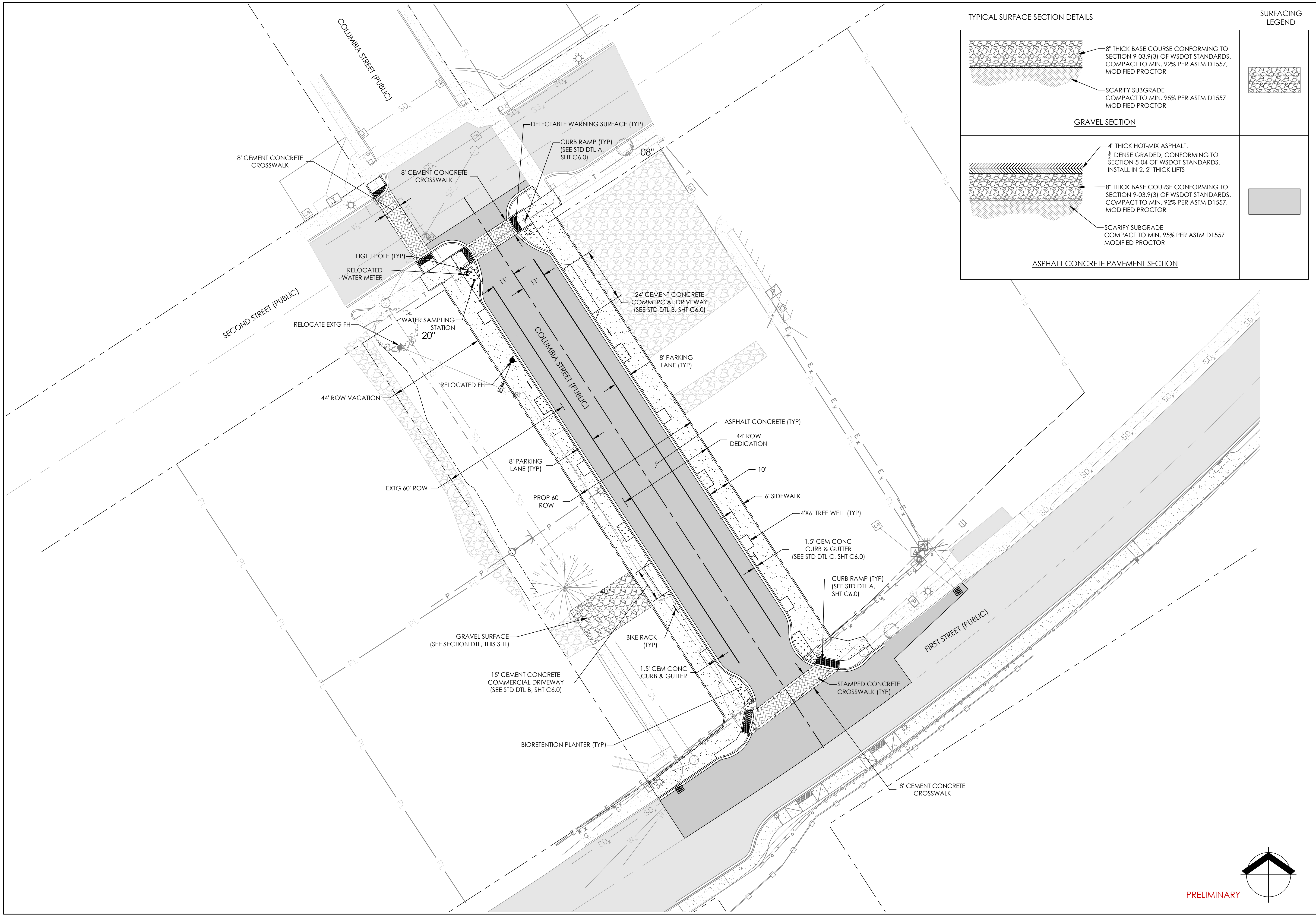
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

# APPENDIX

## PRELIMINARY SITE PLAN



PLOTTED ON: 2023-02-03 4:18 PM  
 PLOTTED BY: Alesia Aguirre  
 FILENAME: G:\PROJECTS\17692\17692\_03 City of Stevenson\PLANS\PRELIM\PLANS\PLAN\_C21 SITE PLAN.dwg



**MAUL FOSTER ALONGI**  
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 360.694.2691  
 www.maulfooster.com

**COLUMBIA AVENUE REALIGNMENT**  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
A	02/03/2023	60% DESIGN SET

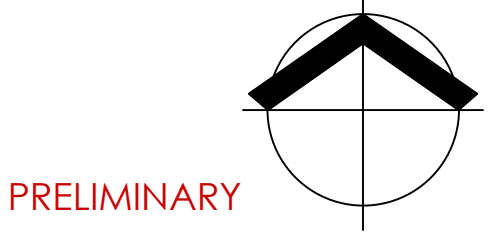
PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST

SCALE  
 0 20' 40'

NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE  
**SITE PLAN**

SHEET  
**C2.1**



**APPENDIX B**

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**DEVELOPMENT FEASIBILITY ANALYSIS**



# MEMORANDUM

To: Leana Kinsley  
City Administrator  
City of Stevenson

Date: June 23, 2023

From: Ben Johnson, Maul Foster & Alongi, Inc.      Project No.: M1769.03.002

RE: Development Feasibility Analysis: Columbia Avenue Realignment Project

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The City of Stevenson (City) is currently evaluating the overall feasibility for the potential realignment of Columbia Avenue in downtown Stevenson between 1st Street and 2nd Street. The recent *Downtown Stevenson Plan for Success!* identified the project as a priority because of its potential to improve access, walkability, and circulation in downtown and ultimately to catalyze new development. The following analysis examines the development potential of the lots on either side of Columbia Avenue once the project is completed. This analysis, along with future estimates of local job impacts and tax revenue implications, will assist the City as it decides whether to proceed with the realignment.

## DEVELOPMENT SCENARIOS

Once completed, the Columbia Avenue realignment project will shift the existing right-of-way approximately 40 feet northeast, creating new 40-foot-depth lots on either side of the new right-of-way totaling about 12,600 square feet (SF) of developable area east of Columbia Avenue and 10,000 SF of developable area west of Columbia Avenue. The City is interested in exploring potential development opportunities on these new lots. The City hosted an open house in October 2022 to collect community input on the proposed right-of-way improvements and see how residents respond to several different scales of development. As a result of this meeting, two development scenarios were selected for further analysis. The first scenario is a low-rise, two-story, mixed-use concept that aligns with the heights of existing buildings in the area and the City's existing zoning, which includes a 35-foot height limit for multifamily development (SMC 17.25.060). The second is a mid-rise scenario that models heights at the maximum allowed under the City's Zoning Code. While this scenario is currently allowed, the City's recent downtown plan recommends limiting this corridor's maximum allowed building height to 3 stories.<sup>1</sup>

In both scenarios, the 40-foot-deep lots may pose a site planning challenge for developers. Although the City's code does not require any yards or setbacks and allows for 100 percent lot coverage, providing the required parking remains a challenge. For both development concepts, discussed below,

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<sup>1</sup>City. 2019. *Stevenson Downtown Plan for Success!* <https://www.ci.stevenson.wa.us/planning/page/plan-success>



it is not physically feasible to provide the required off-street parking on the narrow lots without building a parking structure. Because parking structures are very cost prohibitive, this memo uses a fee in lieu of on-site parking program being considered by the City or a waiver to address the physically constrained lots.

## Low-Rise Concept

The low-rise concept includes two mixed-use buildings with ground-floor retail and residential units above and associated surface parking toward the south near 1st street. This style of mixed-use development aligns with the City's downtown plan and is encouraged under the current zoning, which limits ground-floor residential uses to 50 percent lot coverage (SMC 17.25.050).

### East Building—10,000 SF

- Ground-floor retail 5,000 SF
- Upper floor residential 5,000 SF

### West Building—10,000 SF

- Ground-floor retail 5,000 SF
- Upper floor residential 5,000 SF

This concept assumes that each building could accommodate up to four two-bedroom apartments for a total of eight residential units. Based on the City's current parking requirements, the retail space would require approximately 40 stalls, or one per 200 SF (excludes back-of-house space). The residential units would require an additional 12 stalls or 1.5 per two-bedroom unit, for a total of 52 required stalls. The rest of the lots can accommodate only 14 surface parking stalls, leaving a deficit of 38 stalls relative to the City's requirements. It is assumed that the off-street parking stalls will be reserved for the residential units.



## Mid-Rise Concept

The mid-rise concept models a five-story building on the east side of Columbia Avenue and a three-story building on the northwest corner.

### East Building—22,450 SF

- Ground-floor retail 5,000 SF
- Upper four-floor residential 17,450 SF

### West Building—15,000 SF

- Ground-floor retail 5,000 SF
- Upper two-floor residential 10,000 SF



For ease of comparison, the buildings shown to the south were excluded from this analysis; instead, this concept assumes that the southern end of the lots would house a 14-stall surface parking lot similar to that of the low-rise concept. It is estimated that the mid-rise concept could accommodate up to 21 two-bedroom housing units. This increases the off-street parking requirement to a total of 72 stalls, creating a deficit of 58 stalls. Again, it is assumed that the off-street parking stalls will be reserved for the residential units.

## ANALYSIS ASSUMPTIONS

This preliminary development feasibility study relies on a static pro forma analysis using the following assumptions.

### Base Rent Assumptions

The residential and retail lease rates for this analysis were based on both a previous rent study conducted by Johnson Economics and current market data aggregated by CoStar.<sup>2</sup> The Johnson Economics report surveyed nine comparable residential apartments and townhomes and eight commercial properties to identify achievable lease rates for each product. Current market data and rent rates from CoStar were then used to escalate the 2019 rents to reflect changes in the rent rates since 2019. In addition to the residential unit rent, it was assumed that there would be a charge of \$100 per month for residential parking spaces.

<sup>2</sup> Johnson Economics. 2019. *Task 4.1: Existing Conditions Residential, Commercial, and Hospitality Markets, Downtown Stevenson, Washington*, provided by the City. July.

Costar. 2023. Property and Market Data. Accessed February 1, 2023. <https://www.costar.com/>

**Table 1: Residential Rent by Unit Size**

Unit Type	Size (SF)	Rent	Rent/SF
0 bed/1 bath	400	\$1,121	\$2.80
1 bed /1 bath	550	\$1,207	\$2.19
1 bed /1 bath	700	\$1,292	\$1.85
2 bed /1 bath	800	\$1,350	\$1.69
2 bed /2 bath	1,000	\$1,463	\$1.46
Total/Average	690	\$1,286	\$2.00

Notes:

Calculations based on Johnson Economics, 2019, and Costar, 2023.

Similarly, the assumed ground-floor commercial lease rates are based on the 2019 Johnson Economics study and are scaled to current rates based on market data.

**Table 2: Ground-Floor Commercial Rents per SF (Annual, NNN)**

Location	Low	High
2nd Street	\$18.61	\$21.09
1st Street/Russell Avenue	\$16.13	\$18.61
Other streets	\$14.89	\$17.37
Average	\$16.54	\$19.02

Calculated based on Johnson Economics, 2019, and Costar, 2023

### Cost Assumptions

Development cost assumptions were derived from limited outreach to local developers and consultants. There have been no recent similar mixed-use development projects in Stevenson. The closest comparable projects are in the Portland/Vancouver metro area. Future analysis could benefit from additional engagement with developers or contracting with a cost estimator to better understand potential development and building operations costs. Building operations costs assumptions were based on market reporting for the Portland/Vancouver metro area, where operations costs are typically 36 percent of total revenue.

**Table 3: Assumed Development Costs per SF**

Cost Type	Low	High
Hard costs	\$180	\$230
Soft costs	\$30	\$80
Total	\$210	\$310

Based on limited outreach to developers.

The assumed land costs are based on two comparable sales of residentially zoned parcels within the past three years. Both sales took place in 2021, and the average price per SF of land was \$3.34. Based on the square footage of the new lots on either side of the realigned Columbia Avenue right-of-way, the approximate purchase price is estimated to be \$75,655.

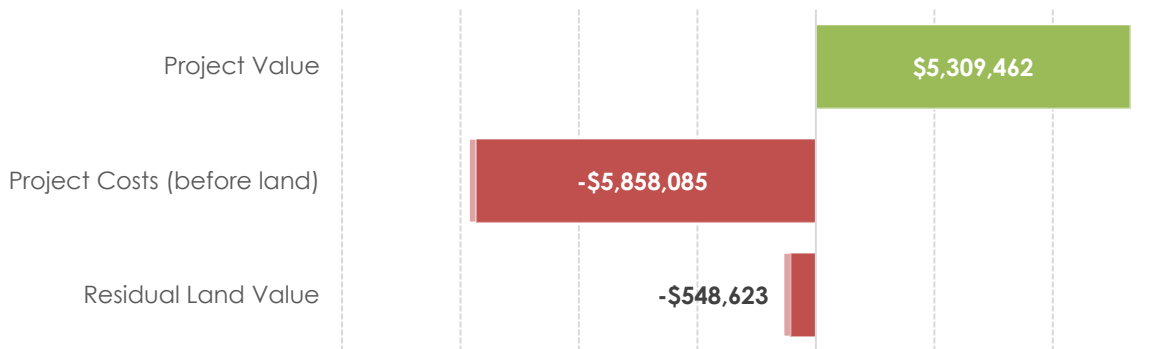
## RESULTS

These analyses used static pro forma modeling to better understand preliminary development feasibility metrics. The results are summarized based on (1) whether there is sufficient residual land value to justify a developer purchasing the property, and (2) the profit potential after factoring in the land purchase. Both analyses rely on a comparison of the estimated cost of development to the value of the property based on the net operating income and the market capitalization rate of 4.7 percent.

### Low-Rise Concept

Under the base assumptions, the low-rise scenario generates \$249,545 in net operating income. Based on the market cap rate of 4.7 percent, the project value based on this income would be \$5.31 million. However, the estimated project cost before factoring in land purchase is \$5.86 million, resulting in a deficit of about \$548,623 (Figure 1).

**Figure 1: Low-Rise Concept Results**



In this concept, the City-proposed fee in lieu of parking program of \$3,200 per deficient stall adds \$121,600 to the project, represented by the light red shading in Figure 1. Removing the proposed fee in lieu of parking does not generate enough savings to make the project pencil.

Table 4 models the net value of the project as a percentage of the total project cost including the land purchase and adds a sensitivity to variable rent and construction costs. The rent and cost ranges are based on the assumptions in Tables 1 through 3. If development costs are held constant, the net value reaches a break-even point when the blended rental rate is \$23.08 per SF per year, representing \$19.64 per SF per year for the retail space and \$2.21 per SF per month for the residential units. Both of these

rent levels are within the upper ranges identified above in Tables 1 and 2, respectively. The level of residential rent would equate to \$1,216 per month for a 550-square-foot, one-bedroom apartment.

**Table 4: Low-Rise Net Value as a Percentage of Total Cost**

Blended Retails/Residential Rents  
(per SF per year)

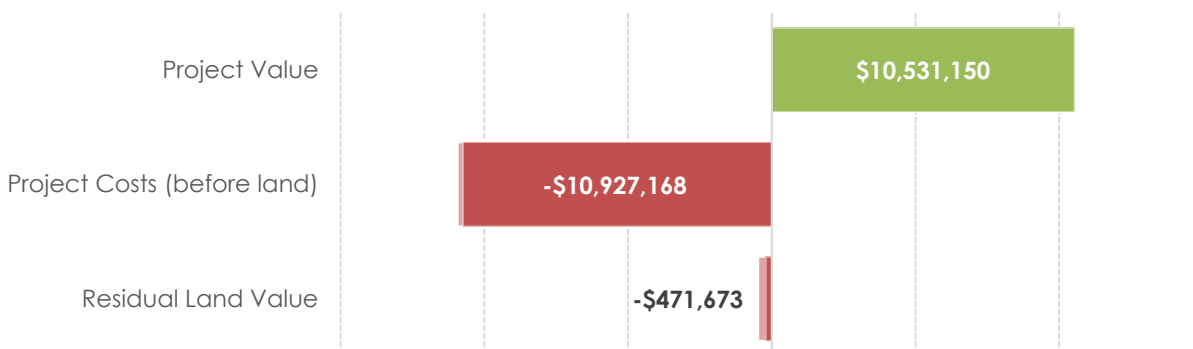
	\$17.03	\$18.96	\$20.89	\$23.60	\$26.31
Hard Costs (per SF)					
\$ 180	-17.7%	-8.7%	0.3%	13.0%	25.7%
\$ 193	-21.9%	-13.3%	-4.7%	7.3%	19.4%
\$ 205	-25.6%	-17.4%	-9.2%	2.2%	13.7%
\$ 218	-29.0%	-21.2%	-13.4%	-2.4%	8.5%
\$ 230	-32.1%	-24.6%	-17.1%	-6.7%	3.8%

Cells with darker outline indicate the base rent and cost assumptions described above.

### Mid-Rise Concept

Under the base assumptions, the mid-rise scenario generates \$494,964 in net operating income. Using the market cap rate of 4.7 percent, the project value based on this income would be \$10.53 million. However, the estimated project cost before factoring in land purchase is \$10.93 million, resulting in a deficit of \$471,673 (Figure 2).

**Figure 2: Mid-Rise Concept Results**



In this concept, the City-proposed fee in lieu of parking cost totals \$185,600 for the 58 deficient stalls. Because of the more modest deficit in value and higher total fee, waiving the parking fee is more impactful in this concept; however, it still results in a negative residual land value of \$210,418.

Similar to the earlier tables, Table 5 models the net value of the project as a percentage of the total project cost including the land purchase and adds variable rent and construction costs. The rent ranges in Table 5 are higher than those included in the low-rise concept because a greater share of the overall

revenue is coming from the expanded residential square footage, which commands higher rents. If development costs are held constant, the net value reaches a break-even point when the blended rental rate is \$23.34 per SF per year, representing about \$18.58 per SF per year for the retail space and \$2.09 per SF per month for the residential units. Both of these rent levels are well within the range identified above in Tables 1 and 2, respectively, and are elevated to just above the base rent assumptions. The level of residential rent would equate to \$1,150 per month for a 550-square-foot, one-bedroom apartment.

**Table 5: Mid-Rise Net Value as a Percentage of Total Cost**

Blended Retails/Residential Rents  
(per SF per year)

	\$17.26	\$19.80	\$22.34	\$26.02	\$29.71
Hard Costs (per SF)					
\$ 180	-12.6%	0.3%	13.2%	32.0%	50.7%
\$ 193	-20.0%	-8.1%	3.7%	20.9%	38.1%
\$ 205	-26.2%	-15.2%	-4.3%	11.5%	27.4%
\$ 218	-31.5%	-21.3%	-11.2%	3.5%	18.2%
\$ 230	-36.1%	-26.6%	-17.2%	-3.4%	10.3%

Cells with darker outline indicate the base rent and cost assumptions described above.

## IMPLICATIONS

Both concepts struggle to meet baseline development feasibility metrics using base rent assumptions, which were set up to reflect the midpoint of the cost and rent ranges identified from the Johnson study and from engagement with developers. The mid-rise concept is much closer to the break-even point in terms of initial value. This finding, combined with the lack of comparable recent developments in the Stevenson area, may indicate a weak market for mixed-use retail and housing development. In both concepts, relatively modest increases in rent that still fall within the range identified in the assumptions research can push the project over the break-even point. However, risk-averse developers may be reluctant to take this optimistic view of potential rents or look to more proven markets closer to the Vancouver/Portland Metro area. The physical constraints of the lot, parking requirements, and environmental concerns contribute further to a tenuous case for redevelopment.

### Lot Dimensions

The 40-foot lot depths present a significant physical constraint, as mixed-use and residential buildings are typically at least 40 deep. The building configurations used in both concepts are less than ideal because the residential unit parking is located adjacent to the building rather than tucked behind or under the building, where it would be steps away from the associated apartments. Potential residential renters may view this as a strike against the property and choose to locate elsewhere or expect to pay less rent than for properties with more integrated parking layouts. Developers could seek to overcome this challenge by purchasing the adjacent properties to allow for more space within the development.

## Parking Requirements

As mentioned previously, it is not feasible to fit the required parking for both projects on the site, with even the low-rise concept being deficient by 38 stalls. The City should consider revising their parking standards or creating parking requirements specific to the downtown area that reduce off-site parking requirements. Hood River, Oregon, for example, offers a fee in lieu program in their central business district (\$3,000 per deficient stall), but also requires only 1.5 parking stalls per 1,000 SF of floor area for commercial uses, less than half the current standard in Stevenson (Hood River Municipal Code Ch. 17.24). Hood River was cited by City staff as an example of a similarly situated city that has been successful in attracting new development.

## Environmental Challenges

After the City relocates and improves the Columbia Avenue right-of-way and in the process excavates impacted shallow soil in the existing roadway, an environmental covenant is likely to remain in place on the eastern lot, limiting use of groundwater from the property and the deep excavation. Although the resulting impact on future development is anticipated to be minimal, the presence of an environmental covenant may be enough to scare away some potential developers, casting further doubt on redevelopment feasibility.

## CONCLUSION

Given the challenging case for private development, the City may choose to reduce barriers to development using one or more of the following strategies:

- Consider reducing parking standards in downtown Stevenson.
- Continue to allow for additional building height similar to the mid-rise concept.
- Consider selling excess publicly owned land, if any exists after the realignment, at a discount to reduce overall development costs.
- Engage with potential developers to educate them about previous cleanup efforts and convey the minimal risks associated with the properties.
- Identify other public or nonprofit development partners that could leverage state and federal grant resources to assist with the buildout and that may be less driven by the project's bottom line.

**APPENDIX C**

**EXISTING CONDITIONS REPORT**



# EXISTING CONDITIONS REPORT

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## COLUMBIA AVENUE REALIGNMENT



*Prepared for*  
**SKAMANIA COUNTY**  
*July 16, 2020*  
*Project No. 0405.05.02*

*Prepared by*  
*Maul Foster & Alongi, Inc.*  
*109 E 13th Street, Vancouver, WA 98660*

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# EXECUTIVE SUMMARY

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In 2017, Skamania County was awarded a U.S. Environmental Protection Agency Community-Wide Assessment Grant to fund environmental assessment and brownfield redevelopment at strategic properties within the county. In their recent Stevenson Downtown Plan for Success, The City of Stevenson (City) identified the realignment of Columbia Avenue as a priority project to improve pedestrian circulation and safety. The properties adjacent to the section of Columbia Avenue proposed for relocation have environmental issues due to past and present uses. The purpose of this project is to explore the existing conditions in the Columbia Avenue realignment area and to identify the best approach to implementing the street realignment while also addressing environmental concerns.

The Columbia Avenue realignment area consists of ten parcels totaling over 4 acres. The area includes several single-family homes, small multifamily residences, and commercial uses. The analysis of existing conditions focused on natural resources, infrastructure, and regulatory and environmental conditions that may impact the realignment project and future development in the area.

## SUMMARY OF FINDINGS AND IMPLICATIONS FOR THE PROJECT

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Natural Resources	<ul style="list-style-type: none"><li>• Several areas in the realignment area include have steep slopes, which could pose a challenge to redevelopment</li><li>• Kanaka Creek runs through the easternmost parcel in the realignment area. The area surrounding the creek is in the 100-year floodplain. To protect the creek, development in this area is subject to additional review and restrictions.</li></ul>
Infrastructure	<ul style="list-style-type: none"><li>• Water and sanitary sewer located within the existing Columbia Avenue right of way are generally sized appropriately for existing and future development but will have to be moved if the street is relocated.</li><li>• There are existing stormwater connections in First and Second Streets, but currently there is no stormwater infrastructure in Columbia Avenue. Stormwater treatment and control infrastructure will have to be constructed.</li><li>• A new, realigned Columbia Avenue would include two lanes of traffic, parking, and continuous sidewalks on both sides of the road.</li><li>• There are existing overhead power and underground telephone lines in Columbia Avenue that will have to be relocated to the realigned right-of-way.</li></ul>

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Regulatory	<ul style="list-style-type: none"> <li>• The area is currently zoned Commercial 1 and allows for a variety of uses, including commercial and residential activities.</li> <li>• The pending Stevenson Downtown Plan for Success proposes to add overlay zones to the area to encourage mixed-use development and a walkable downtown. Should these overlay zones be adopted, future development will need to comply with them.</li> <li>• The realignment area contains several Environmentally Critical Areas, including steep slopes, wetlands, and streams. Several steep slopes are located directly adjacent to the existing Columbia Avenue right-of-way. The realignment project and future development in these areas will have to comply with the City's Critical Areas Ordinance.</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• The following sites were identified for further review of their potential to impact the Columbia Avenue realignment area: Midstate Land Co, Hunsaker Oil Stevenson Station, and Stevenson Commerce Site: <ul style="list-style-type: none"> <li>- The Midstate Land Co and Hunsaker Oil Stevenson Station are in the Columbia Avenue realignment area and have confirmed or suspected contamination in soil and/or groundwater.</li> <li>- A Phase II environmental site assessment was conducted at the Midstate Land Co site in July 2020. The activities included collecting soil and groundwater samples from the subsurface (via push-probe drilling) to identify potential contaminant impacts. The purpose of this assessment is to evaluate potential exposure pathways associated with construction and the developed use, based on current environmental conditions.</li> <li>- Further investigation of the Hunsaker Oil Stevenson Station would be beneficial to determine if soil and/or groundwater contamination is present. However, the property owner would need to provide the direction to do so.</li> <li>- The Stevenson Commerce Site does not have confirmed contamination, received a No Further Action determination in 2006, and is crossgradient of the Columbia Avenue realignment area. Therefore, this site is unlikely to have the potential to impact the Columbia Avenue realignment area.</li> </ul> </li> </ul>

# 1 INTRODUCTION

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Stevenson is a small but growing city of 1,465 people, located in the Columbia River Gorge in southwest Washington State. Stevenson is a hub for Skamania County’s government operations, including the County Courthouse and the County Sheriff’s department. In 2017, Skamania County was awarded a U.S. Environmental Protection Agency Community-Wide Assessment Grant to fund environmental assessment and brownfield redevelopment at strategic properties in the county. The City of Stevenson (City) is in the process of completing the Stevenson Downtown Plan for Success. The draft plan identified the realignment of Columbia Avenue as a priority project to improve pedestrian circulation and safety. The properties adjacent to the section of Columbia Avenue proposed for relocation have environmental concerns due to past and present uses. The purpose of this project is to explore the existing conditions in the Columbia Avenue realignment area and identify the best approach to implementing the street realignment while also addressing environmental concerns.

## Site History

Stevenson has been home to Native American settlements for thousands of years. The area served as a hub for trade and fishing because of its location above the Upper Cascade Rapids of the Columbia River. The first European explorers and settlers used the Columbia River to navigate through the Cascade Mountains. These travelers would often land in the Stevenson area to portage around the treacherous Upper Cascade Rapids. In the 1800s, the Stevenson family settled in the area and founded the town of Stevenson.<sup>1</sup> George Stevenson purchased the original town site in 1893. In 1908 the town was incorporated, and the Spokane, Portland and Seattle Railroad arrived. Stevenson gradually moved upland with the arrival of the railroad and later because of inundation resulting from the construction of the Bonneville Dam.<sup>2</sup>

The draft Stevenson Downtown Plan for Success has identified the realignment of Columbia Avenue as a catalyst project that would improve downtown access and circulation and allow for additional mixed-use development. The project area is located between First Street and Second Street (SR 14) in downtown Stevenson (figure 1-1). Based on historical aerial photography, areas northwest of the realignment area have been predominantly residential, while areas to the southeast have been predominantly commercial since at least 1935. During the downtown planning process, the City created conceptual illustrations showing how Columbia Avenue could be realigned and ultimately redeveloped (Figure 1-2). This initial concept shows the Columbia Avenue right-of-way being relocated about 40 feet to the northeast and widened to 60 feet. The redevelopment concept shows new mixed-use development, with commercial uses on the ground floor and residential uses above.

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<sup>1</sup> Skamania County Chamber of Commerce. “Stevenson History,” accessed June 16, 2020, <https://skamania.org/history/#1496983641788-67c6bfc3-e78f>.

<sup>2</sup> Ibid.

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## Ownership

The Columbia Avenue realignment area consists of ten parcels totaling just over 4 acres (Table 1-1). The area includes a single-family home, small multifamily residences, and commercial uses; the last group includes a gas station located on the northwest corner of the realignment area, a dentist office northeast of Columbia Avenue, and a hardware store on the eastern corner of the realignment area. The area proposed to accommodate the realignment is directly northeast of Columbia Avenue, between First and Second Streets, and currently serves as parking for the dentist office on the adjacent parcel (figure 1-3).

**Table 1-1: Parcel Area**

Parcel ID	Address	Description	Area (Acres)
3303	24 NE Second St	Columbia Hardware	0.98
3304	10 NW Second St	Columbia Hardware	0.38
4432	91 NW Second St	Gas Station	0.51
4433	80/82 NW Columbia Ave	Single-Family Home	0.30
4438	40 NW Second St	Apartments	0.27
4439	52 NW Second St	Dentist Office	0.47
4440	70 NW Second St	Dentist Office Parking Lot	0.51
4441	90 NW Second St	2-4 Unit Multifamily	0.27
4444	73 NW First St	Big T's Grill	0.26
4445	First St	Vacant Lot	0.19
<b>Total</b>			<b>4.14</b>

## Natural Resources

Because the Columbia Avenue realignment area is small and is located in an urban area, there are limited natural resource issues to consider. The area is about 650 feet north of the Columbia River and is separated from the river by the BNSF railroad and a steep embankment south of First Street (Figure 1-3).

There are two primary natural resource concerns. The first arises from several small areas in the alignment area that have steep slopes of more than 25 percent, including an area directly west of Columbia Avenue. These areas are regulated by the Stevenson Critical Area ordinance to ensure that development activities do not destabilize the slopes. The second concern is that Kanaka Creek flows along the eastern edge of the area. The realignment area surrounding Kanaka Creek falls within the 100-year floodplain and is fish bearing, making it a designated Critical Area with additional regulations that govern development that takes place nearby.

## 2 INFRASTRUCTURE ASSESSMENT

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There are several utilities, in varying states of repair, currently located in the roadway of the existing section of Columbia Avenue between First Street and Second Street. It will be necessary to relocate and improve infrastructure in the roadway, as described in detail below.

### **Municipal Water**

The City owns and operates the Group A Community water system that supplies potable water to residents, businesses, and public institutions within the city limits. The City's 1-million-gallon-per-day (gpm) water treatment plant is supplied from LaBong Creek, Cedar Springs, and Rock Creek. Other sources include the 650-gpm Hegewald Well (used as a backup supply) and the currently unused Iman Springs supplemental water source. The City has been proactively replacing old and undersized water distribution mains throughout the system in recent years, and the City's water distribution system is in good condition, according to the Water System Plan Update produced by Murray Smith in November 2017. Other major components of the City's water system include three reservoirs, storing 0.96 million gallons of water, and one booster pump station.

The section of Columbia Avenue between First Street and Second Street contains an existing 8-inch-diameter water main and an existing fire hydrant (figure 2-1). It is unclear what material the water main pipe is comprised of, but it may be asbestos cement or ductile iron. The Water System Plan Update does not indicate any conveyance capacity issues with this section of water main, nor are there issues concerning water supply to serve future development along the realigned Columbia Avenue. Realignment of Columbia Avenue would require an in-kind replacement of this existing water main, fire hydrant, and any existing water services in the new roadway section.

### **Wastewater**

The City owns and operates the public sanitary sewer system that serves residents, businesses, and public institutions within city limits. The system consists of approximately 55,000 feet of gravity sewer mains, 2,100 feet of force main, and four pump stations. There are no permitted significant industrial users; however, multiple large commercial users, such as restaurants and beverage producers, are major sources of wastewater flow. In the December 2017 General Sewer Plan Update, Tetra Tech identified several sections of existing sewer pipe that required replacement, either because they were deteriorating or because they did not have enough capacity. The existing 8-inch-diameter concrete gravity sewer main located in Columbia Avenue in the project area has sufficient capacity for future development (figure 2-2). However, this section of pipe is in an area of known infiltration and inflow (I/I). Realignment of Columbia Avenue would require replacement of this section of sanitary sewer pipe with an 8-inch-diameter pipe composed of polyvinyl chloride (PVC), or equivalent material, in the new roadway section. Replacing the concrete pipe with PVC will help decrease I/I in this area.

## Stormwater

It appears that no stormwater infrastructure currently exists in the Columbia Avenue project area; however, storm catch basins are located in First and Second Streets, near the intersection of Columbia Avenue (figure 2-3). Stormwater infrastructure will have to be designed and constructed to City standards in the realigned Columbia Avenue to provide conveyance and treatment of stormwater runoff from the roadway prism.

## Transportation

Between First and Second Streets, Columbia Avenue is a paved, two-lane roadway with incomplete sections of sidewalk on either side of the road. The intersection at Second Street is currently offset from the northern section of Columbia Avenue. Realignment of the southern section of Columbia Avenue would allow the intersection to continue straight across Second Street, increasing the safety of the intersection. The new right-of-way would be 60 feet wide and would include two lanes of traffic, with street parking and continuous sidewalks on both sides of the roadway.

## Power and Telecommunications

Skamania County Public Utility District 1 is the electrical power purveyor in the area. Existing overhead power runs along the northwest section of Columbia Avenue to an existing light pole on the east side of the road. To remain in the public right-of-way with the Columbia Avenue realignment, the overhead power will have to be relocated, including the existing light pole to avoid conflict with a potential future road prism.

An existing underground telephone line runs along the western side of the existing Columbia Avenue (figure 2-4). This line will fall outside the public right-of-way with the Columbia Avenue realignment and will have to be relocated to remain in the right-of-way.

# 3 REGULATORY ANALYSIS

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The regulatory analysis examined existing plans and development regulation and their impact on the realignment area. The Stevenson Comprehensive plan was adopted in 2018, and a downtown subarea plan is nearing adoption. The area is within a Commercial 1 (C1) zone district and also contains designated Critical Areas that may impact the redevelopment and realignment process.

## Stevenson Comprehensive Plan

The Stevenson Comprehensive Plan, adopted in 2013, identified four cornerstone principles that summarize the desires of Stevenson’s citizens: high quality of life, natural/scenic beauty, healthy economy, and active waterfront. Goal 4 of the plan outlines the City’s vision for the downtown: “A vibrant and attractive downtown is home to diverse businesses and welcoming to residents and visitors.” The objectives for goal 4 include revising the downtown plan, creating better connections



between downtown and the waterfront, and enhancing the area’s attractiveness by encouraging the burial of power lines and the preservation of street trees. The comprehensive plan envisions the future land use of the Columbia Avenue project area as High-Intensity Trade. These areas are characterized by dense, highly intensive urban development with an emphasis on pedestrian and bicyclist access to downtown.

## Stevenson Downtown Plan for Success

The City is currently in the process of updating their downtown subarea plan called the Stevenson Downtown Plan for Success. The plan builds on the comprehensive plan’s vision to better connect downtown and the riverfront by proposing additional pedestrian connection to the riverfront, i.e., creating a walking loop and transforming the waterfront into a destination with open space and complementary uses.

The draft plan also identifies several catalyst projects, including the Columbia Avenue Realignment. The realignment of Columbia Avenue would address existing safety concerns, and the road would also be widened to 60 feet to match the existing right-of-way to the north. This widening would accommodate vehicle traffic, street parking, pedestrian access, and a landscape buffer. Redevelopment of the parcels adjacent to this section of Columbia Avenue would include ground floor retail and minimal setbacks to align with the commercial main street aesthetic outlined in the plan. This area is also identified as a potential location for public parking serving the downtown.

The draft plan proposes new overlay zones to regulate downtown development. Most of the project area would be in a Commercial Mainstreet (CMS) overlay, with the eastern parcels in a Commercial Destination (CDU) overlay. As proposed, CMS zones is intended to foster walkability and window-shopping for residents and visitors to downtown. It would include ground floor retail and storefronts with opportunities for multifamily residential units above. The CDU overlay would provide space for uses that serve greater Skamania County and require greater motor vehicle access. CDU zones would allow for commercial uses, such as anchor retail, and multifamily residential uses.

## Zoning Code

The Columbia Avenue relocation study area is in a C1 zone (Figure 3-1). C1 zones allow for a range of uses, summarized in Table 3-1. The zone is intended to contribute to a vibrant downtown area that combines residential, commercial, and community uses.

**Table 3-1: C1 District Allowable Uses**

Use Category	Use Description
Residence or Accommodations Uses	Most dwelling units are permitted, from single-family homes to multifamily units. Most residential care facilities and overnight accommodations are permitted.
General Sales and Service Uses	Retail, bank, and financial institutions, carwash, food service, childcare, and personal service uses are permitted in C1 zones.
Manufacturing and Wholesale Trade Uses	Minor wireless telecommunications facilities are the only permitted use in this category, with other uses such as light industrial as conditional uses.

Other	Public assembly uses, as well as pet and kennel uses, are permitted in C1 zones. Education, public administration, health care, and other institutional uses are conditional uses.
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In addition to the dimensional standards summarized in Table 3-2, development in C1 zones is subject to further design standards. Certain buildings that front a public sidewalk are required to have 50 percent of their front wall occupied by doors or windows to prevent blank walls. Landscaping is also required between the street and the building. Off-street parking requirements are specific to each use, with residential structures requiring two spaces per dwelling unit—except for one-bedroom units, which require only one space. Retail uses are required to provide one parking space per 200 square feet (sf) of floor area.

**Table 2-2: C1 District Dimensional Standards**

Standard	Single-family residential	All other uses
Maximum building height	25 feet (ft)	50 ft
Minimum setbacks		
Front	15 ft	0 ft
Side	5 ft	0 ft
Rear	0 ft	0 ft
Maximum setback		
Front	20 ft	10 ft
Side	none	10 ft
Density		
Minimum lot area	6,000 sf	none <sup>a</sup>
Minimum lot width	60 ft	none
Minimum lot depth	100 ft	none
Maximum lot coverage	50%	100%

<sup>a</sup> Except for multifamily, which requires 1,200 sf per unit.

## Critical Areas

According to the City’s 2018 Critical Areas Map, the study area contains several potential critical areas (figure 3-2). Although the Stevenson Critical Areas map provides information about the potential location of critical areas, many of them have not been formally designated or delineated. The presence of critical areas will be determined at the time of project review. The easternmost parcels occupied by Columbia Hardware are adjacent to Kanaka Creek, which is fish bearing. The area surrounding the creek is also identified as a Debris Flow Hazard Zone. Additionally, there is one delineated wetland located on the Columbia Hardware parcels. If development takes place in these areas, it will have to comply with Stevenson’s critical areas ordinance, including a 100-foot buffer from Kanaka Creek.

Finally, the Critical Areas Map identifies, in the study area, several landslide hazard areas with slopes of 25 percent or greater, which are considered potentially unstable steep slopes. One steep sloping area is adjacent to Columbia Avenue to the west. These conditions may require the Columbia Avenue realignment project, as well as future development in the study area, to undergo a critical area permit

process as well as additional geotechnical analysis to ensure that the steep slopes remain stable during and after the relocation project.

## 4 ENVIRONMENTAL CONSIDERATIONS

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A Phase I environmental site assessment (ESA) of the site at 70 NW Second Avenue, Stevenson, Washington 98648 was conducted in February 2020. Information for this existing conditions report is summarized from the Phase I ESA report.

Maul Foster & Alongi, Inc. (MFA) contracted Environmental Data Resources, Inc. (EDR) to search Washington State Department of Ecology (Ecology) and federal agency record sources for information regarding the Columbia Avenue realignment area and nearby sites. Based on MFA's review, the following sites were identified for further review of their potential to impact the Columbia Avenue realignment area: Midstate Land Co, Hunsaker Oil Stevenson Station, and Stevenson Commerce Site.

The remaining sites identified by EDR have no reported releases, have reported that cleanup is complete, have received No Further Action (NFA) determinations from Ecology, and/or have little potential to impact the Columbia Avenue realignment area based on their proximity or elevation.

### Areas of Concern

Areas of concern are places where historical operations and documentation indicate that there is suspected or confirmed contamination. The following areas of concern have been identified (see Figure 4-1).

#### MIDSTATE LAND CO

70 NW Second Street—This site is listed in Ecology's Cleanup Site Database as Cleanup Site ID (CSID) 690 (Midstate Land Co) and Facility Site ID 1384.

According to a Phase I ESA conducted for the site in 1994, there was a 5,000-sf building on the site occupied by various businesses, including an auto service, repair, and paint shop; a dry-cleaning establishment; and a beauty parlor. According to a local resident quoted in the 1994 ESA report, the concrete block building was constructed at least 75 years ago. The building was demolished in 1995. The upper 6 inches of soil was excavated; confirmation soil sampling did not show metals exceedances but did show gasoline-range petroleum hydrocarbons, xylenes, ethylbenzene, and benzene exceedances. Following this, the lateral and vertical extent of the gasoline-range petroleum hydrocarbons in soils was investigated by excavation of ten test pits to a depth of approximately 5 feet below ground surface. Gasoline-range petroleum hydrocarbons were observed or detected at nearly all locations in a gray soil lens where it was encountered in the field.

A remedial action was conducted in May 1995 to address the lens of contaminated soil and groundwater. The action included (1) designing/implementing a temporary dewatering system to

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permit soil excavation, (2) emergency removal of the contaminated soils after dewatering, (3) collecting confirmation samples from the excavated areas, and (4) drilling several borings and collecting soil samples to determine if hydrocarbon contamination had occurred off site. The excavated area contained approximately 13,870 cubic yards of soil.

During construction excavation, an oily sump was encountered on the west side of the site. The sump was sampled and pumped out. Contaminated soil was removed and confirmation samples were collected. Approximately 6,185 cubic yards of soil was removed from the excavation.

In total, approximately 20,115 cubic yards of soil was removed from the site and approximately 9,750 gallons of contaminated groundwater was pumped from the site. Three areas of contamination were found and remediated at the site: (1) surface soil in the basement where metals and oil-range petroleum hydrocarbon contamination was localized and confined to the surface; (2) the gray lens in the northeast corner of the site where gasoline-range petroleum hydrocarbon was removed but existing structures limited complete removal to the north and east; and (3) the oily sump on the west side where oil-range petroleum hydrocarbon was confined by the clayey soils and was readily removed. After the final cleanup, the impacts in soil (480 milligrams per kilogram [mg/kg] to 570 mg/kg) exceeded the gasoline-range petroleum hydrocarbon cleanup level of 100 mg/kg at three locations near the site's property boundary. Confirmation soil sampling from the extent of the excavation indicated that additional gasoline-contaminated soil remained in place and could not be removed without undermining the integrity of existing structures: the existing road to the north and the existing dental office building to the east.

On May 12, 1997, Ecology issued an NFA determination for the site that required one year of groundwater monitoring for gasoline-range petroleum hydrocarbons. After receiving the required groundwater monitoring results, which were all below cleanup levels, Ecology issued a second NFA determination for the site on March 30, 1999. A restrictive covenant was recorded for the site on November 3, 1998, because the remedial action had resulted in residual soil concentrations of total petroleum hydrocarbon (gasoline) that exceeded the Model Toxics Control Act (MTCA) Method A residential cleanup level. It was determined that protection against the remaining contamination could be achieved using institutional controls. The restrictive covenant states that the owner shall not alter, modify, or remove existing or new structure(s) in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology.

Ecology completed a periodic review report for the site in July 2017. The report noted that cleanup levels had changed for several compounds because of modifications made to MTCA in 2001. Of importance to the site, the MTCA Method A cleanup level for soil has been updated to 100 parts per million (ppm or mg/kg) if benzene is not present and 30 ppm if benzene is present. The periodic review report concludes:

- The cleanup actions completed at the site appear to be protective of human health and the environment.
- Soils cleanup levels have not been met at the site; however, under Washington Administrative Code 173-340-740(6)(f), the cleanup action is determined to comply with cleanup standards,

since the long-term integrity of the containment system is ensured and the requirements for containment technologies have been met.

- The restrictive covenant for the site is in place and will be effective in protecting public health from exposure to hazardous substances as well as protecting the integrity of the cleanup action.

The Midstate Land Co site is currently vacant and is used as vehicle parking for the dental office located east of the Midstate Land Co site.

## HUNSAKER OIL STEVENSON STATION

Second Street and Columbia Street—This site is listed in Ecology’s Cleanup Site database as CSID 8497 (Hunsaker Oil Stevenson Station) and Facility Site ID 25886634. Ecology records indicate that a leaking underground storage tank (LUST) at the site was reported to Ecology in 1998. The site status is “Cleanup Started” under the independent action process. There is confirmed benzene and gasoline contamination in soil, suspected diesel contamination in soil and groundwater, suspected gasoline contamination in groundwater, and confirmed “other” petroleum contamination in groundwater.

An early notice letter from Ecology dated February 12, 2013, indicates their review confirms soil and/or groundwater were contaminated because of a release from a LUST, and the documentation provided to Ecology thus far does not demonstrate MTCA cleanup standards were achieved. Specifically, Ecology’s review noted soil and groundwater contaminated with gasoline-range petroleum hydrocarbons was left in place above MTCA cleanup levels in the area of the former underground storage tanks (USTs). No documentation demonstrating cleanup standards were achieved for soil or groundwater is known to have been provided to Ecology. Therefore, the site was added to Ecology’s cleanup site list.

Ecology’s early notice letter notes four USTs at the site (three 6,000-gallon gasoline and one 4,000-gallon diesel) were removed in 1998. The highest gasoline exceedance was 2,810 ppm and the highest benzene exceedance was 1.2 ppm. There was a diesel tank at the site, but no samples were analyzed for diesel.

Because of its distance from, and its upgradient relationship to, the Columbia Avenue realignment area, this site has the potential to impact the Columbia Avenue realignment area. Confirmation of the presence or absence of soil and groundwater contamination would be gained through an environmental site assessment. However, the property owner would need to provide access for evaluation.

## STEVENSON COMMERCE SITE

167 NW Second Street—This site is immediately west of the Columbia Avenue realignment area and is listed in Ecology’s Cleanup Site Database as CSID 1507 (Stevenson Commerce Site) and Facility Site ID 3010189. Ecology records indicate that an initial investigation/federal preliminary assessment was completed on August 2, 2005. The site status was changed to NFA on August 7, 2006. Petroleum contamination was below the cleanup level in soils and was suspected in groundwater.

On January 24, 2020, Ms. Emily Hess of MFA interviewed Ms. Kirsten Wecker, toxics cleanup project manager at Ecology, for information regarding the Stevenson Commerce Site. After review of Ecology documents, Ms. Wecker indicated that she plans to rescind the NFA determination for the site. According to Ms. Wecker, soil contamination may have been left in place, and the investigation did not sample groundwater. She noted that, as there is a water well less than 0.25 mile upgradient of the site and that water at that location is approximately 14 feet below ground surface, there are concerns regarding possible contamination in groundwater at the Stevenson Commerce Site.

Given that the site is inferred crossgradient and there is no confirmed contamination on the site, this site is unlikely to have the potential to impact the Columbia Avenue realignment area.

## Cleanup Process

Of the three identified sites that were evaluated, only one site, Midstate Land Co, is currently involved in a cleanup process.

### MIDSTATE LAND CO

On January 30, 2020, Ms. Hess interviewed Mr. Panjini Balaraju, Ecology project manager, for information regarding the Midstate Land Co and surrounding area. Mr. Balaraju provided the following three options for addressing the vapor migration issue prior to the site development:

- Install a vapor barrier within the whole footprint of the building(s) so that volatile organic compound (VOC) vapors cannot migrate/enter the building(s). Mr. Balaraju indicated that this could be done during the early construction stage. This option would involve long-term monitoring and would require preparation of a work plan to be reviewed by Ecology.
- Drill temporary soil borings, collect an appropriate number of soil at each boring location, and analyze these samples for contaminants of potential concern. If detected concentrations are below the current MTCA cleanup levels, Ecology can issue a final NFA letter and remove the restrictive covenant.
- If the results of the above soil investigation show that contaminant concentrations are still above the current MTCA cleanup levels, conduct a localized cleanup (excavate and dispose of the contaminated soils) and collect confirmation (post-excavation) soil samples to demonstrate the compliance. Once this is done, Ecology can issue a final NFA letter and remove the restrictive covenant.

A Phase II ESA was conducted for the Midstate Land Co site in July 2020. The purpose of this assessment was to evaluate potential exposure pathways associated with construction and the developed use, based on current environmental conditions. The activities include collecting soil and groundwater samples from the subsurface (via push-probe drilling) to identify potential contaminant impacts and assessing samples for contaminants of potential concern:

- Near the soil contamination left in place on the Midstate Land Co site: gasoline-range petroleum hydrocarbons and benzene, toluene, ethylbenzene, and xylenes.

- Near the Hunsaker Oil Stevenson site: gasoline-range petroleum hydrocarbons, diesel- and oil-range petroleum hydrocarbons, VOCs, polycyclic aromatic hydrocarbons, lead, and polychlorinated biphenyls. As part of the February 2020 Phase I ESA for the Midstate Land Co property, neighboring properties were assessed to determine if they had the potential to impact the Midstate Land Co property. Given the proximity of the Midstate Land Co property to the Hunsaker Oil Stevenson site, it was determined there was the potential for the Midstate Land Co property to be impacted. Therefore, as part of the Midstate Land Co Phase II ESA, a boring was advanced on the northwest corner of the Midstate Land Co property closest to the Hunsaker Oil Stevenson site to determine if the Midstate Land Co property is impacted by the Hunsaker Oil Stevenson site.

## 5 IMPLICATION FOR DEVELOPMENT

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This provides an overview of the findings of the existing conditions report along with their implications for the realignment project and redevelopment in the surrounding area.

Natural Resources	<ul style="list-style-type: none"> <li>• Several areas in the realignment area include have steep slopes, which could pose a challenge to redevelopment</li> <li>• Kanaka Creek runs through the easternmost parcel in the realignment area. The area surrounding the creek is in the 100-year floodplain. To protect the creek, development in this area is subject to additional review and restrictions.</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>• Water and sanitary sewer located within the existing Columbia Avenue right of way are generally sized appropriately for existing and future development but will have to be moved if the street is relocated.</li> <li>• There are existing stormwater connections in First and Second Streets, but currently there is no stormwater infrastructure in Columbia Avenue. Stormwater treatment and control infrastructure will have to be constructed.</li> <li>• A new, realigned Columbia Avenue would include two lanes of traffic, parking, and continuous sidewalks on both sides of the road.</li> <li>• There are existing overhead power and underground telephone lines in Columbia Avenue that will have to be relocated to the realigned right-of-way.</li> </ul>

Regulatory	<ul style="list-style-type: none"> <li>• The area is currently zoned Commercial 1 and allows for a variety of uses, including commercial and residential activities.</li> <li>• The pending Stevenson Downtown Plan for Success proposes to add overlay zones to the area to encourage mixed-use development and a walkable downtown. Should these overlay zones be adopted, future development will need to comply with them.</li> <li>• The realignment area contains several Environmentally Critical Areas, including steep slopes, wetlands, and streams. Several steep slopes are located directly adjacent to the existing Columbia Avenue right-of-way. The realignment project and future development in these areas will have to comply with the City's Critical Areas Ordinance.</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• The following sites were identified for further review of their potential to impact the Columbia Avenue realignment area: Midstate Land Co, Hunsaker Oil Stevenson Station, and Stevenson Commerce Site: <ul style="list-style-type: none"> <li>- The Midstate Land Co and Hunsaker Oil Stevenson Station are in the Columbia Avenue realignment area and have confirmed or suspected contamination in soil and/or groundwater.</li> <li>- A Phase II environmental site assessment was conducted at the Midstate Land Co site in July 2020. The activities included collecting soil and groundwater samples from the subsurface (via push-probe drilling) to identify potential contaminant impacts. The purpose of this assessment is to evaluate potential exposure pathways associated with construction and the developed use, based on current environmental conditions.</li> <li>- Further investigation of the Hunsaker Oil Stevenson Station would be beneficial to determine if soil and/or groundwater contamination is present. However, the property owner would need to provide the direction to do so.</li> <li>- The Stevenson Commerce Site does not have confirmed contamination, received a No Further Action determination in 2006, and is crossgradient of the Columbia Avenue realignment area. Therefore, this site is unlikely to have the potential to impact the Columbia Avenue realignment area.</li> </ul> </li> </ul>

## NEXT STEPS

This existing conditions report is the first step in planning for the realignment of Columbia Avenue. Next steps include engagement with property owners in the realignment area and development of a site plan depicting the new alignment, street design, and relocated utilities. The overall goal is to develop recommended strategy and action steps for moving forward with the relocation of Columbia Avenue.



## LIMITATIONS

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The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

# FIGURES

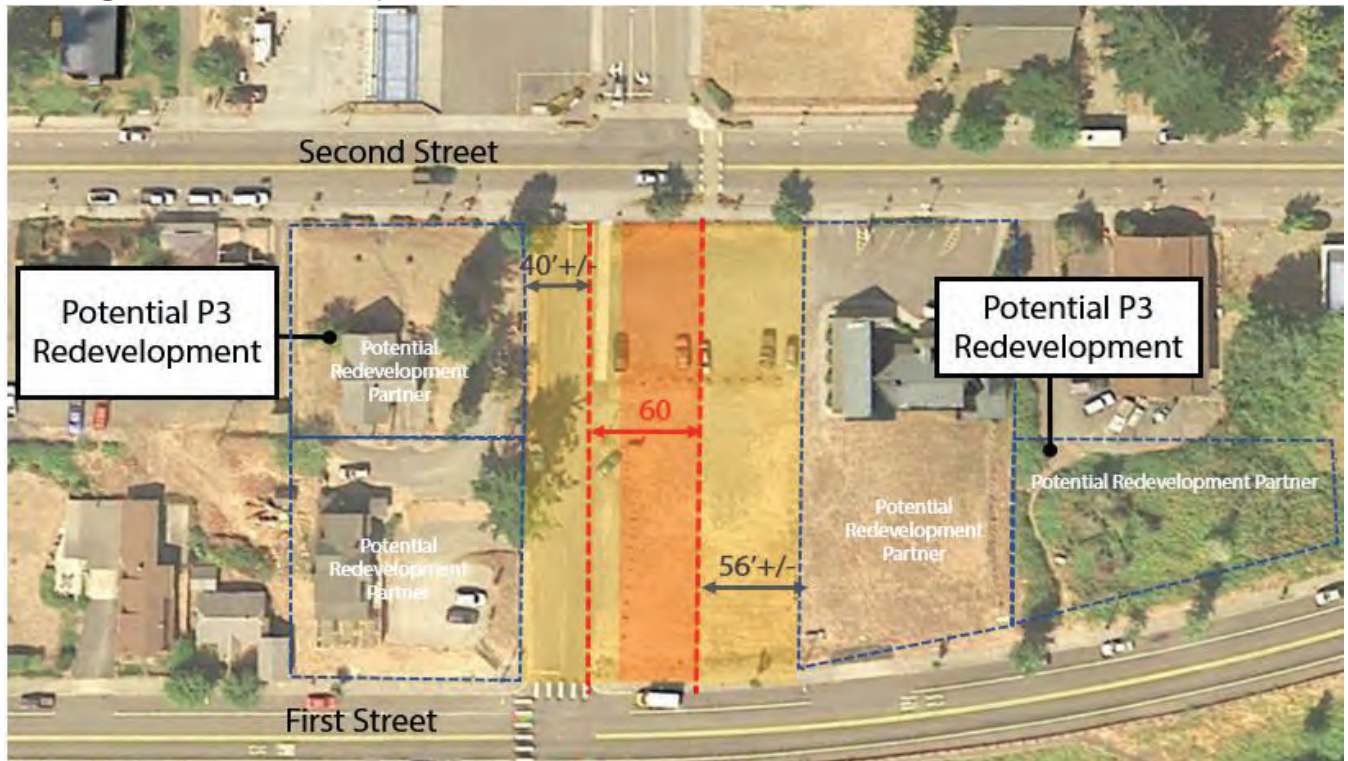


Figure 1-1: Columbia Avenue Realignment Area--Stevenson, WA



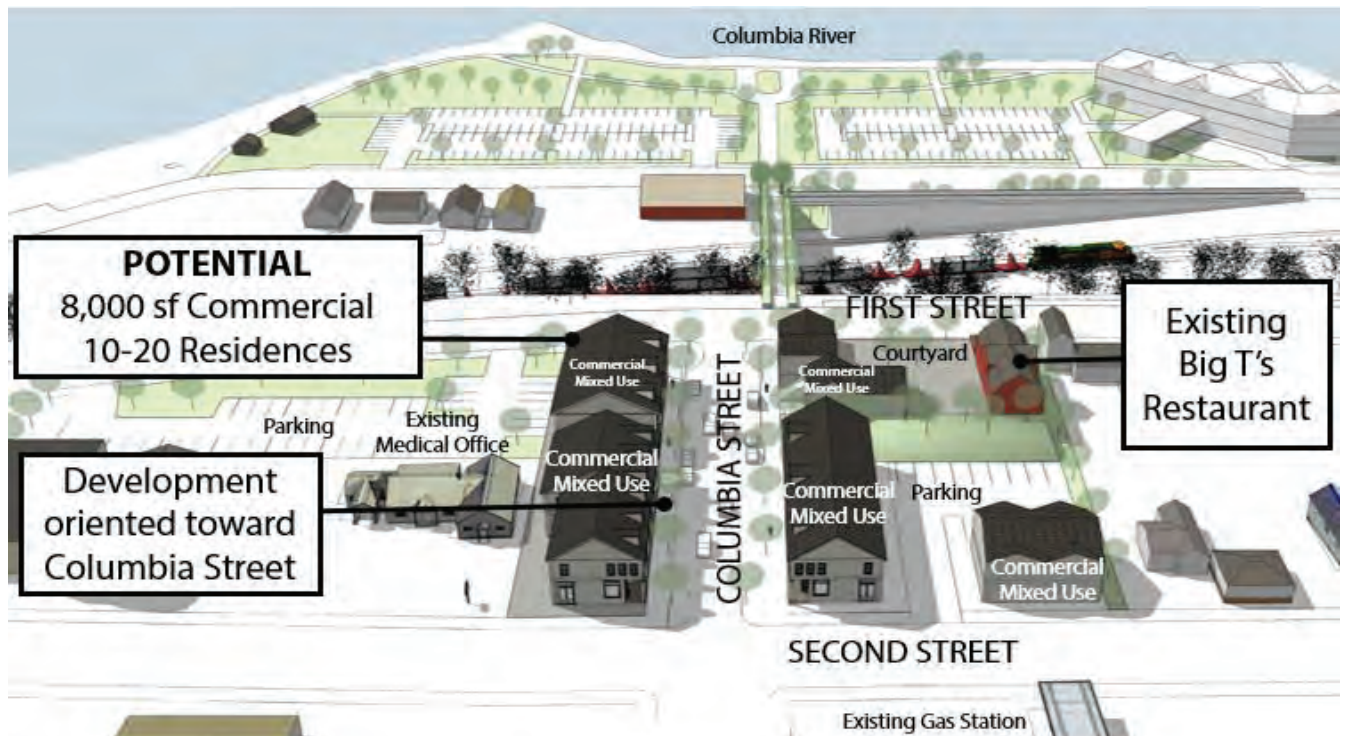
Figure 1-2: Columbia Avenue Realignment Conceptual Plans

Realignment Concept



Source: Stevenson Downtown Plan for Success, 2019

Redevelopment Concept



Source: Stevenson Downtown Plan for Success, 2019

Figure 1-3: Columbia Avenue Aerial Photo



Columbia River

Big T's Grill

Columbia Ave

Gas Station

Dentist Office

Second St (SR 14)

BNSF Railroad

First St

Apartments




Image Credit: Trulia.com





**Figure 2-1**  
**Site Infrastructure:**  
**Municipal Water**  
 Stevenson, Washington

**Legend**

-  Municipal Water
-  Realignment Area
-  Tax Lots

**NOTE:**  
 All features are approximate.



Source: Aerial photograph obtained from Esri, ArcGIS Online






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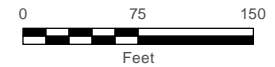


**Figure 2-2**  
**Site Infrastructure:**  
**Wastewater**  
 Stevenson, Washington

**Legend**

-  Wastewater
-  Realignment Area
-  Tax Lots

**NOTE:**  
 All features are approximate.



Source: Aerial photograph obtained from Esri, ArcGIS Online






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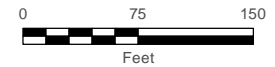


**Figure 2-3**  
**Site Infrastructure:**  
**Stormwater**  
 Stevenson, Washington

**Legend**

-  Stormwater
-  Realignment Area
-  Tax Lots

**NOTE:**  
 All features are approximate.



Source: Aerial photograph obtained from Esri, ArcGIS Online






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**Figure 2-4**  
**Site Infrastructure:**  
**Communications**  
 Stevenson, Washington

**Legend**

-  Electric / Communications
-  Realignment Area
-  Tax Lots

**NOTE:**  
 All features are approximate.



Source: Aerial photograph obtained from Esri, ArcGIS Online



This product is for informational purposes and may not have been prepared for, or used in, legal, engineering, or surveying purposes. Users of this information should consult the primary data and information sources to ascertain the usability of the

Figure 3-1: Realignment Area Zoning Map

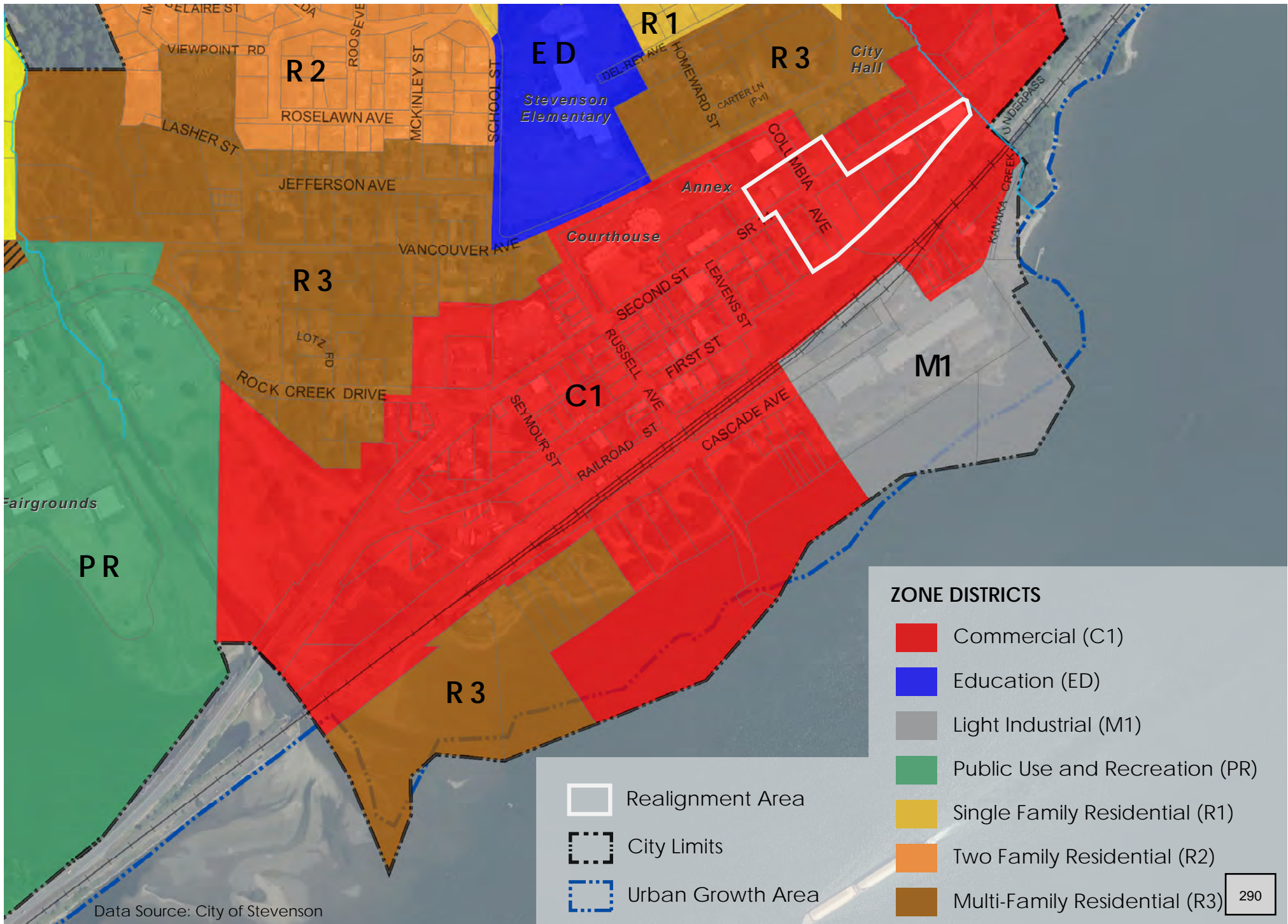


Figure 3-2: Critical Areas Map

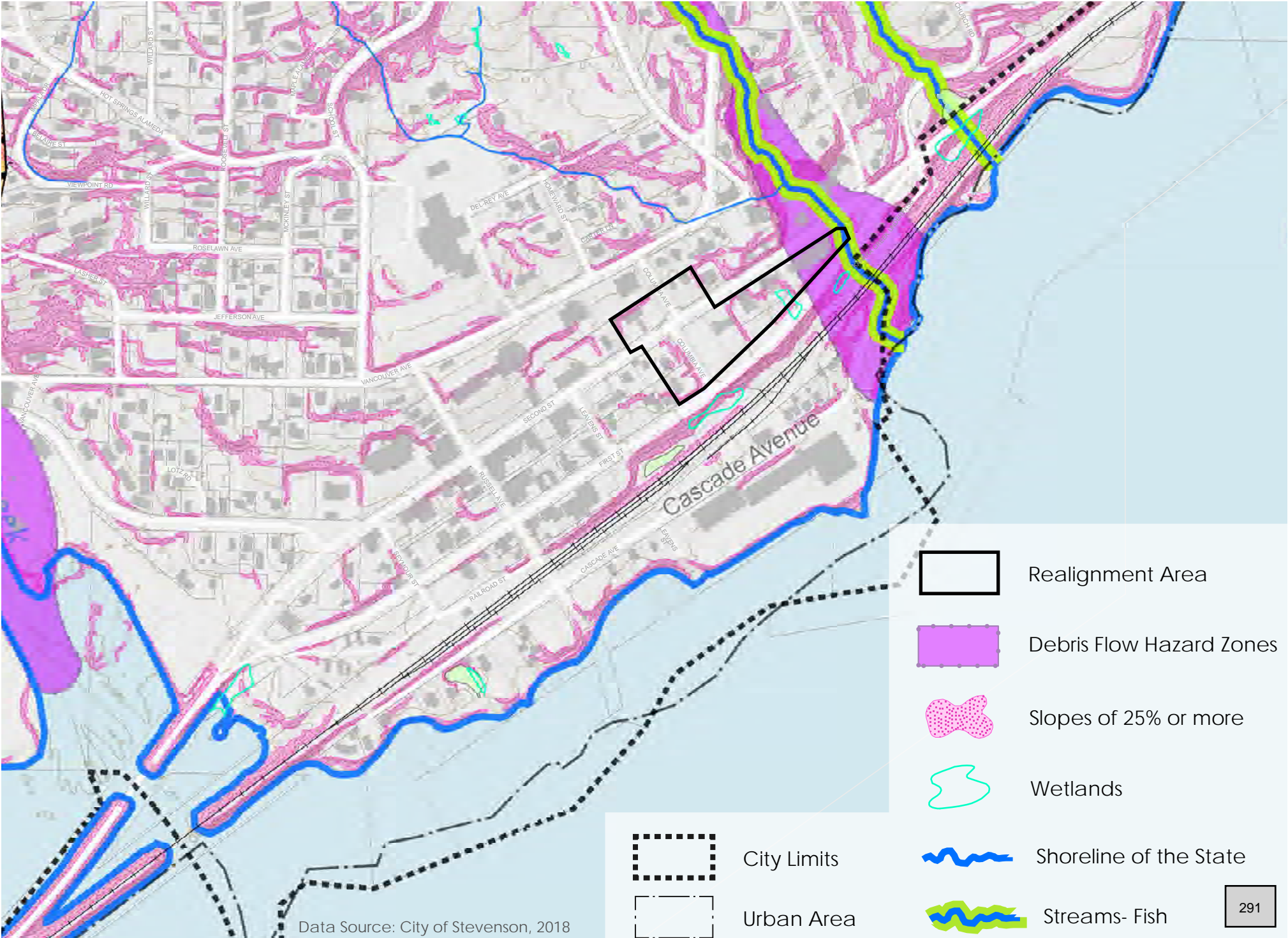


Figure 4-1: Environmental Areas of Concern, Columbia Avenue Realignment Area--Stevenson, WA



**APPENDIX D**

**COLUMBIA AVENUE REALIGNMENT PLAN SET**

# COLUMBIA AVENUE REALIGNMENT

PREPARED FOR:

## CITY OF STEVENSON

LOCATED IN SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , SEC. 36, T. 3 N., R. 7 E., W.M., SKAMANIA COUNTY, STEVENSON, WASHINGTON

MAUL FOSTER ALONGI  
109 EAST 13TH STREET  
VANCOUVER, WA 98660  
360.694.2691  
www.maulfooster.com

### PROJECT CONTACTS

<b>CLIENT</b> CITY OF STEVENSON 7121 E LOOP ROAD STEVENSON, WA 98648 P: (509) 427-5970 BEN SHUMAKER BEN@CI.STEVENSON.WA.US	<b>CIVIL ENGINEER</b> MAUL, FOSTER & ALONGI, INC. 109 EAST 13TH STREET VANCOUVER, WA 98660 P: (360) 694-2691 KRISTI BOON, PE KBOON@MAULFOSTER.COM
<b>SURVEYOR</b> S&F LAND SERVICES 2300 E 3RD LOOP SUITE 100 VANCOUVER, WA 98661 P: (360) 326-2334	



VICINITY MAP

NOT TO SCALE

### SHEET INDEX

C0.0	COVER SHEET
C1.0	CONSTRUCTION NOTES (NOT A PART OF THIS SET)
C1.1	MASTER LEGEND
C2.0	EXISTING CONDITION PLAN
C2.1	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN
C3.1	EROSION AND SEDIMENT CONTROL DETAILS
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C5.0	WATER AND SANITARY SEWER PLAN
C6.0	DETAILS I
C6.1	DETAILS II
C6.2	DETAILS III

### PROJECT SUMMARY

**SITE ADDRESS:**  
 COLUMBIA AVENUE  
 SKAMANIA COUNTY  
 STEVENSON, WA 98648

**WORK DESCRIPTION:**  
 THE CITY OF STEVENSON IS PROPOSING TO REALIGN THE ROAD AND RIGHT-OF-WAY SECTION OF COLUMBIA AVENUE BETWEEN FIRST STREET AND SECOND STREET WITH ALL SUPPORTING INFRASTRUCTURE.

### GENERAL NOTES

- SURVEY PERFORMED BY S&F LAND SERVICES ON SEPTEMBER 21, 2022.
- HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83(2011), US SURVEY FEET. ELEVATION DATUM: NAVD 88.
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 (UTILITY NOTIFICATION CENTER) FOR LOCATION MARK-UP OF EXISTING UTILITIES.
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND PRACTICES OF THE CITY OF STEVENSON AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PREPARED BY WSDOT/APWA.
- IN CASE OF A CONFLICT BETWEEN THE REGULATORY STANDARDS OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL PREVAIL.
- ANY CHANGES TO THE DESIGN AND/OR CONSTRUCTION SHALL BE APPROVED BY THE OWNER OR ENGINEER.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION NOT SPECIFICALLY SHOWN ON THE PLANS. PLANS FOR STRUCTURES SUCH AS BRIDGES, BUILDINGS, TANKS, VAULTS, ROCKERIES, AND RETAINING WALLS MAY REQUIRE A SEPARATE REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- A COPY OF THESE APPROVED PLANS SHALL BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- PUBLIC AND PRIVATE DRAINAGE WAYS SHALL BE PROTECTED FROM POLLUTION. NO MATERIAL IS TO BE DISCHARGED TO OR DEPOSITED IN STORMWATER SYSTEMS THAT MAY RESULT IN VIOLATION OF STATE OR FEDERAL WATER QUALITY STANDARDS.
- ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN APPROVED PUBLIC RIGHT-OF-WAY WORK PERMIT PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION. TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.
- ANY PUBLIC OR PRIVATE CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CITY OF STEVENSON STANDARDS AND PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF ADJACENT UTILITIES WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, STORMWATER, POWER, TELEPHONE, CABLE TV, GAS, IRRIGATION, AND STREET LIGHTING. THE CONTRACTOR SHALL NOTIFY RESIDENTS AND BUSINESSES 48 HOURS IN ADVANCE OF ANY WORK AFFECTING ACCESS OR SERVICE AND SHALL MINIMIZE INTERRUPTIONS TO DRIVEWAYS FOR RESIDENTS AND BUSINESSES ADJACENT TO THE PROJECT.
- ALL LAWN AND VEGETATED AREAS DISTURBED WILL BE RESTORED TO ORIGINAL CONDITION. ANY DISTURBANCE OR DAMAGE TO OTHER PROPERTY ON ADJACENT PARCELS OR IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE REPAIRED OR RESTORED TO ORIGINAL CONDITION.

COLUMBIA AVENUE REALIGNMENT  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
B	11/16/2023	CITY OF STEVENSON SUBMITTAL
A	05/05/2023	60% DESIGN SET

PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST  
 SCALE

SHEET TITLE

COVER SHEET

SHEET

C0.0

PRELIMINARY

# CONSTRUCTION NOTES

## EROSION AND SEDIMENT CONTROL

- ALL GRADING AND EROSION CONTROL MATERIALS, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE "EROSION AND SEDIMENT CONTROL MANUAL" PREPARED BY THE [REDACTED] DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE EXISTING PROJECT NPDES 1200-C PERMIT, EPA NO. [REDACTED]. EROSION CONTROL SHALL BE PER THE SPECIFICATIONS AND DETAILS CONTAINED THEREIN AND SHALL TAKE PRECEDENCE OVER OTHER STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL MAINTAIN AN ON-SITE WRITTEN DAILY LOG OF EROSION CONTROL AND MAINTENANCE.
- DURING THE PERIOD FROM OCTOBER 1ST TO APRIL 30TH, NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS. FROM MAY 1ST TO SEPTEMBER 30TH, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN SEVEN (7) DAYS.
- THE CONSTRUCTION ENTRANCE MAY BE REDUCED TO LESS THAN 100' WITH APPROVAL OF THE EROSION CONTROL INSPECTOR.
- INLET PROTECTION FABRIC SHALL BE INSTALLED UNDER GRATES FOR INLETS IN LANDSCAPED AREAS.
- THE CONTRACTOR WILL PROVIDE APPROPRIATE PROACTIVE EROSION CONTROL DURING CONSTRUCTION TO PREVENT THE EROSION CONTROL SYSTEMS FROM FAILING DUE TO SILT. THE CONTRACTOR SHALL ENSURE THAT SEDIMENT DOES NOT IMPACT THE ADJACENT PROPERTIES OR THE SURROUNDING PUBLIC ROADS DURING CONSTRUCTION.
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION IS ESTABLISHED.
- CARE SHOULD BE TAKEN TO NOT DISTURB MORE AREA THAN NEEDED FOR CONSTRUCTION REQUIREMENTS. ALL DISTURBED SOILS SURFACES ARE TO BE STABILIZED. STABILIZATION OF DISTURBED SOIL AREAS SHALL CONSIST OF: HYDROSEEDING OR HANDSEEDING, MULCHING, PLACING OF EROSION CONTROL BLANKETS OR PLASTIC IN LANDSCAPING SOIL AREAS. IT WILL ALSO CONSIST OF PAVING AND CONCRETE WORK IN DRIVING, PARKING, AND SIDEWALK AREAS. ALL SEEDED AREAS ARE TO BE FERTILIZED, WATERED, AND MAINTAINED TO ENHANCE THE IMMEDIATE REGROWTH OF VEGETATION.
- MATERIAL STOCKPILES ARE TO BE PROTECTED FROM PRECIPITATION BY THE FOLLOWING MEANS:
  - TEMPORARY - COVER PILES WITH TARPS OR PLASTIC SHEETING WEIGHTED WITH TIRES, LUMBER, OR CONCRETE BLOCKS.
  - PERMANENT - COVER PILES WITH TARPS OR PLASTIC, OR RESEED, PERIMETER AREAS AROUND PILES ARE TO BE SURROUNDED WITH EROSION CONTROL FILTER FABRIC FENCES UNTIL SOILS SURFACE IS STABILIZED WITH RESEEDING.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUOUS FUNCTIONING. INSPECTION AND MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO:
  - VERIFYING THAT ALL AREAS ARE GRADED SUCH THAT ALL RUNOFF IS DIRECTED TO A SEDIMENTATION TRAP FACILITY BEFORE BEING DISCHARGING TO SURFACE.
  - REMOVAL OF TRAPPED SILTS AT SILT BARRIERS, SILT TRAPS, OR POINTS OF ACCUMULATION.
  - ADDITIONAL PROTECTIVE MEASURES, AS REQUIRED, DUE TO JOB SITE CONDITIONS.
  - STABILIZED CONSTRUCTION ENTRANCES INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. MONITORING OF VEHICLES LEAVING THE SITE TO MINIMIZE TRANSMISSION OF LOOSE SOILS TO THE PUBLIC ROADWAYS.
  - IF SEDIMENT IS TRANSPORTED ONTO A ROAD SURFACE, THE SURFACE IS TO BE CLEANED THOROUGHLY AT THE END OF EACH DAY.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- THIS SEDIMENTATION AND EROSION CONTROL PLAN IS INTENDED TO BE UTILIZED AS A GUIDE TO CONTROL THE TRANSPORTATION OF LOOSE SOILS FROM THE PROPERTY THAT CAUSE WATER QUALITY AND NUISANCE PROBLEMS OUTSIDE OF THE CONSTRUCTION AREA.
- DEPENDING ON THE CONTRACTOR'S CONSTRUCTION PRACTICES, SOME PORTIONS OF THE PROPOSED EROSION CONTROL PLAN MAY BE VARIED ACCORDING TO THE JOB SITE CONDITION. ALL CHANGES TO THE PLAN MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ADJUSTMENT.

## SITE GRADING

- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE GEOTECHNICAL REPORT PREPARED BY [REDACTED] FOR THE SITE. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS REGARDING EARTHWORK AS DETAILED IN THE REPORT.
- ALL PORTIONS OF THE SITE WITHIN THE LIMITS OF THE WORK SHALL BE MOWED AND STRIPPED TO REMOVE ALL GRASS, ROOTS, ORGANIC SOIL, AND CONSTRUCTION FILL DEBRIS PRIOR TO THE BEGINNING OF ANY GRADING OPERATIONS. THE CONTRACTOR SHALL SALVAGE AND STOCKPILE ENOUGH SELECT TOPSOIL TO ACCOMMODATE LANDSCAPING NEEDS.
- FOLLOWING STRIPPING AND GRUBBING, THE EXPOSED SOILS SHALL BE PROOF ROLLED TO REVEAL WEAK, ORGANIC, OR OTHER UNSUITABLE SOILS. UNSUITABLE SOILS SHALL BE EXCAVATED TO FIRM GROUND AND FILLED TO GRADE WITH SUITABLE NATIVE OR IMPORTED STRUCTURAL FILL.

- EXPOSED SUBGRADE SOILS ON AREAS TO RECEIVE STRUCTURAL FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES.
- IF FILLS ARE NEEDED FOR STRUCTURAL SUPPORT, THEY SHALL BE INSTALLED IN NO MORE THAN 8-INCH LIFTS, AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY FOR FINE GRAINED NATIVE SOILS UNLESS OTHERWISE SPECIFIED ON THE PLAN. THE TOP LIFT OF FILL SHALL BE COMPACTED TO 92%. ALL OTHER SOILS SHALL BE COMPACTED TO NO LESS THAN 85%.
- COMPACTION TESTING SHALL BE DONE IN ACCORDANCE WITH ASTM D 698 (STANDARD PROCTOR).
- AT THE END OF THE GRADING OPERATION, THE STOCKPILED STRIPPINGS SHALL BE DISTRIBUTED ON THE LANDSCAPED AREAS IN A COMPACTED DEPTH NOT TO EXCEED 12".
- ALL SURFACES SHALL BE GRADED SMOOTH AND FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.
- ALL GRADING OPERATIONS AND DISTURBED SURFACE STABILIZATION SHALL BE IN ACCORDANCE WITH THE PROJECT EROSION CONTROL PLAN.

## TRANSPORTATION

- THE MOST CURRENT EDITIONS OF THE [REDACTED] DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND STANDARD DETAILS AND THE MOST CURRENT EDITIONS OF THE CITY OF [REDACTED] DESIGN STANDARDS SHALL BE UTILIZED IN THE CONSTRUCTION OF TRANSPORTATION ELEMENTS OF THESE PLANS.
- STREET SIGNING AND STRIPING SHALL BE INSTALLED BY THE DEVELOPER. ALL STREET SIGNS AND STRIPING SHALL BE INSTALLED PER THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND LATEST ADOPTED EDITION OF THE STATE OF OREGON SUPPLEMENT TO THE MUTCD.
- ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.
- PAVING WITHIN THE PUBLIC RIGHT-OF-WAY WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER DOT SPECIFICATIONS.
- ALL PAVEMENT SHALL BE STRAIGHT CUT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
- ALL ADA PEDESTRIAN RAMPS SHOWN ON THE PLANS AND ON THE DETAIL SHEETS SHALL BE CONSTRUCTED WITH THE PROJECT.
- CONTRACTOR SHALL REPORT ALL DAMAGES IMMEDIATELY TO THE CITY'S PUBLIC WORKS DEPARTMENT OR CONTACT THE INSPECTOR ON THE JOB.
- PUBLIC RIGHTS-OF-WAY SHALL BE KEPT IN A CLEAN AND SERVICEABLE CONDITION AT ALL TIMES. IN THE EVENT MATERIALS ARE INADVERTENTLY DEPOSITED ON ROADWAYS, THE MATERIAL SHALL BE PROMPTLY REMOVED. MATERIALS ARE TO BE SWEEPED AND REMOVED WITH A VACUUM SWEEPER.

## STORM SEWER CONSTRUCTION

- ALL MATERIALS AND INSTALLATION OF STORM SEWERS AND DRAINAGE SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE LATEST EDITION OF THE "O [REDACTED] STANDARD SPECIFICATIONS FOR CONSTRUCTION" BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND THE [REDACTED] DEPARTMENT OF TRANSPORTATION. WHEREVER THE STANDARD SPECIFICATIONS REFER TO THE "STATE," "SECRETARY," OR "WHEN REFERENCE IS MADE TO THE DEPARTMENT OF TRANSPORTATION IT SHALL BE UNDERSTOOD THAT THE STANDARD SPECIFICATIONS SHOULD READ THE "OWNER". ADDITIONALLY, ALL MATERIALS AND INSTALLATION OF STORM SEWERS AND DRAINAGE SYSTEMS IN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS IN THE MOST CURRENT EDITIONS OF THE CITY OF [REDACTED] DESIGN STANDARDS.
- PIPE LENGTHS SHOWN ON THE PLANS ARE TO THE CENTER OF THE STRUCTURE.
- PRE-PAVING AS-BUILTS ARE REQUIRED FOR STORMWATER, WATER, AND SANITARY FACILITIES. PROVIDE AS-BUILT INFORMATION TO THE CONSTRUCTION INSPECTOR AND CONSTRUCTION ENGINEER FOR APPROVAL PRIOR TO ANY PAVING.
- MATERIALS FOR STORM SEWER INLET LATERALS AND MAINS SHALL BE DUAL-WALLED, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE STORM SEWER PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.
- SEE THE [REDACTED] STANDARD SPECIFICATIONS FOR CONSTRUCTION SECTION [REDACTED] FOR STORM SEWER PIPE MATERIALS AND PLANS.
- PERFORATED PIPE MATERIALS SHALL BE PERFORATED CORRUGATED POLYETHYLENE STORM SEWER PIPE.
- CATCH BASINS SHALL BE TYPE 1 H-20 OR PROJECT APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED ON PLANS.
- TRENCH EXCAVATION SHALL MEET THE REQUIREMENTS OF [REDACTED] STANDARD SPECIFICATIONS FOR CONSTRUCTION BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND THE [REDACTED] DEPARTMENT OF TRANSPORTATION SECTION 00405.41.
- STORM SEWER PIPE BEDDING AND BACKFILL SHALL MEET THE REQUIREMENTS OF SECTIONS [REDACTED]. PIPE BEDDING MATERIALS SHALL BE 3/4" - 0 AGGREGATE BEDDING PER SECTION [REDACTED] AND PIPE BACKFILL MATERIALS SHALL BE CLASS A OR CLASS B PER SECTION [REDACTED] AS APPROVED BY THE INSPECTOR. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). NATIVE BACKFILL MAY BE USED UPON APPROVAL FROM THE INSPECTOR. STORM SEWER PIPE SHALL BE INSTALLED IN THE RIGHT OF WAY IN ACCORDANCE TO THE "UTILITY TRENCH" CITY OF [REDACTED] STANDARD DETAIL.

- STORM SEWER INLETS, AS NOTED ON THE PLANS, SHALL BE FITTED WITH AN APPROVED TRAP.

## SANITARY SEWER CONSTRUCTION

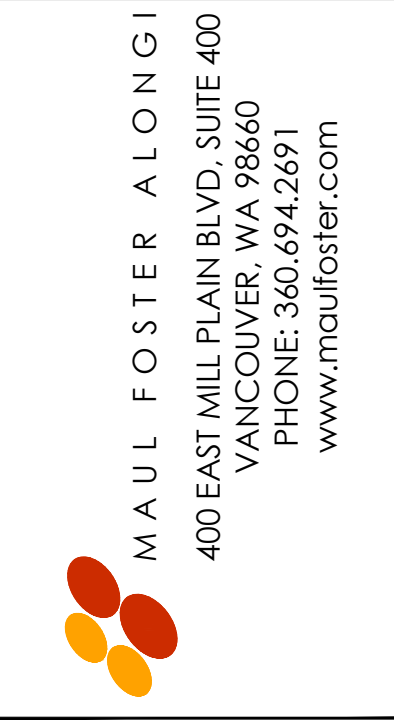
- SANITARY SEWER LATERALS SHALL BE 6" IN SIZE, INSTALLED AT A MINIMUM SLOPE OF 0.01 FT/FT UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- MATERIALS FOR SANITARY SEWER PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D3034 OR GREEN COLORED PVC-C900 DR 14, HDPE PIPE DR 21, OR DUCTILE IRON, AS NOTED ON THE PLANS.
- PIPE LENGTHS SHOWN ON THE PLANS ARE TO THE CENTER OF THE STRUCTURE.
- SANITARY SEWER PIPE BEDDING AND BACKFILL SHALL MEET THE REQUIREMENTS OF SECTIONS [REDACTED]. PIPE BEDDING MATERIALS SHALL BE 3/4" - 0 AGGREGATE BEDDING PER SECTION [REDACTED] AND PIPE BACKFILL MATERIALS SHALL BE CLASS A OR CLASS B PER SECTION [REDACTED] AS APPROVED BY THE INSPECTOR. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). NATIVE BACKFILL MAY BE USED UPON APPROVAL FROM THE INSPECTOR. SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE TO THE "TRENCH BACKFILL, BEDDING, PIPE ZONE, AND MULTIPLE INSTALLATIONS" STANDARD DETAIL. SANITARY SEWER PIPE SHALL BE INSTALLED IN THE RIGHT OF WAY IN ACCORDANCE TO THE "UTILITY TRENCH" CITY OF [REDACTED] STANDARD DETAIL.
- CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER MAINS.
- ALL SANITARY MANHOLES SHALL BE 48" Ø UNLESS OTHERWISE SPECIFIED ON PLANS.
- LOCATOR TAPE TO BE LOCATED EIGHTEEN (18) INCHES ABOVE A SEWER MAIN AND TWELVE (12) INCHES ABOVE A SERVICE LINE.
- THE LOCATOR TAPE SHALL BE MARKED WITH CONTINUOUS THREE (3) INCH WIDE GREEN SIX (6) MIL THICK LOCATOR TAPE THREE (3) INCH HIGH BLACK LETTERS EVERY THREE (3) FEET WITH "WARNING - BURIED SANITARY SEWER".
- A CONTINUOUS TONING WIRE SHALL BE ATTACHED TO THE TOP OF THE SANITARY SEWER SERVICE LINE. THE TONING WIRE SHALL BE COATED #14 AWG (MIN.) SOLID COPPER WIRE, OR APPROVED EQUAL. THE TONING WIRE SHALL END IN THE VALVE BOX WITH A MINIMUM OF ONE (1) FOOT COILED OF WIRE. THE TONING WIRE SHALL BE TESTED FOR CONTINUITY PRIOR TO ACCEPTANCE. ALL SPLICES WILL BE SOLDERED A MINIMUM OF TWO (2) INCHES IN LENGTH AND ENCASED WITH 3M SCOTCH #220 VINYL MASTIC PADS (3 1/2" BY 4 1/2") OR 3M SCOTCH 33 ELECTRICAL TAPE AND COATED WITH SCOTCHKOTE ELECTRICAL COATING #1485 (REPEAT PROCESS AFTER FIRST COATING DRIES), OR APPROVED EQUAL.

## WATER SYSTEM CONSTRUCTION

- MATERIALS FOR WATER PIPE SHALL BE DUCTILE IRON CL-52 OR PVC PIPE CONFORMING TO PVC-C900 DR 25, UNLESS OTHERWISE SPECIFIED ON PLANS.
- PIPE BEDDING MATERIALS SHALL BE 3/4" - 0 AGGREGATE BEDDING PER SECTION [REDACTED] COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). BACKFILL FOR WATER TRENCHES SHALL BE CLASS A OR CLASS B PER SECTION [REDACTED] AS APPROVED BY THE DIRECTOR, UNLESS OTHERWISE SPECIFIED ON THE PLANS. NATIVE BACKFILL MAY BE USED UPON APPROVAL FROM THE INSPECTOR. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM RELATIVE DENSITY PER ASTM D 698 (STANDARD PROCTOR). WATER PIPE SHALL BE INSTALLED IN THE RIGHT OF WAY IN ACCORDANCE WITH THE CITY OF [REDACTED] STANDARD DETAIL.
- CONTRACTOR TO MAINTAIN A MINIMUM 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN ALL EXISTING AND PROPOSED WATER AND SANITARY SEWER MAINS.
- ANY SIGNIFICANT DEVIATION FROM THE PLANS WILL REQUIRE A REQUEST FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE CITY'S ENGINEER AND CITY INSPECTOR.

## BACKFLOW PREVENTION DEVICE NOTES

- ALL COMMERCIAL WATER METERS SHALL BE PROTECTED WITH A STATE-APPROVED BACKFLOW DEVICE.
- STATE APPROVED BACKFLOW PROTECTION SHALL BE REQUIRED ON FIRE SPRINKLER AND IRRIGATION SYSTEMS. ALL HOSEBIBS SHALL BE PROTECTED WITH VACUUM BREAKERS. FURTHER BACKFLOW PREVENTION SHALL BE REQUIRED DEPENDING ON WATER USAGE IE - BOILERS, CHILLERS, CHEMICAL ADDITIONS, BOOSTER PUMPS, WELLS, ETC.



COLUMBIA AVENUE REALIGNMENT  
CITY OF STEVENSON  
STEVENSON, WASHINGTON

NO.	ISSUE	DATE	DESCRIPTION

PROJECT: M1769.03.002  
DESIGNED: K. BOON  
DRAWN: A. AGUIRRE  
CHECKED: S. FROST  
SCALE

SHEET TITLE  
C1.0 GENERAL NOTES  
- CONSTRUCTION  
NOTES

SHEET  
---

# ABBREVIATIONS

AC	ACRE, ASPHALT CONCRETE PAVEMENT	LB	POUND(-S)
ACOE	ARMY CORPS OF ENGINEERS	LF	LINEAR FEET
AD	AREA DRAIN	LONG.	LONGITUDINAL
AGG	AGGREGATE	LT	LEFT
AIR	AIR RELIEF	MAX	MAXIMUM
AMSL	ABOVE MEAN SEA LEVEL	MFA	MAUL FOSTER & ALONGI, INC.
AP	ANGLE POINT	MFR	MANUFACTURER
APD	APPARENT PARCEL NUMBER	MH	MANHOLE
APPROX.	APPROVED	MIC	MONUMENT (IN CASE)
ASPH	ASPHALT	MIN	MINIMUM, MINUTE
ASSY	ASSEMBLY	MISC	MISCELLANEOUS
		MJ	MECHANICAL JOINT
		MON	MONUMENT (SURFACE)
BCR	BEGIN CURB RETURN	MW	MONITORING WELL
BF	BUTTERFLY		
BGS	BELOW GROUND SURFACE	N	NORTH
BLDG	BUILDING	N/A	NOT APPLICABLE
BLVD	BOULEVARD	NAT G, NG	NATURAL GAS
BM	BENCHMARK	NE	NORTHEAST
BMP	BEST MANAGEMENT PRACTICE	NO.	NUMBER
BO	BLOW-OFF	NTS	NOT TO SCALE
BOC	BACK OF CURB	NW	NORTHWEST
BOT, BTM	BOTTOM		
B.O.W.	BOTTOM OF WALL	OC	ON CENTER
BVC	BEGIN VERTICAL CURVE	OD	OUTSIDE DIAMETER
		OHP	OVERHEAD POWER
		OT	OWNERSHIP TIE
CB	CATCH BASIN		
CDF	CONTROLLED DENSITY FILL	P	PIPE
CEM	CEMENT	P TRAN	PAD MOUNTED TRANSFORMER
CF	CUBIC FEET	PC	POINT OF CURVATURE
CFS	CUBIC FEET PER SECOND	PCC	PORTLAND CEMENT CONCRETE
CIP	CAST IRON PIPE	PEN	PENETRATION
CIR	CIRCLE	PERF	PERFORATED(-E, -ED, -ES, -ION)
CK	CHECK	P.L., PL	PROPERTY LINE, PLACE
CL, CL	CENTERLINE	POW V	POWER VAULT
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
COMP	CLEANOUT	PROP.	PROPOSED
CONC	CONCRETE	PS	PUMP STATION
CPE	CORRUGATED POLYETHYLENE	PSF	POUNDS PER SQUARE FOOT
CPL	COUPLING	PSI	POUNDS PER SQUARE INCH
CT	COURT	PT	POINT OF TANGENT
CTR	CENTER	PV	PLUG VALVE
CULV	CULVERT	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
		PVMT	PAVEMENT
D	DEPTH	R, RAD	RADIUS
DEG	DEGREE(-S)	RC	REINFORCED CONCRETE
DI	DUCTILE IRON	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROOF DRAIN
DIM.	DIMENSION(-S)	RED	REDUCER
DIP, D.I.P.	DUCTILE IRON PIPE	REQD	REQUIRED
DOT	DEPARTMENT OF TRANSPORTATION	REQT	REQUIREMENT
		REV	REVISION
DR	DIMENSION RATIO	R/W, ROW	RIGHT OF WAY
DTL	DETAIL	RT	RIGHT
DWG(S)	DRAWING(-S)		
E	EAST	S	SOUTH, SLOPE
EA	EACH	SB	SOIL BORING
ECR	END CURB RETURN	SCH	SCHEDULE
EG	EXISTING GROUND	SD	STORM DRAIN
EL, ELEV	ELEVATION	SDR	STANDARD DIMENSION RATIO
ELB, ELL	ELBOW	SE	SOUTHEAST
ELC	ELECTRIC(-AL)	SF	SQUARE FEET
ENGR	ENGINEER	SHT	SHEET
ENR	ENTRANCE	SL	SLOPE
EP, EOP	EDGE OF PAVEMENT	SPEC	SPECIFICATIONS
EQ	EQUAL(-LY)	SQ	SQUARE
ESC	EROSION CONTROL	SQ IN	SQUARE INCHES
ESMT	EASEMENT	SRF	SURFACE
EST	ESTIMATE(-D)	ST	STREET
EVC	END VERTICAL CURVE	STA	STATION
EXC	EXCAVATE	STD	STANDARD
EX., EXTG.	EXISTING	STL	STEEL
EW	EACH WAY	STRM	STORM
		STRUCT	STRUCTURE(-E, -AL)
FF	FINISH FLOOR	SSWR	SANITARY SEWER
FG	FINISH GRADE	SW, S/W	SIDEWALK, SOUTHWEST
FH	FIRE HYDRANT		
FL	FLOW LINE	TB	THRUST BLOCK
FLG	FLANGE	TBM	TEMPORARY BENCHMARK
FM	FORCE MAIN	TC	TOP OF CURB
FT	FEET, FOOT	TEL, TELE	TELEPHONE
		TEMP	TEMPORARY
GAL	GALLON(-S)	TP	TOP OF PAVEMENT, TEL POLE, TURNING POINT
GM	GAS METER	TW	TOP OF WALL
GND	GROUND	TYP	TYPICAL
GP	GUARD POST		
GPM	GALLONS PER MINUTE	UG	UNDERGROUND
GRD	GRADE	UGE	UNDERGROUND ELECTRIC
GV	GAS VALVE, GATE VALVE	UTIL	UTILITY
		VC	VERTICAL CURVE
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERTICAL
HGT, HT	HEIGHT	VOL	VOLUME
HP	HORSEPOWER		
HORZ	HORIZONTAL	W	WIDTH, WIDE, WEST
HYD	HYDRANT	W/	WITH
		WATR	WATER
ID	INSIDE DIAMETER	WM	WATER METER
IE	INVERT ELEVATION	W/O	WITHOUT
IN	INCH(-ES)	WSE	WATER SURFACE ELEVATION
INTX	INTERSECTION	WV	GATE/GENERAL WATER VALVE
INV	INVERT		
IP	IRON PIPE	YD	YARD
		YR	YEAR
L	LENGTH		
LAT	LATERAL		

# GENERAL LEGEND

## GAS/POWER/TELEPHONE SYMBOLS

SYMBOL	DESCRIPTION
EXIST. PROP.	
	GAS METER
	GAS VALVE
	PAD MOUNTED TRANSFORMER
	POWER VAULT
	TRANSMISSION TOWER
	UTILITY POLE
	UTILITY POLE ANCHOR
	TELEPHONE RISER
	TELEPHONE VAULT
	LIGHT POLE

## SURVEY SYMBOLS

SYMBOL	DESCRIPTION
THEOR./EXIST.	FOUND/PROP.
	ANGLE POINT
	BENCH MARK
	BLOCK CORNER
	IRON PIPE
	MONUMENT
	OWNERSHIP TIE
	SECTION DATA
	SECTION CENTER
	SECTION CORNER
	QUARTER CORNER
	SIXTEENTH CORNER
	CLOSING CORNER
	MEANDER CORNER
	WITNESS CORNER
	SOIL BORING
	SPOT ELEVATION

	PROPOSED GRADE MAJOR CONTOUR (5.0' INTERVAL)
	PROPOSED GRADE MINOR CONTOUR (1.0' INTERVAL)
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED BIORETENTION PLANTER
	PROPOSED AC PAVEMENT
	PROPOSED CONCRETE SURFACING
	PROPOSED GRAVEL SURFACING
	PROPOSED BUILDING
	EXISTING FENCE LINE
	EXISTING ROAD CENTERLINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE

## WATER SYMBOLS

SYMBOL	DESCRIPTION
EXIST. PROP.	
	CAP/PLUG
	COUPLING
	GUARD POST / BOLLARD
	REDUCER
	THRUST BLOCK
	WATER METER
	DOUBLE CHECK VALVE ASSEMBLY
	FIRE HYDRANT
	AIR RELIEF
	BLOW-OFF VALVE
	CHECK VALVE
	GATE VALVE
BENDS:	
	90 DEGREE BEND
	45 DEGREE BEND
	22.5 DEGREE BEND
	11.25 DEGREE BEND
	VERTICAL BEND
	TEE
	CROSS

## SANITARY/STORM SEWER SYMBOLS

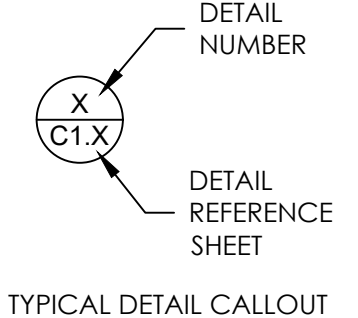
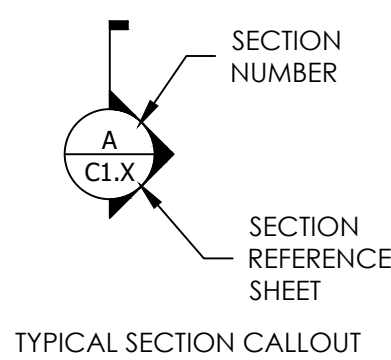
SYMBOL	DESCRIPTION
EXIST. PROP.	
	SAN. SEWER CLEAN OUT
	SAN. SEWER MANHOLE
	STORM DRAIN CATCH BASIN
	STORM DRAIN CULVERT
	STORM DRAIN MANHOLE
	DRY WELL
	AREA DRAIN
	OVERFLOW BEEHIVE GRATE

## CHANNELIZATION SYMBOLS

SYMBOL	DESCRIPTION
EXIST. PROP.	
	BIKE PATH
	HANDICAP SYMBOL
	STOP
RAISED MARKERS:	
	LANE MARKERS TYPE I
	LANE MARKERS TYPE II
	SIGN

## MISCELLANEOUS SYMBOLS

SYMBOL	DESCRIPTION
EXIST. PROP.	
	MONITORING WELL
	INLET PROTECTION PILLOW
	CONSTRUCTION ENTRANCE
	PROPOSED SPOT SHOT



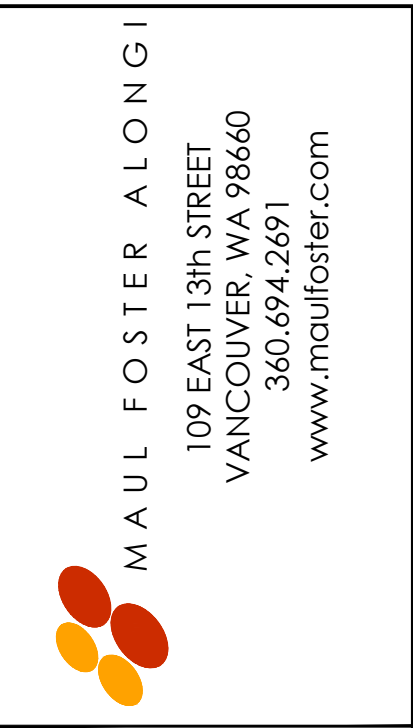
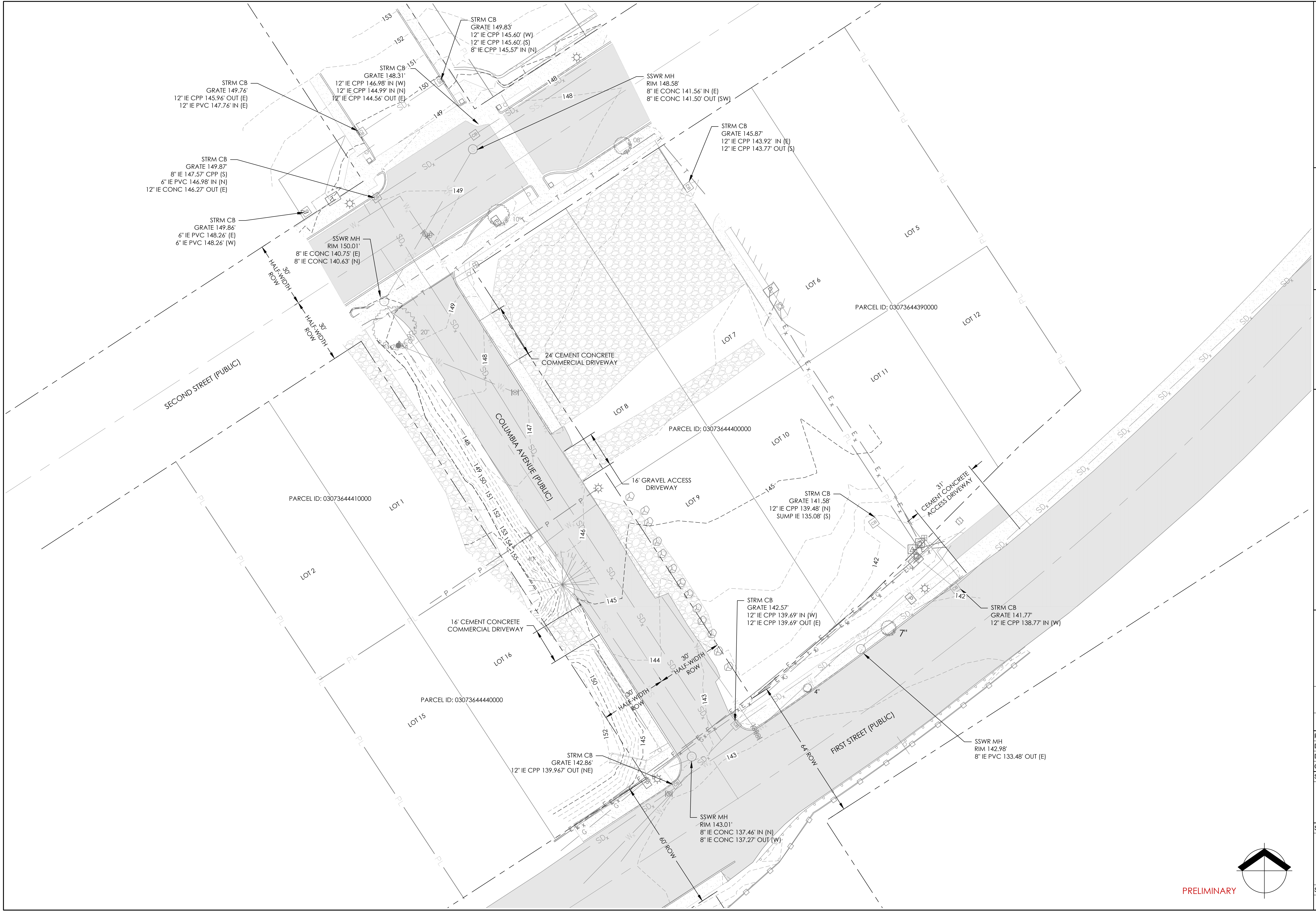
	PROPOSED SEDIMENT FENCE
	PROPOSED FLOW DIRECTION
	PROPOSED GRADE BREAK
	PROPOSED DITCH FLOW LINE
	PROPOSED COMPOST SOCK
	PROPOSED PAINT STRIPE
	PROPOSED TRUNCATED DOMES
	EXISTING FLOW DIRECTION
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND GAS

PRELIMINARY

PROJECT:	DESCRIPTION:
M1769.03.002	
DESIGNED: K. BOON	
DRAWN: A. AGUIRRE	
CHECKED: S. FROST	
SCALE:	
SHEET TITLE:	
MASTER LEGEND	
SHEET:	
C 1.1	



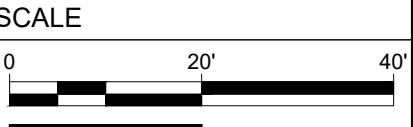
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 PLOTTED ON: 2023-11-16 10:47 AM



**COLUMBIA AVENUE REALIGNMENT**  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
A	05/05/2023	60% DESIGN

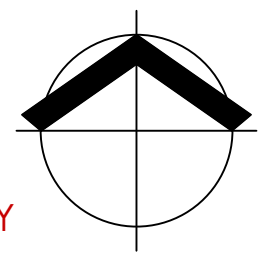
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 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
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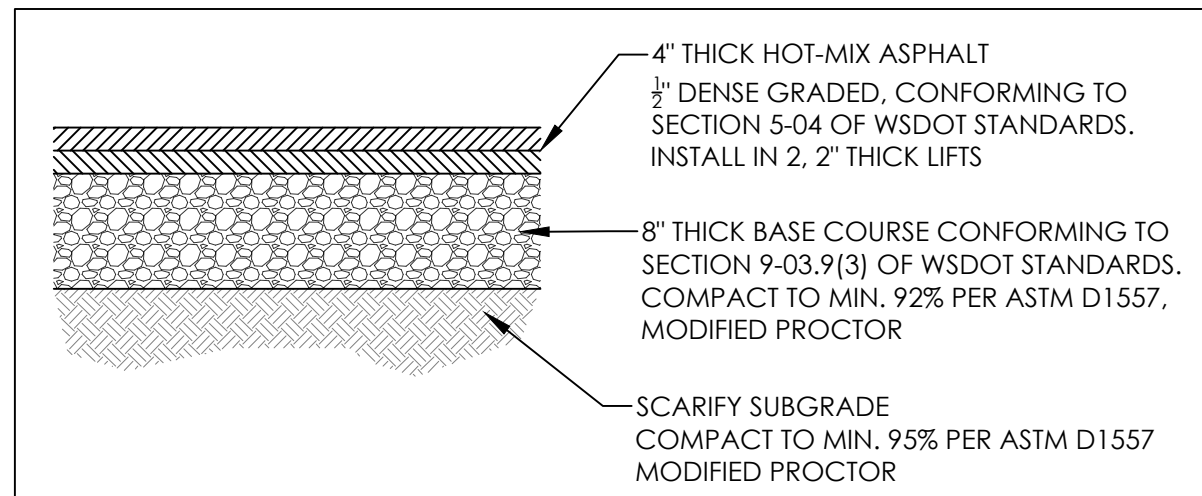
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**EXISTING CONDITION PLAN**  
 SHEET  
**C2.0**

PRELIMINARY

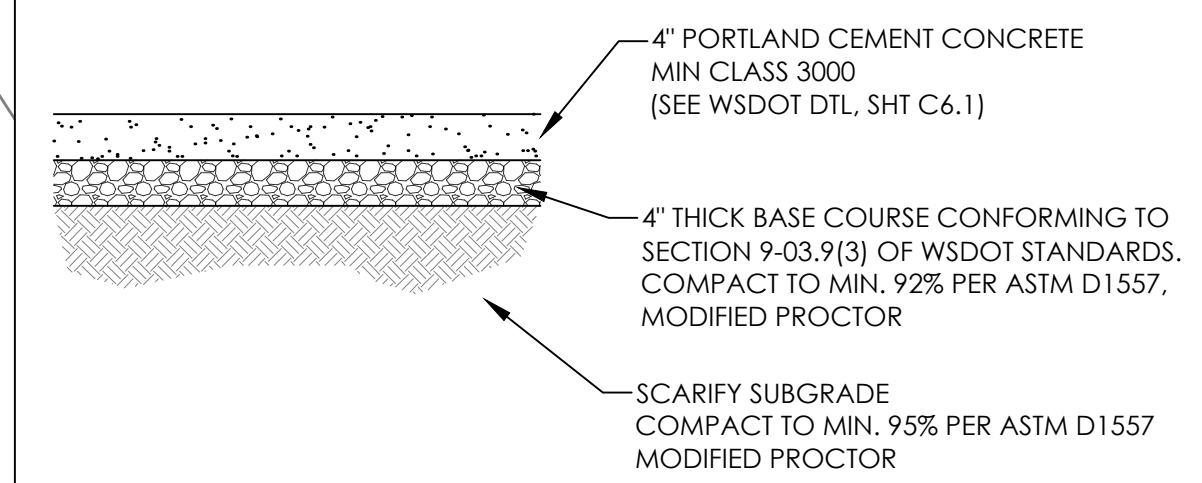


NOTE:  
ADDITIONAL ANALYSIS REQUIRED ON CURB RETURNS TO  
ACCOMMODATE VEHICLE TURNING MOVEMENTS. SEE  
VEHICLE TURNING MOVEMENT FIGURES ON SHT C6.2.

TYPICAL SURFACE SECTION DETAILS

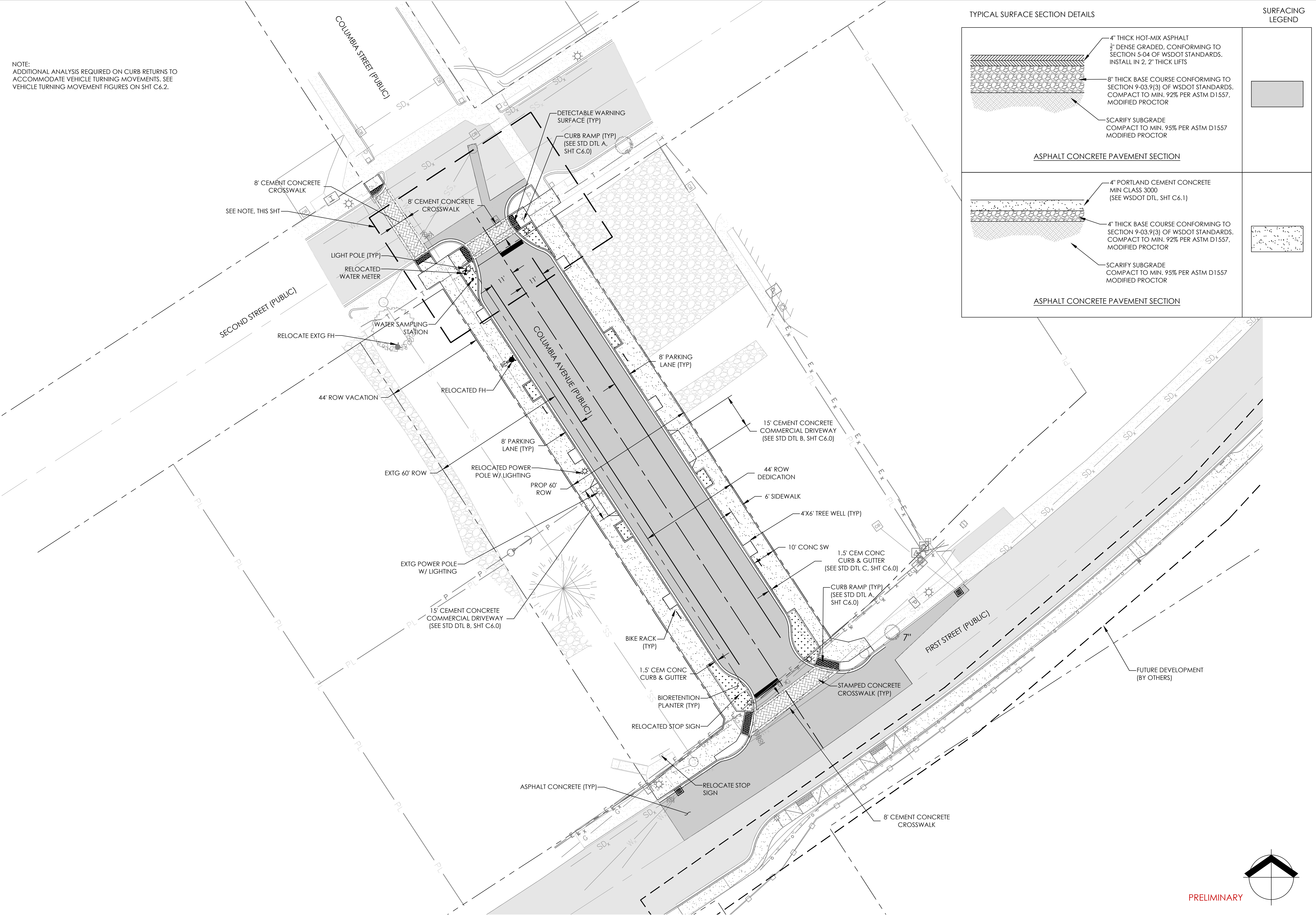
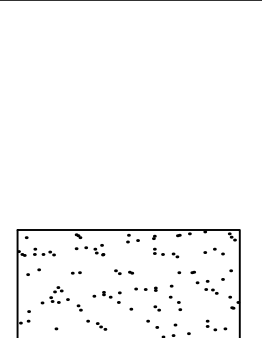
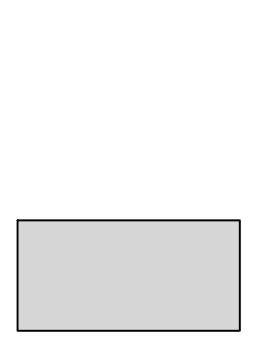


ASPHALT CONCRETE PAVEMENT SECTION



ASPHALT CONCRETE PAVEMENT SECTION

SURFACING LEGEND

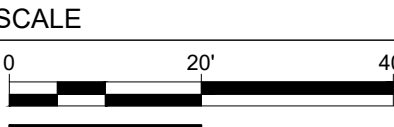


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STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
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A	05/05/2023	60% DESIGN SET

PROJECT: M1769.03.002  
DESIGNED: K. BOON  
DRAWN: A. AGUIRRE  
CHECKED: S. FROST



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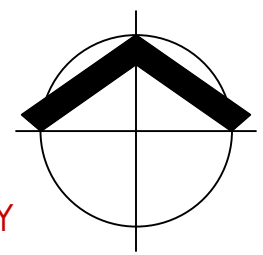
SHEET TITLE

**SITE PLAN**

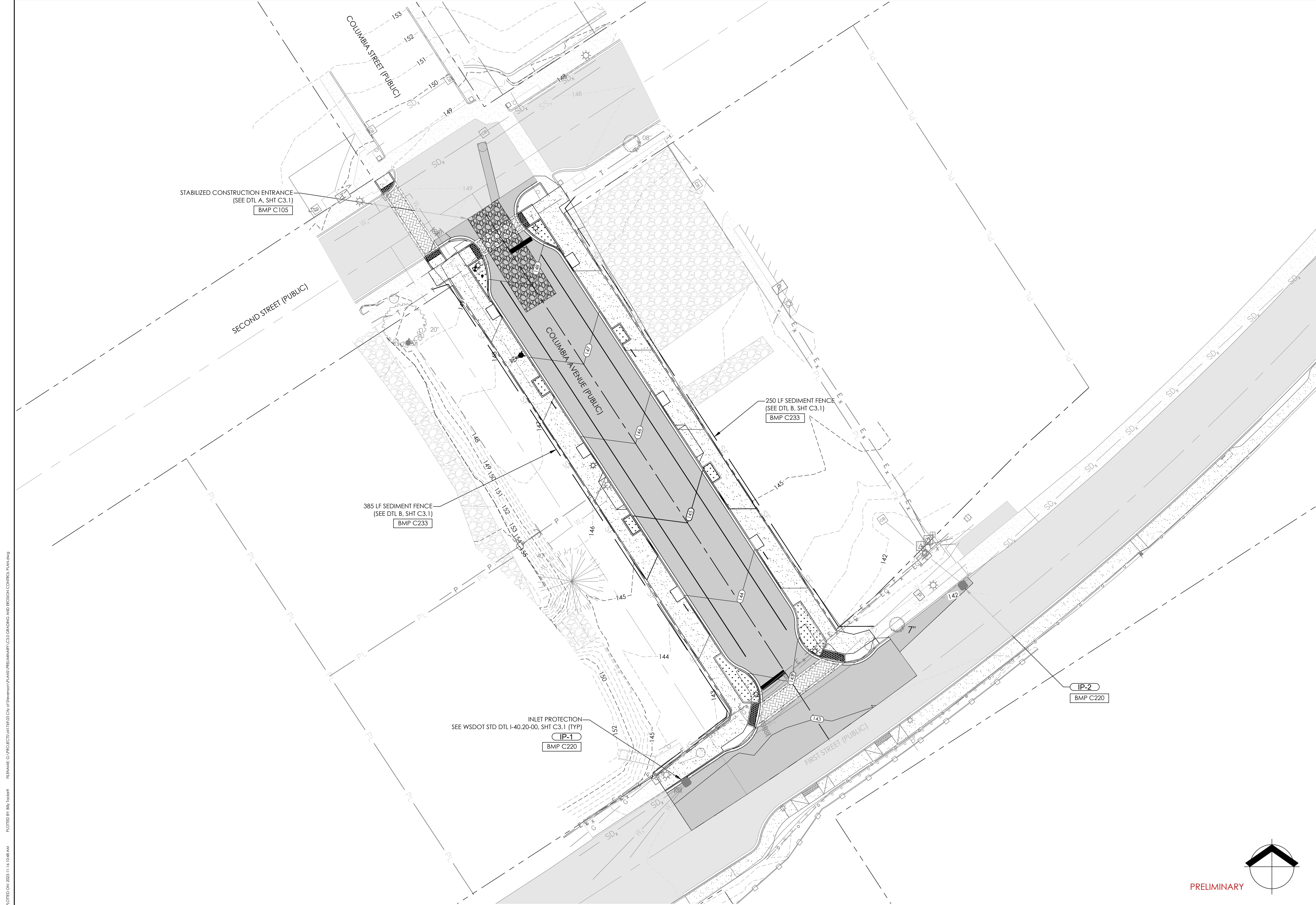
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C2.1


PRELIMINARY



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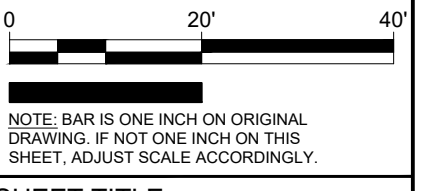
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 PLOTTED BY: BRYAN BOON  
 FILENAME: G:\PROJECTS\1769.03 City of Stevenson\PLANS\PRELIMINARY\C3.0 GRADING AND EROSION CONTROL PLAN.dwg

  
**MAUL FOSTER ALONGI**  
 3140 NE BROADWAY STREET  
 PORTLAND, OR 97232  
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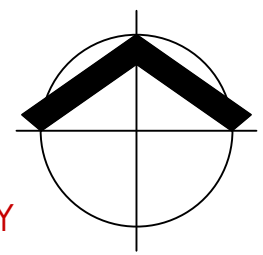
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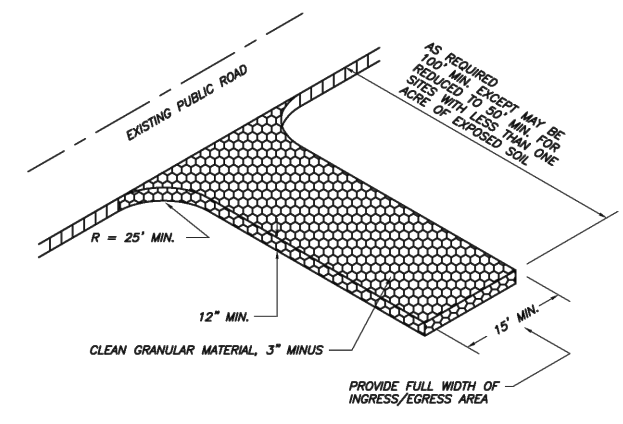
PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST  
 SCALE:



SHEET TITLE  
**GRADING AND EROSION CONTROL PLAN**  
 SHEET  
**C3.0**

PRELIMINARY

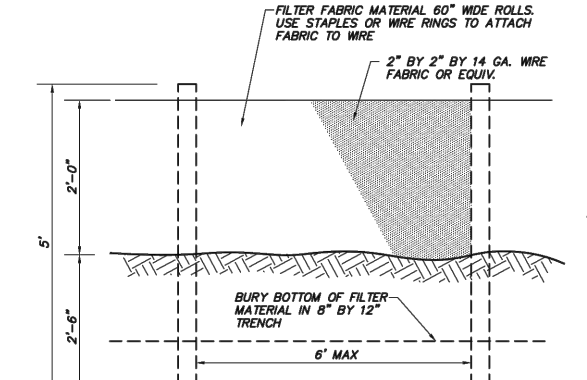




**CONSTRUCTION SPECIFICATIONS**  
 THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBSTACLES. THE DRIVE SHALL BE FINISHED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF ROAD PAVEMENT SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

**MAINTENANCE**  
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKS OR FLOWS OF MUD, OIL, PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC CLEANING WITH A HOSE. ALL OBSTACLES, STAKES, AND MATERIALS SHALL BE REMOVED IMMEDIATELY.

**A STABILIZED CONSTRUCTION ENTRANCE**  
 Scale: NTS

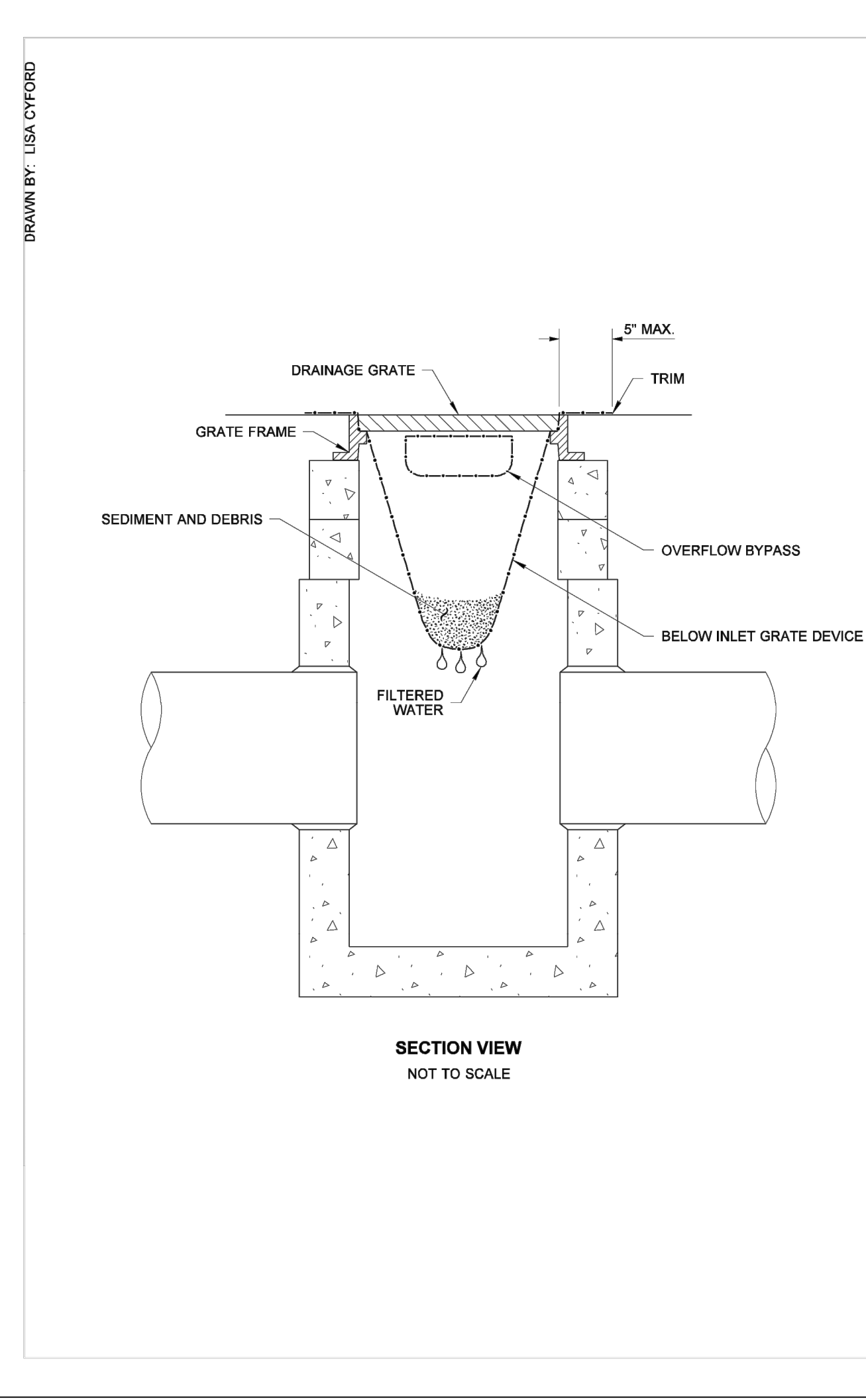


**CONSTRUCTION SPECIFICATIONS**  
 1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 30 INCHES UNLESS FENCES ARE PROVIDED WITH A MINIMUM 6-INCH OVERLAP AND SECURELY SEALED.  
 2. THE FILTER FABRIC SHALL BE PURCHASED AS A CONTINUOUS ROLL OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THEY SHALL BE SPICED TOGETHER ONLY WITH A 6-INCH OVERLAP AND SECURELY SEALED.  
 3. POSTS SHALL BE SPACED A MINIMUM OF 8 FEET APART AT THE BARRIER LOCATION AND SPACED SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).  
 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 12 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSTREAM FROM THE BARRIER.

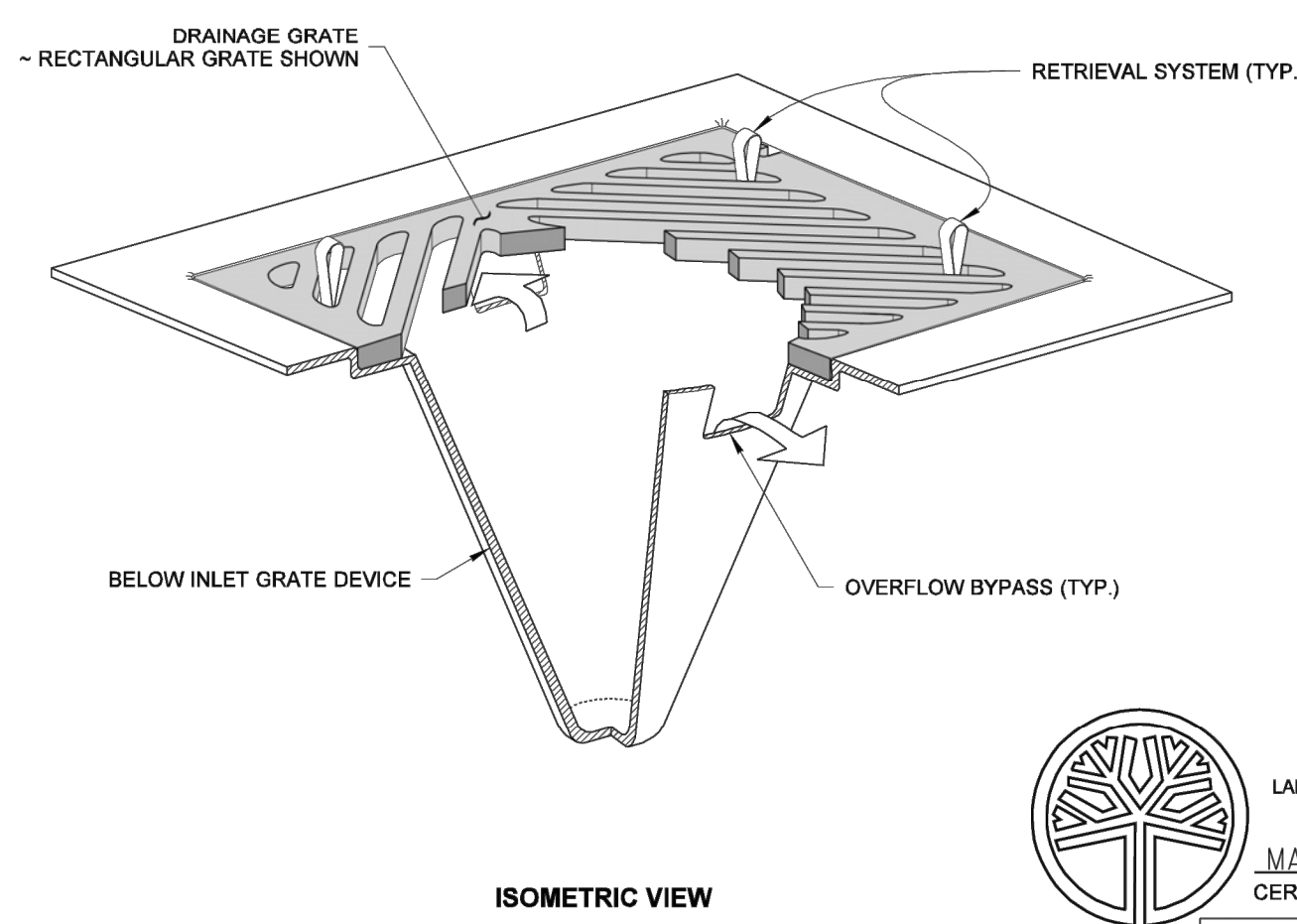


5. THE EXCAVATED TRENCH FILTER FABRIC SHALL BE STAPLED OR WEDGED TO THE TRENCH AND 30 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE GROUND. THE FABRIC SHALL NOT EXCEED MORE THAN 18 INCHES ABOVE THE EXISTING SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.  
 6. WHEN EXTRA STRENGTH FILTER FABRIC OR CLOSER POST SPACING ARE USED, OTHER POST SPACING SHALL BE ELIMINATED. IN SUCH A CASE, THE TRENCH SHALL BE SHOULDERED WITH 3/4 INCH MINIMUM DIAMETER WASHED GRAVEL.  
 7. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSTREAM AREA HAS BEEN PERMANENTLY STABILIZED.

**B SEDIMENT FENCE**  
 Scale: NTS



- NOTES**
1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
  2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
  3. The retrieval system must allow removal of the BIGD without spilling the collected material.
  4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



STATE OF WASHINGTON  
 REGISTERED  
 LANDSCAPE ARCHITECT  
**MARK W. MAURER**  
 CERTIFICATE NO. 000598

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**STORM DRAIN INLET PROTECTION**  
 STANDARD PLAN I-40.20-00  
 SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
**Pasco Bakotich III** 09-20-07  
 STATE DESIGN ENGINEER DATE  
 Washington State Department of Transportation

DRAWN BY: LISA CYFORD  
 PLOTTED ON: 2023-11-16 10:49 AM  
 PLOTTED BY: BRYN BOON  
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**COLUMBIA AVENUE REALIGNMENT**  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
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PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST  
 SCALE

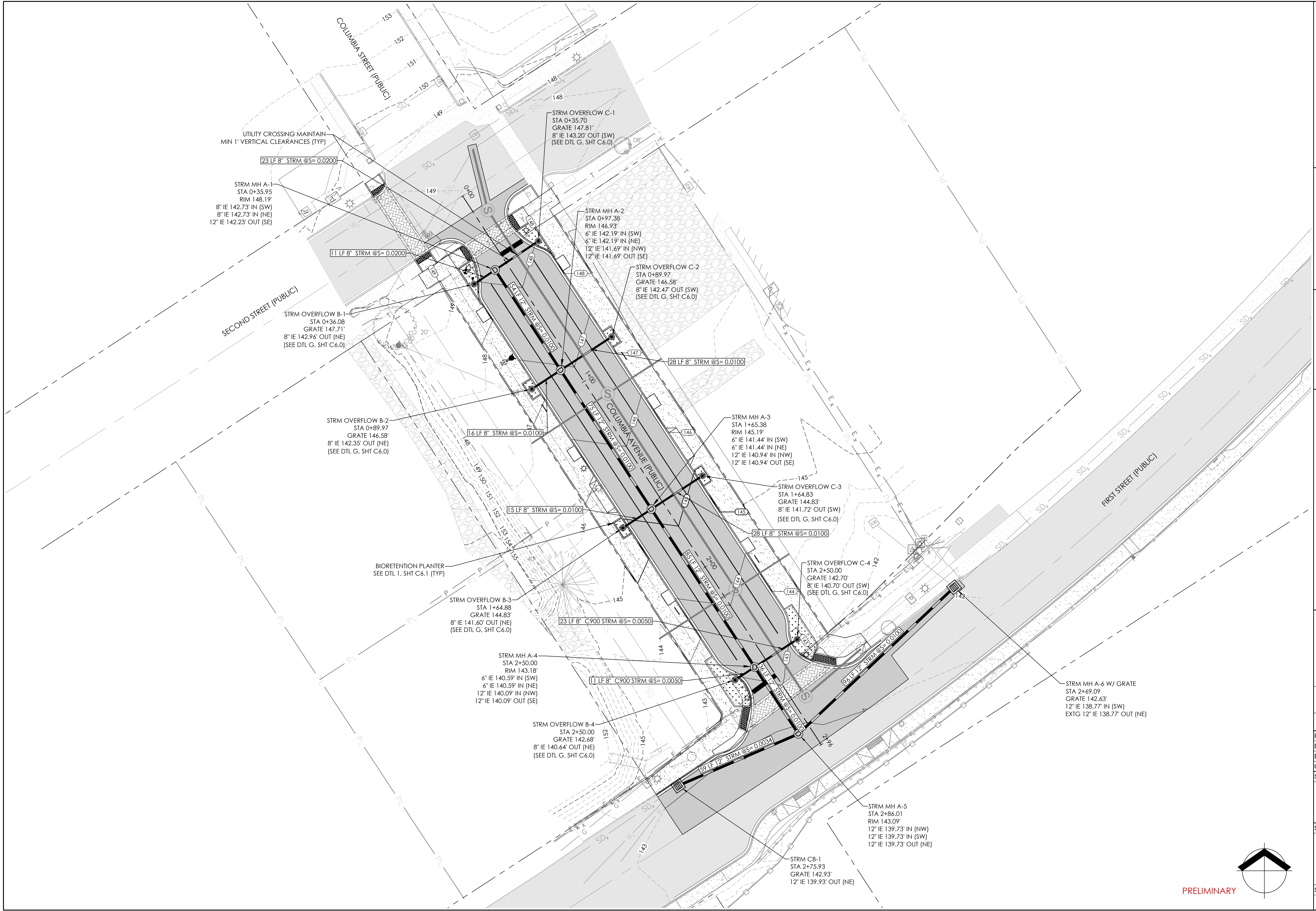
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**EROSION AND SEDIMENT CONTROL DETAILS**

SHEET  
**C3.1**

PRELIMINARY

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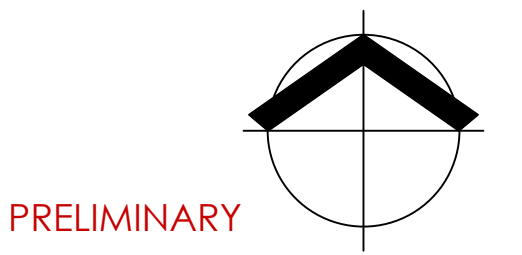


**COLUMBIA AVENUE REALIGNMENT**  
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 STEVENSON, WASHINGTON

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B	11/16/2023	CITY OF STEVENSON RESUBMITAL
A	05/05/2023	60% DESIGN SET

PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST  
 SCALE  
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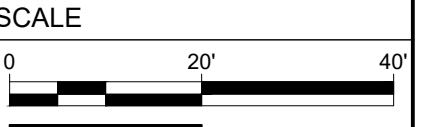
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 SHEET  
**C4.0**



**COLUMBIA AVENUE REALIGNMENT**  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
A	05/05/2023	60% DESIGN SET

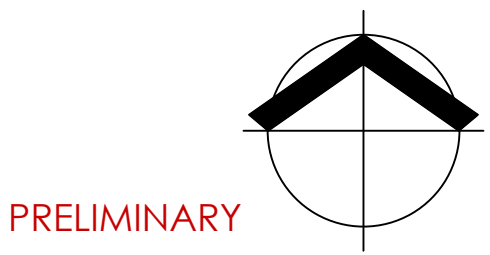
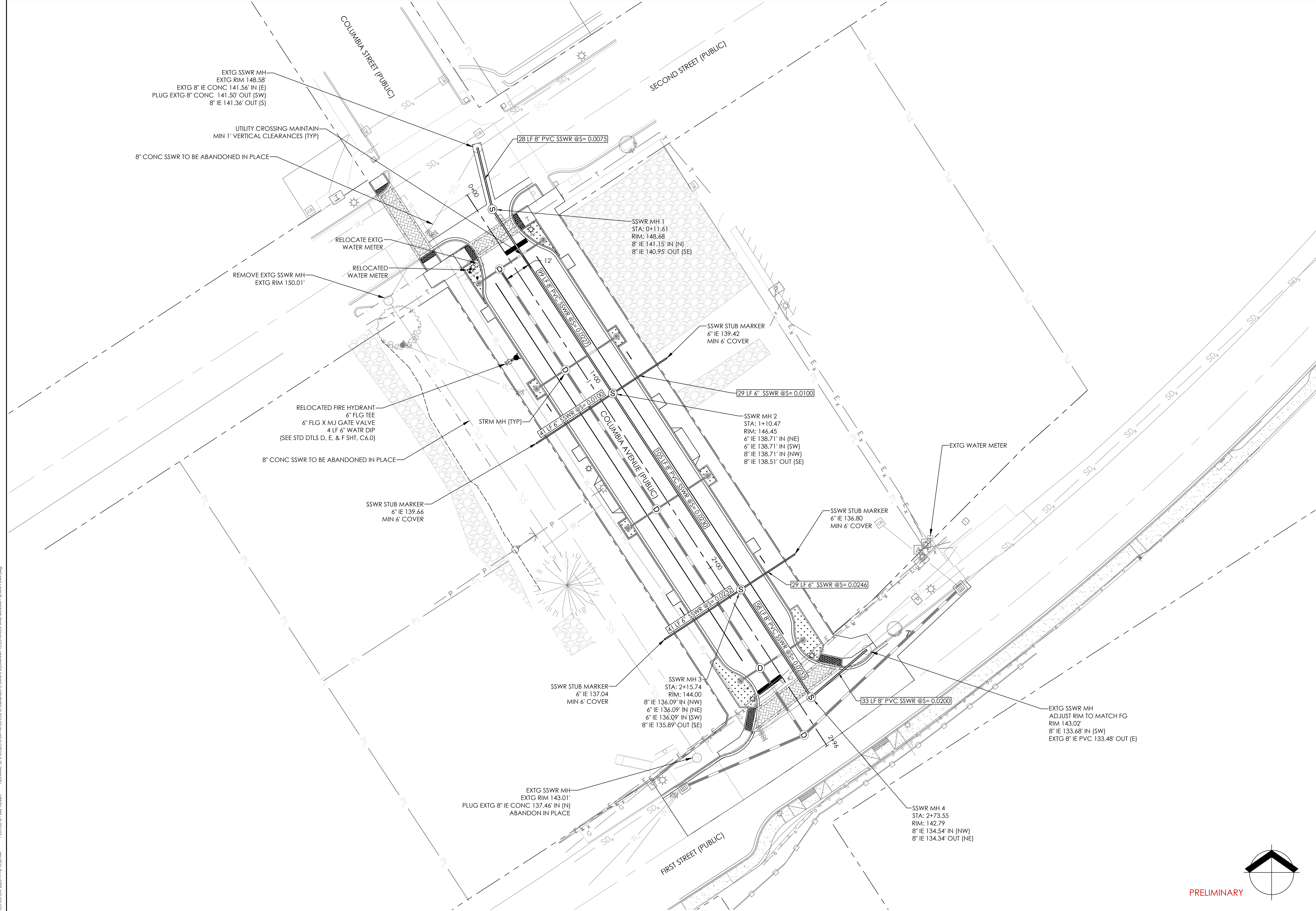
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 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST



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SHEET TITLE  
**WATER AND SANITARY SEWER PLAN**

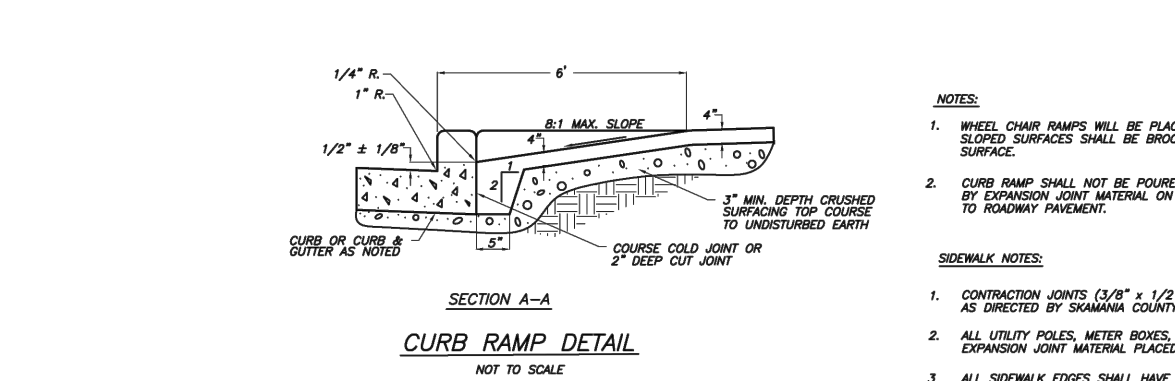
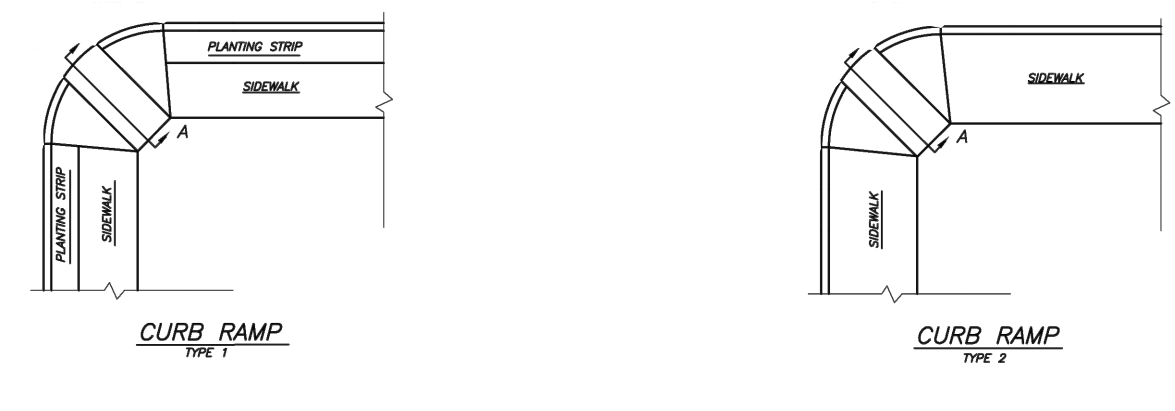
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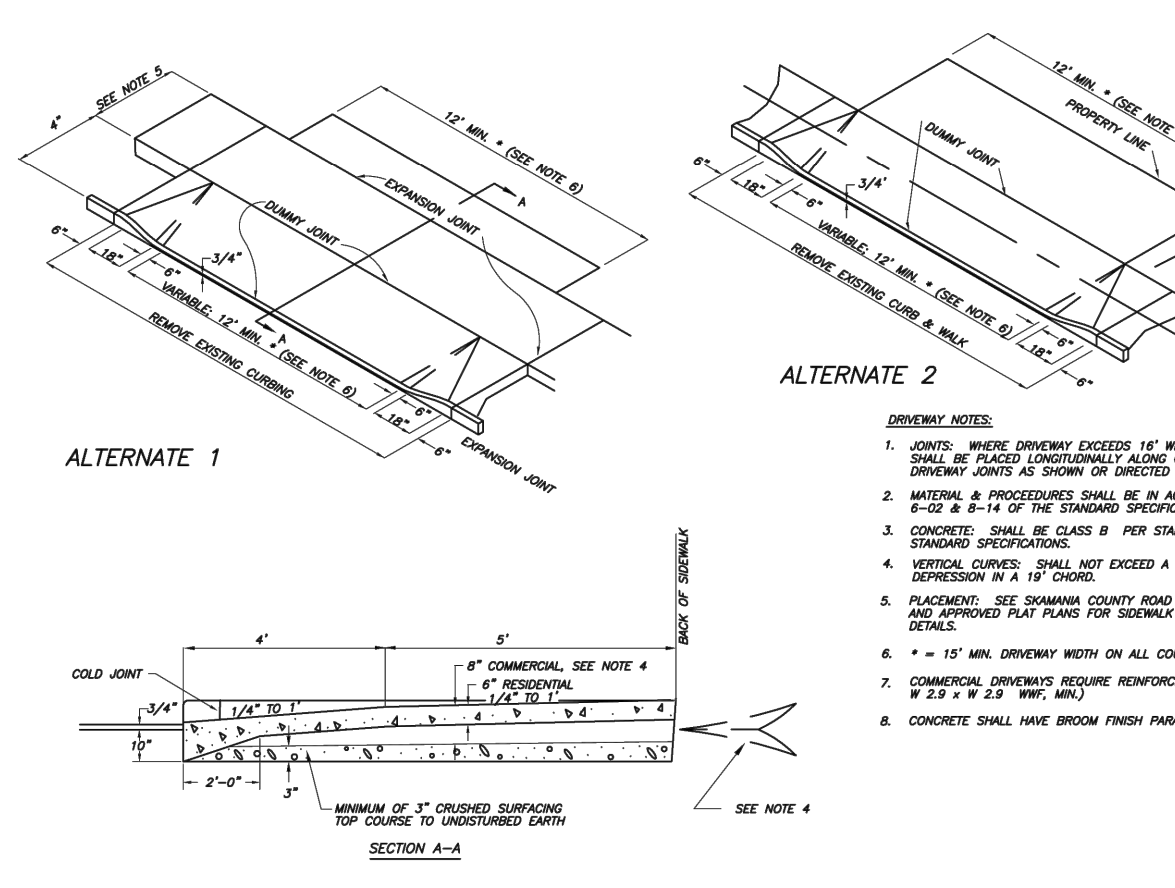
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 PLOTTED BY: BRY TUCKER

**CITY OF STEVENSON WATER NOTES**  
GENERAL NOTES & REQUIREMENTS

**GENERAL NOTES:**  
1. All materials and construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
2. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
3. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
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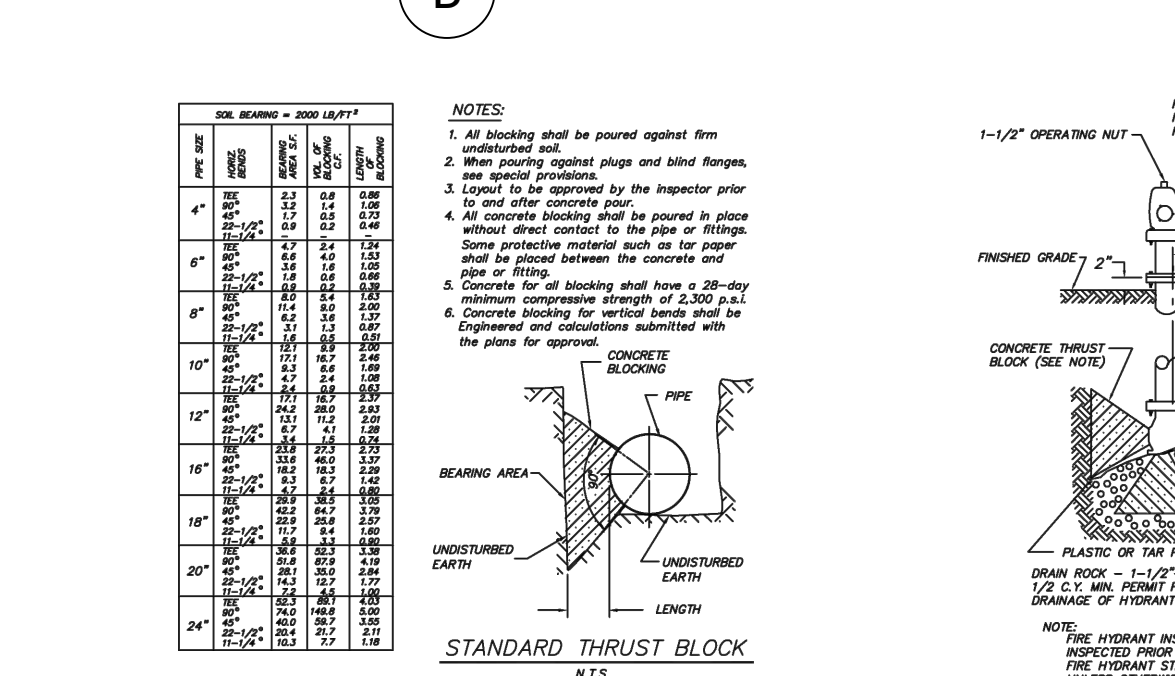


**A CURB RAMP**

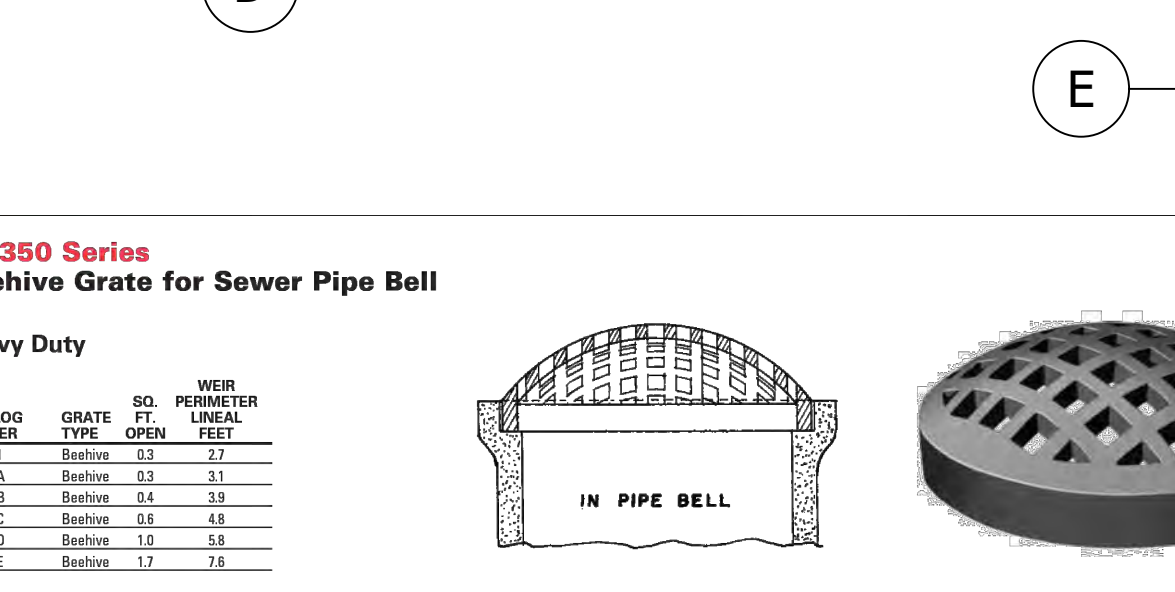


**RESIDENTIAL/COMMERCIAL DRIVEWAY**  
NOT TO SCALE

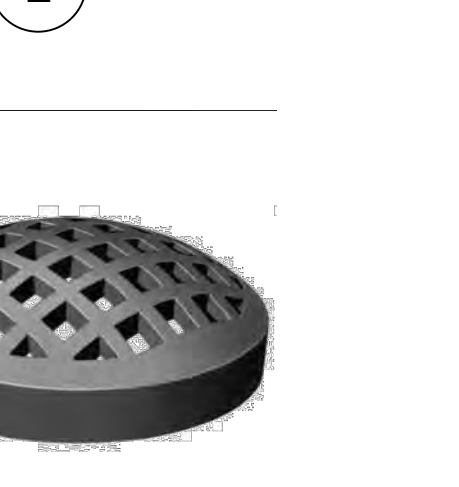
**B COMMERCIAL DRIVEWAY**



**D THRUST BLOCK**



**E FIRE HYDRANT**



**R-4350 Series**  
Beehive Grate for Sewer Pipe Bell

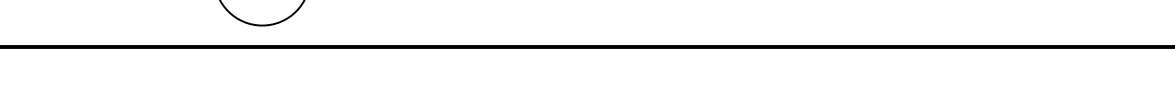
Heavy Duty

CATALOG NUMBER	GRATE TYPE	SO. PERIMETER FEET	WEIR
R-4350-A	Beehive	5.3	1.1
R-4350-B	Beehive	5.4	1.3
R-4350-C	Beehive	5.8	1.8
R-4350-D	Beehive	1.0	1.8
R-4350-E	Beehive	1.7	1.8

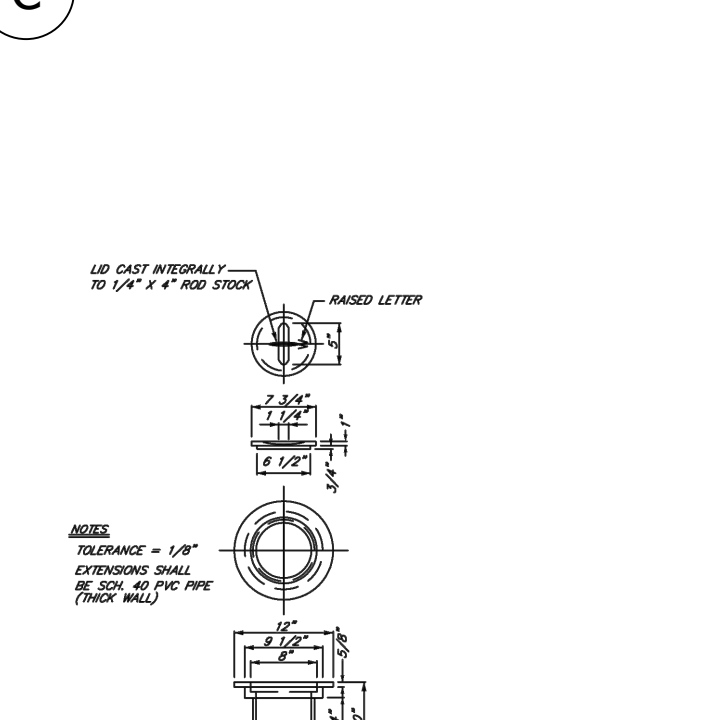
Ball and spigot vitrified clay and concrete pipe are made under many specifications and dimensions vary. Check the grate sizes in the table to be sure they will fit the pipe you are using.

Catalog No.	Pipe Size	Dimensions in inches	Diameter	Thickness at Rim	Overall Height
R-4350-1	8	10 3/8	2	4	
R-4350-A	10	12	2	4	
R-4350-B	12	14 3/8	2-1/2	5-1/2	
R-4350-C	15	18 1/4	2-1/2	6-1/2	
R-4350-D	18	22	3	7-1/2	
R-4350-E	24	28	3	9	

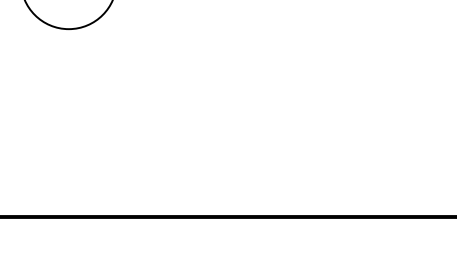
**G OVERFLOW BEEHIVE GRATE**



**C CEM CONC CURB & GUTTER**



**F VALVE BOX**



**ALLOWABLE STRUCTURES AND PIPE SIZES**

STRUCTURE TYPE	MINIMUM PIPE DIAMETER	MINIMUM COVER
CONCRETE	18"	18"
PRECAST	18"	18"
STEEL	18"	18"
ASBESTOS	18"	18"
GLASS	18"	18"
FRP	18"	18"
PLASTIC	18"	18"
WOOD	18"	18"
BRICK	18"	18"
STONE	18"	18"
MASONRY	18"	18"
CONCRETE	18"	18"
PRECAST	18"	18"
STEEL	18"	18"
ASBESTOS	18"	18"
GLASS	18"	18"
FRP	18"	18"
PLASTIC	18"	18"
WOOD	18"	18"
BRICK	18"	18"
STONE	18"	18"
MASONRY	18"	18"

**TRENCHING NOTES:**  
1. SEE STANDARD SPECIFICATIONS FOR APPROVED TRENCHING METHODS.  
2. ALL TRENCHES SHALL BE PROTECTED BY APPROVED TRENCH SHIELDS OR SHIELDING.  
3. ALL TRENCHES SHALL BE PROTECTED BY APPROVED TRENCH SHIELDS OR SHIELDING.  
4. ALL TRENCHES SHALL BE PROTECTED BY APPROVED TRENCH SHIELDS OR SHIELDING.

**CONSTRUCTION SPECIFICATIONS FOR SANITARY SEWER**

1. All materials and installation of sanitary sewers shall be in accordance with the 1991 edition of the "Standard Specifications for Road, Bridge, and Municipal Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
2. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
3. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
4. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
5. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
6. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
7. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
8. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
9. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.  
10. All materials shall be of the quality and quantity specified in the "Standard Specifications for Road and Bridge Construction" published by the Washington State Department of Transportation, 2012 Edition, unless otherwise noted.

**MAUL FOSTER ALONG I**  
109 EAST 13th STREET  
VANCOUVER, WA 98660  
360.694.2691  
www.maulfooster.com

**COLUMBIA AVENUE REALIGNMENT**  
CITY OF STEVENSON  
STEVENSON, WASHINGTON

PROJECT: M1769.03.002  
DESIGNED: K. BOON  
DRAWN: A. AGUIRRE  
CHECKED: S. FROST  
SCALE

DRAWING NOT TO SCALE

SHEET TITLE

DETAILS I

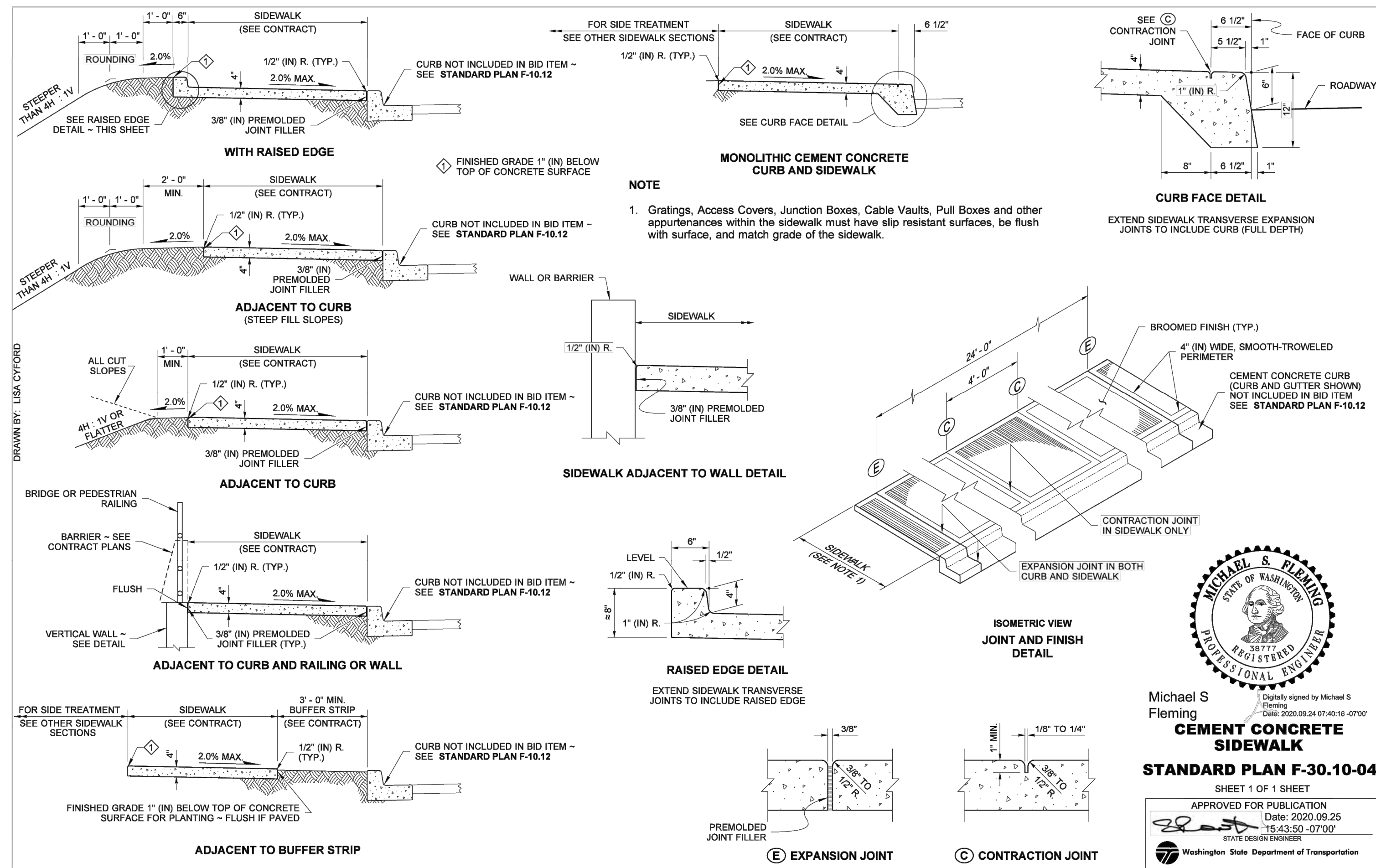
C6.0

ISSUE | DATE | DESCRIPTION

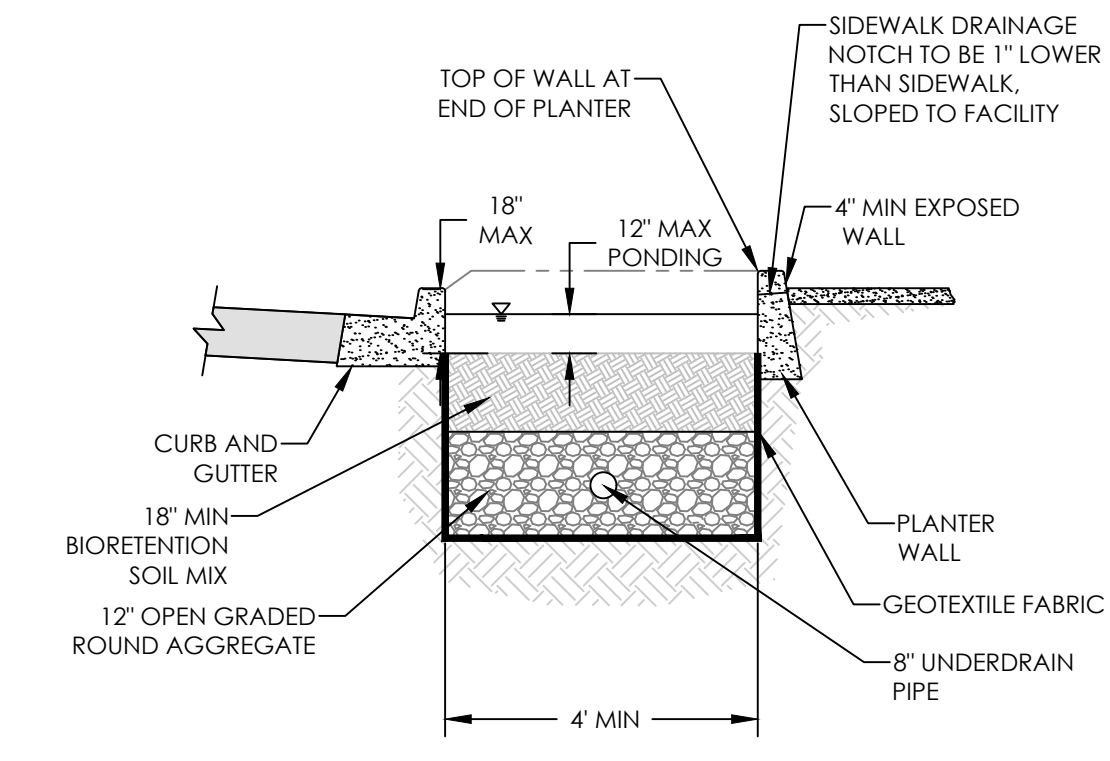
A | 05/05/2023 | 60% DESIGN SET

JOB NUMBER: CITY OF STEVENSON  
DRAWING NUMBER: STANDARD SEWER MAIN DETAILS  
DATE: SHEET: of

FILENAME: G:\PROJECTS\1769.03\_City of Stevenson\PLANS\PRELIMINARY\CAD\DETAILS.rvt  
 PLOTTED ON: 2023-11-16 10:20 AM  
 PLOTTED BY: BRY TUCKER



Michael S Fleming  
 CEMENT CONCRETE SIDEWALK  
 STANDARD PLAN F-30.10-04  
 SHEET 1 OF 1 SHEET  
 APPROVED FOR PUBLICATION  
 Date: 2020.09.25  
 15:43:50 -07'00'  
 STATE DESIGN ENGINEER  
 Washington State Department of Transportation



1 BIORETENTION PLANTER W/ LINER DETAIL  
 Scale: NTS

COLUMBIA AVENUE REALIGNMENT  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
A	05/05/2023	60% DESIGN SET

PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST  
 SCALE

DRAWING NOT TO SCALE

SHEET TITLE

DETAILS II

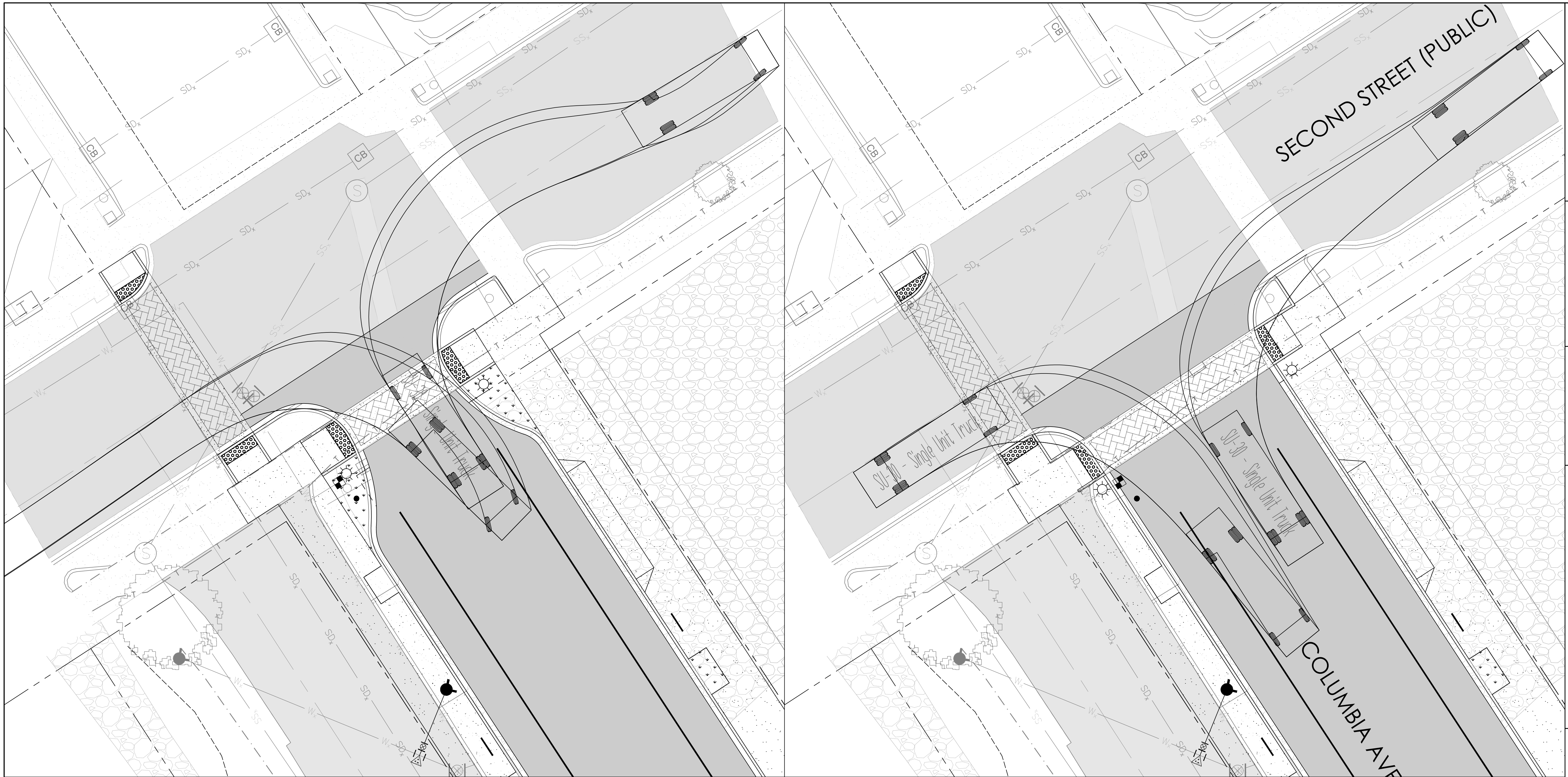
SHEET

C6.1

PRELIMINARY

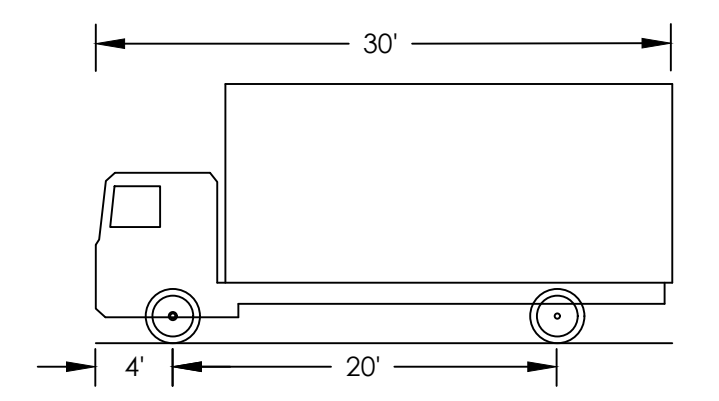


PLOTTED ON: 2023-11-20 12:04 PM  
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 PLOTTED BY: BRY TUCKER



**1 TURNING RADIUS ALTERNATIVE 1**  
 Scale: 1"=10'

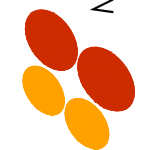
**2 TURNING RADIUS ALTERNATIVE 2**  
 Scale: 1"=10'



**SU-30 - SINGLE UNIT TRUCK**  
 OVERALL LENGTH 30'  
 OVERALL WIDTH 8'  
 OVERALL BODY HEIGHT 13.5'  
 MIN BODY GROUND CLEARANCE 1.367'  
 TRACK WIDTH 8'  
 LOCK-TO-LOCK TIME 5.0 SEC  
 MAX STEERING ANGLE 31.8°

**3 TURNING RADIUS DESIGN VEHICLE**  
 Scale: 1"=10'

PRELIMINARY



**MAUL FOSTER ALONGI**  
 109 EAST 13th STREET  
 VANCOUVER, WA 98660  
 360.694.2691  
 www.maulfooster.com

**COLUMBIA AVENUE REALIGNMENT**  
 CITY OF STEVENSON  
 STEVENSON, WASHINGTON

ISSUE	DATE	DESCRIPTION
8	11/14/2023	CITY OF STEVENSON RESUBMITAL

PROJECT: M1769.03.002  
 DESIGNED: K. BOON  
 DRAWN: A. AGUIRRE  
 CHECKED: S. FROST  
 SCALE

DRAWING NOT TO SCALE

SHEET TITLE  
**DETAILS III**  
 SHEET  
**C6.2**

## APPENDIX E

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### ECONOMIC IMPACTS AND ASSUMPTIONS

# Stevenson Columbia Ave Mixed-Use Development

## Economic & Fiscal Impacts

Source: Maul Foster & Alongi. Estimates are preliminary and for illustrative purposes only, as of build-out in 2023 dollars.


Description	Mid-Rise	Low-Rise	Comments
<b>Development Program</b>			
Land Area (Acres)	0.5	0.5	
Number of Buildings	2	2	
Residential Building Area (SF)	27,450	10,000	
Housing Units	21	8	Based on typical 2-bedroom, 1-bath
Retail Building Area (SF)	10,000	10,000	
Total Building Area (SF)	37,450	20,000	
<b>Construction Cost</b>			
Hard Costs	\$8,681,800	\$4,636,500	
Soft Costs	\$2,245,400	\$1,218,400	
<b>Total Cost</b>	<b>\$10,927,200</b>	<b>\$5,854,900</b>	
<b>Retail Employment (@ Build-Out)</b>			
Jobs Metric	1058	1,058	Based on national Commercial Building Energy Consumptions Survey
	Sq ft/job	Sq ft/job	
On-Site Employment	9	9	
Average Annual Wage	\$30,800	\$30,800	Per Washington Employment Security, 2023 reporting for Skamania County
<b>Total Annual Wages</b>	<b>\$277,200</b>	<b>\$277,200</b>	On-site employment times average annual wage
<b>Annual Taxable Retail Sales Revenues (@ Build-Out)</b>			
Sales Volume Metric	\$149,900	\$149,900	Based on reported sales of similar businesses in Stevenson and Cascade Locks
	Per employee	Per employee	from DataAxel
Occupancy Rate	95%	95%	Based on typical market assumptions
<b>Annual Taxable Revenues</b>	<b>\$1,281,600</b>	<b>\$1,281,600</b>	Sales volume per employee times number of employees
<b>Tax Revenues During Construction</b>			
<b>Sales Tax from Construction (Hard Costs Only):</b>			
City of Stevenson	\$104,200	\$55,600	At 1.2% local share assuming materials are purchased in Stevenson
State of Washington	\$564,300	\$301,400	At 6.5% state share
<b>Subtotal Sales Tax</b>	<b>\$668,500</b>	<b>\$357,000</b>	
<b>Annual Tax Revenues at Occupancy</b>			
<b>Property Tax:</b>			
City of Stevenson	\$17,000	\$9,100	at 1.55 per \$1,000 City Levy Rate
Skamania County	\$11,500	\$6,100	at 1.05 per \$1,000 County Levy Rate
Other Local Districts/Levies	\$68,000	\$36,500	
<b>Subtotal Property Tax</b>	<b>\$96,500</b>	<b>\$51,700</b>	at 8.83 per \$1,000 Overall Levy Rate
<b>Sales Tax from Operations:</b>			
City of Stevenson	\$15,400	\$15,400	At 1.2% local share
State of Washington	\$83,300	\$83,300	At 6.5% state share
<b>Subtotal Sales Tax</b>	<b>\$98,700</b>	<b>\$98,700</b>	
<b>Combined Tax Totals:</b>			
<b>Annual Tax Revenues + Construction Sales Tax</b>			
City of Stevenson	\$136,600	\$80,100	
Skamania County	\$11,500	\$6,100	
Other Local Districts/Levies	\$68,000	\$36,500	
State of Washington	\$647,600	\$384,700	
<b>Total Above Tax Sources</b>	<b>\$863,700</b>	<b>\$507,400</b>	
<b>Ten Year Total Annual Tax Revenues + Construction Sales Tax</b>			
City of Stevenson	\$428,200	\$300,600	
Skamania County	\$115,000	\$61,000	
Other Local Districts/Levies	\$680,000	\$365,000	
State of Washington	\$1,397,300	\$1,134,400	
<b>Total Above Tax Sources</b>	<b>\$2,620,500</b>	<b>\$1,861,000</b>	

## APPENDIX F

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### OPINION OF PROBABLE COSTS

## ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST

<b>Title:</b>	<b>Opinion of Probable Construction Cost</b>		 MAUL FOSTER ALONGI  109 E 13th Street, Vancouver, WA 98660 360.694.2691 (p) 360.906.1958 (f) www.maulfoster.com
Project:	Columbia Avenue Realignment		
Client:	City of Stevenson		
Project No./Task:	M1769.03.002	Initial	
Prepared By:	A. Aguirre	ALA	
Checked By:	S. Frost	SJF	
Date:	5/10/2023		
Revision No.:	0		

<b>Cost Estimate Summary—Feasibility Level</b>			
<b>Schedule A—</b>	General	\$	82,700
<b>Schedule B—</b>	Grading	\$	65,000
<b>Schedule C—</b>	Surface Finish	\$	155,200
<b>Schedule D—</b>	Stormwater	\$	57,600
<b>Schedule E—</b>	Sanitary Sewer	\$	55,700
<b>Schedule F—</b>	Water	\$	6,900
<b>Schedule G—</b>	Traffic	\$	17,000
<b>Schedule H—</b>	Soft Cost	\$	81,500
<b>Total:</b>			<b>\$ 521,600</b>

**Assumptions:**

1. Excludes the cost of gas, landscaping, power, irrigation, and street lighting.
2. Existing native soils are classified as hydrological soil group B.

**ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST**

Maul Foster Alongi, Inc.

<b>Schedule A</b>					
General		Quantity	Unit	Unit Cost	Total Cost
A.1	Mobilization (8%)	1	LS	\$ 32,590.00	\$ 32,590.00
A.2	Construction Staking	1	LS	\$ 5,000.00	\$ 5,000.00
A.3	Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
A.4	Clearing and Grubbing	1	LS	\$ 3,000.00	\$ 3,000.00
A.5	Stabilized Construction Entrance	85	SY	\$ 20.00	\$ 1,700.00
A.6	Silt Fence	640	LF	\$ 6.00	\$ 3,840.00
A.7	Inlet Protection	2	EA	\$ 125.00	\$ 250.00
A.8	Sawcut Extg AC and Cem Conc Surfaces	380	LF	\$ 8.00	\$ 3,040.00
A.9	Remove Existing Asphalt Concrete	1,170	SY	\$ 12.00	\$ 14,040.00
A.10	Remove Existing Cem Conc Sidewalk	260	SY	\$ 13.00	\$ 3,380.00
A.11	Remove Existing Cem Conc Curb	83	LF	\$ 10.00	\$ 830.00
A.12	Remove Structures and Obstructions	1	LS	\$ 5,000.00	\$ 5,000.00
<b>Subtotal Schedule A:</b>					<b>\$ 82,700</b>

<b>Schedule B</b>					
Grading		Quantity	Unit	Unit Cost	Total Cost
B.1	Excavation Including Haul	1,080	CY	\$ 40.00	\$ 43,200.00
B.2	Subgrade Preparation	2,200	SY	\$ 1.10	\$ 2,420.00
B.3	Crushed Surfacing Base Course	689	TN	\$ 28.00	\$ 19,293.20
B.4					\$ -
B.5					\$ -
<b>Subtotal Schedule B:</b>					<b>\$ 65,000</b>

<b>Schedule C</b>					
Surface Finish		Quantity	Unit	Unit Cost	Total Cost
C.1	Hot Mix Asphalt	289	TN	\$ 125.00	\$ 36,178.13
C.2	Cement Concrete Sidewalk	608	SY	\$ 68.00	\$ 41,328.89
C.3	Cement Concrete Curb & Gutter	645	LF	\$ 50.00	\$ 32,250.00
C.4	Cement Concrete Stamped Crosswalk	88	SY	\$ 120.00	\$ 10,506.67
C.5	Detectable Warning Surface	120	SF	\$ 50.00	\$ 6,000.00
C.6	Cement Concrete Driveway Entrance	140	SY	\$ 90.00	\$ 12,600.00
C.7	Cement Concrete Curb Ramps	6	EA	\$ 2,500.00	\$ 15,000.00
C.8	Seeding, Fertilizing, and Mulching	0.15	AC	\$ 8,500.00	\$ 1,268.37
<b>Subtotal Schedule C:</b>					<b>\$ 155,200</b>

<b>Schedule D</b>					
Stormwater		Quantity	Unit	Unit Cost	Total Cost
D.1	Beehive Grate	8	EA	\$ 500.00	\$ 4,000.00
D.2	Storm Sewer 48" Manhole, Type II	6	EA	\$ 4,500.00	\$ 27,000.00
D.3	6 In. Diameter PVC Storm Pipe	132	LF	\$ 40.00	\$ 5,280.00
D.4	12 In. Diameter PVC Storm Pipe	250	LF	\$ 65.00	\$ 16,250.00
D.5	6 In. Diameter C900 Storm Pipe	23	LF	\$ 80.00	\$ 1,840.00
D.6	Adjust Existing Stormwater Catch Basin	2	EA	\$ 600.00	\$ 1,200.00
D.7	Connect to Extg Stormwater Catch Basin	2	EA	\$ 1,000.00	\$ 2,000.00
D.8					\$ -
<b>Subtotal Schedule D:</b>					<b>\$ 57,570</b>

**ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST**

Maul Foster Alongi, Inc.

<b>Schedule E</b>					
Sanitary Sewer		Quantity	Unit	Unit Cost	Total Cost
E.1	Sanitary Sewer 48" Manhole, Type II	4	EA	\$ 5,500.00	\$ 22,000.00
E.2	8 In. PVC Sanitary Sewer Pipe	323	LF	\$ 70.00	\$ 22,610.00
E.3	6 In. PVC Sanitary Sewer Pipe	140	LF	\$ 50.00	\$ 7,000.00
E.4	Plug and Abandon Existing 8 In. Diam. Pipe	2	EA	\$ 500.00	\$ 1,000.00
E.5	Connect Existing Sanitary Sewer Manhole	2	EA	\$ 1,200.00	\$ 2,400.00
E.6	Adjust Existing Sanitary Sewer Manhole	1	EA	\$ 600.00	\$ 600.00
<b>Subtotal Schedule E:</b>					<b>\$ 55,610</b>

<b>Schedule F</b>					
Water		Quantity	Unit	Unit Cost	Total Cost
F.1	Relocate Existing Water Meter	1	EA	\$ 1,500.00	\$ 1,500.00
F.2	6 In Diam Ductile Iron Pipe for Water Main	4	LF	\$ 90.00	\$ 360.00
F.3	Relocate Existing Fire Hydrant	1	EA	\$ 5,000.00	\$ 5,000.00
F.4					\$ -
F.5					\$ -
<b>Subtotal Schedule F:</b>					<b>\$ 6,860</b>

<b>Schedule G</b>					
Traffic		Quantity	Unit	Unit Cost	Total Cost
G.1	Signing and Striping	1	LS	\$ 5,000.00	\$ 5,000.00
G.2	Relocate Existing Stop Sign	2	EA	\$ 1,000.00	\$ 2,000.00
G.3	Relocate Existing Power Pole w/ Lighting	1	EA	\$ 10,000.00	\$ 10,000.00
G.4					\$ -
G.5					\$ -
<b>Subtotal Schedule G:</b>					<b>\$ 17,000</b>

<b>Schedule H</b>					
Soft Cost		Quantity	Unit	Unit Cost	Total Cost
H.1	Contingency (20%)	1	LS	\$ 81,464.00	\$ 81,464.00
H.2					\$ -
H.3					\$ -
H.4					\$ -
H.5					\$ -
<b>Subtotal Schedule G:</b>					<b>\$ 81,464</b>





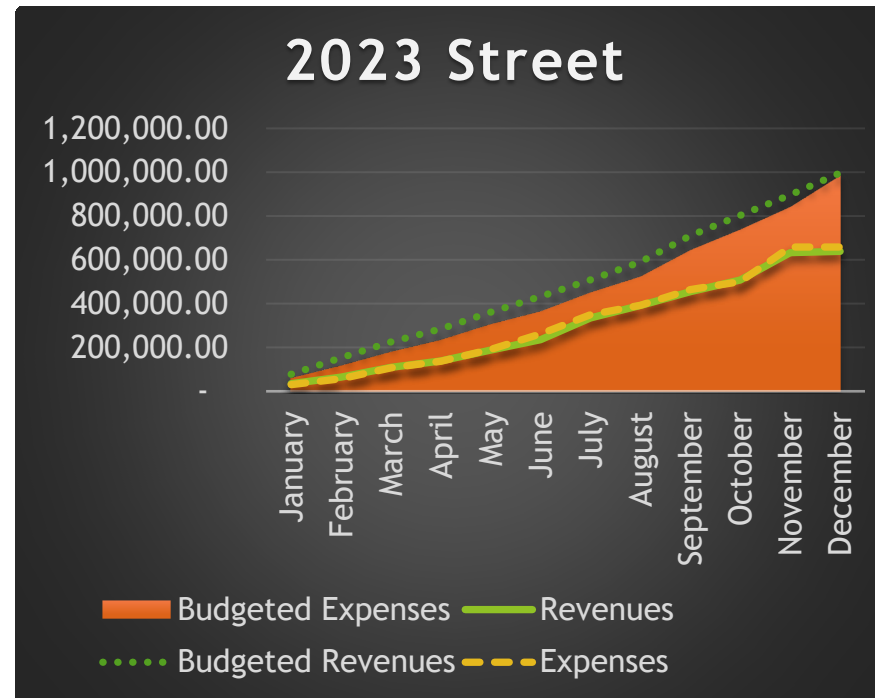
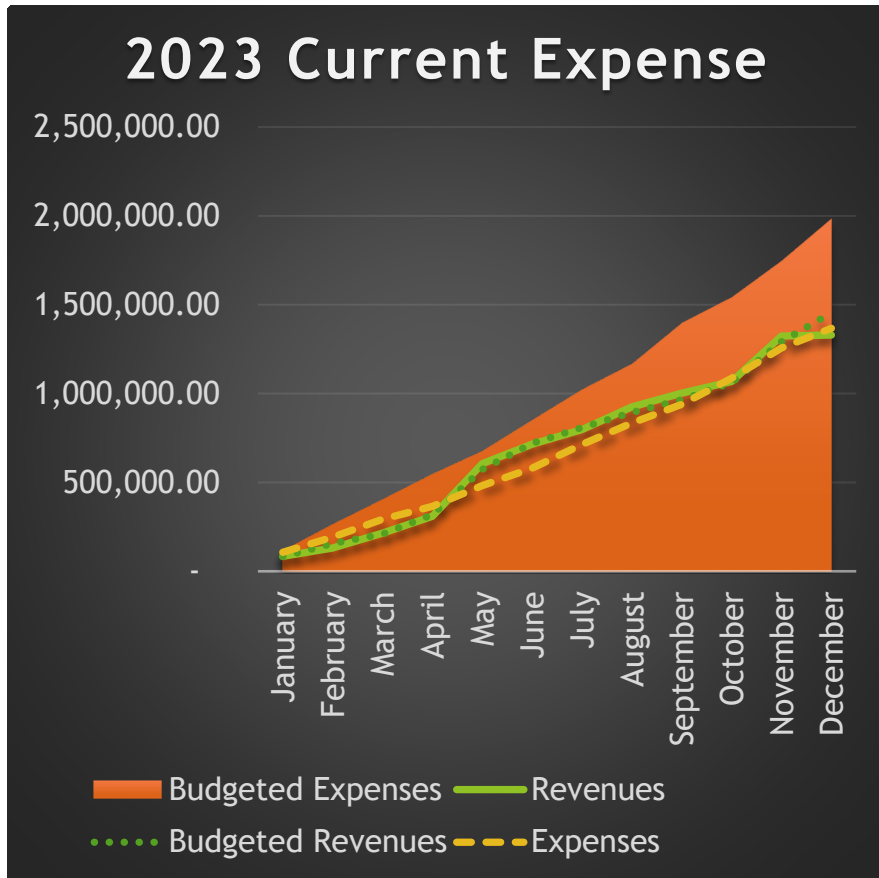
# City of Stevenson

November 2023 Financial Report

# Sales and Property Tax Dependent Funds

Current Expense revenues and expenses are trending in line with budget.

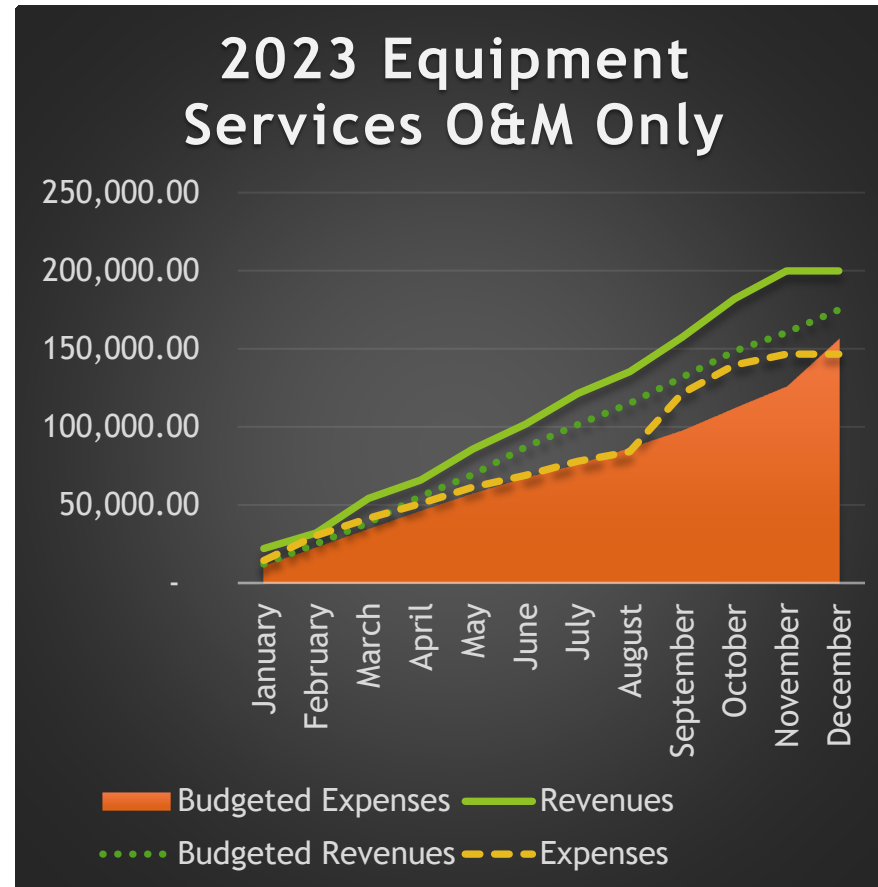
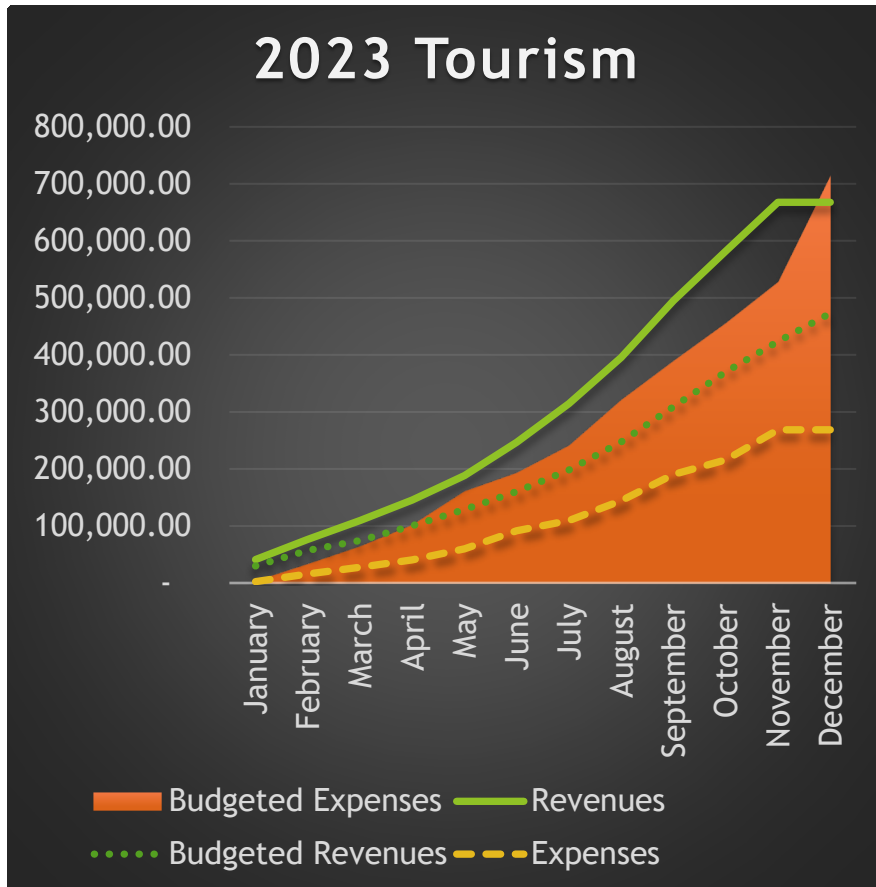
Street revenues and expenses are trending the same (revenue line is under the expenses line in the chart below) with both revenue and expenses currently coming in under budget. The large gap between budget and actual is due to TIB grant funded projects and the delay of paving Lakeview.



# Restricted Revenue Funds

Tourism fund revenues are exceeding budget expectations and expenses are trending below budget. Most events take place over the summer and are invoiced by the end of the year.

Equipment Services revenues are trending above budget as well as expenses. Expenses remain under revenues. The budget changes proposed are to cover the increase in both revenues and expenses.



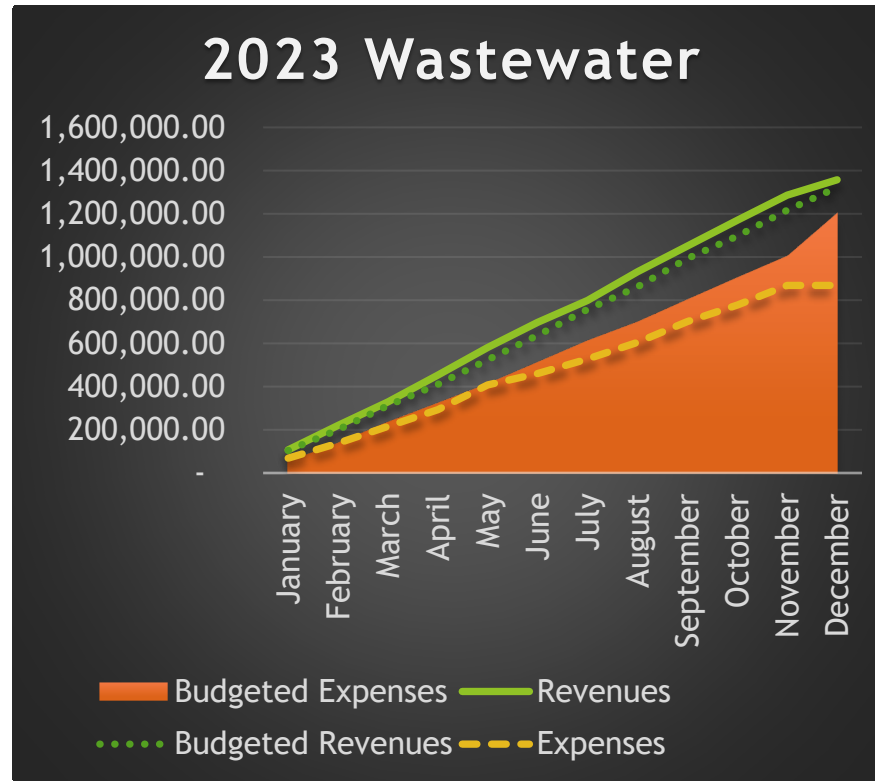
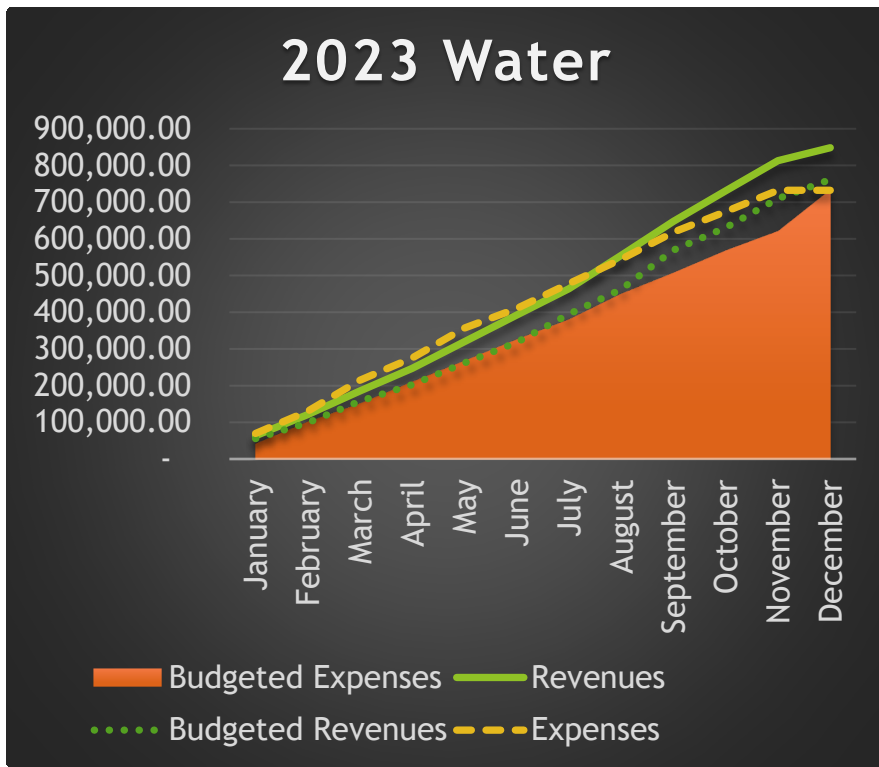
# Proprietary Funds

Water revenues are trending above budget by 11% (\$86k) and expenses are currently 18% over (\$110k).

Increased expenses as outlined last quarter include increased consultant costs, admin labor, equipment rental, and insurance. Expenses will not outpace revenues at the combined Water/Sewer Fund level.

Sewer revenues are trending above budget expectations by 3% and expenses are trending below budget by 13%.

Transfers for the sewer project will occur later in December and in the 13<sup>th</sup> month and will change the expense difference between budget and actual.



## 2023 PROPOSED BUDGET CHANGES

City Of Stevenson

Time: 09:54:53 Date: 12/13/2023

Page: 1

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348 00 00 0000 Equipment Rental-Internal	191,461.84	175,000.00	210,000.00	35,000.00	120.0%	Increased revenue from increased staff
548 65 10 0000 Maintenance Salary	35,202.94	37,800.00	40,300.00	2,500.00	106.6%	Increased work on equipment with increased staff
548 65 31 0000 Tires	8,203.76	7,000.00	8,300.00	1,300.00	118.6%	Additional tires purchased
548 65 47 0000 Heat & Lights	3,577.33	3,000.00	4,700.00	1,700.00	156.7%	Increased utility cost
548 65 49 0000 Training	21,036.53	7,250.00	21,040.00	13,790.00	290.2%	CDL Training for 4 staff
508 51 00 0500 ES-Ending Cash	0.00	75,767.74	91,477.74	15,710.00	120.7%	

## 2023 PROPOSED BUDGET CHANGES

City Of Stevenson

### Fund Totals

Time: 09:54:53 Date: 12/13/2023

Page: 2

Fund	YTD	Budgeted	Proposed	Difference	
001 General Expense Fund	0.00	0.00	0.00	0.00	0.0%
010 General Reserve Fund	0.00	0.00	0.00	0.00	0.0%
020 Fire Reserve Fund	0.00	0.00	0.00	0.00	0.0%
030 ARPA	0.00	0.00	0.00	0.00	0.0%
100 Street Fund	0.00	0.00	0.00	0.00	0.0%
103 Tourism Promo & Develop Fund	0.00	0.00	0.00	0.00	0.0%
105 Affordable Housing Fund	0.00	0.00	0.00	0.00	0.0%
107 HEALing SCARS Fund	0.00	0.00	0.00	0.00	0.0%
300 Capital Improvement Fund	0.00	0.00	0.00	0.00	0.0%
311 First Street	0.00	0.00	0.00	0.00	0.0%
312 Columbia Ave	0.00	0.00	0.00	0.00	0.0%
313 Park Plaza Fund	0.00	0.00	0.00	0.00	0.0%
400 Water/Sewer Fund	0.00	0.00	0.00	0.00	0.0%
406 Wastewater Short Lived Asset Res. Fu	0.00	0.00	0.00	0.00	0.0%
408 Wastewater Debt Reserve Fund	0.00	0.00	0.00	0.00	0.0%
410 Wastewater System Upgrades	0.00	0.00	0.00	0.00	0.0%
420 Cascade Avenue Mitigation Fund	0.00	0.00	0.00	0.00	0.0%
500 Equipment Service Fund	191,461.84	175,000.00	210,000.00	35,000.00	120.0%
630 Stevenson Municipal Court	0.00	0.00	0.00	0.00	0.0%
<b>Fund Revenues:</b>	<b>191,461.84</b>	<b>175,000.00</b>	<b>210,000.00</b>	<b>35,000.00</b>	<b>120.0%</b>
001 General Expense Fund	0.00	0.00	0.00	0.00	0.0%
010 General Reserve Fund	0.00	0.00	0.00	0.00	0.0%
020 Fire Reserve Fund	0.00	0.00	0.00	0.00	0.0%
030 ARPA	0.00	0.00	0.00	0.00	0.0%
100 Street Fund	0.00	0.00	0.00	0.00	0.0%
103 Tourism Promo & Develop Fund	0.00	0.00	0.00	0.00	0.0%
105 Affordable Housing Fund	0.00	0.00	0.00	0.00	0.0%
107 HEALing SCARS Fund	0.00	0.00	0.00	0.00	0.0%
300 Capital Improvement Fund	0.00	0.00	0.00	0.00	0.0%
311 First Street	0.00	0.00	0.00	0.00	0.0%
312 Columbia Ave	0.00	0.00	0.00	0.00	0.0%
313 Park Plaza Fund	0.00	0.00	0.00	0.00	0.0%
400 Water/Sewer Fund	0.00	0.00	0.00	0.00	0.0%
406 Wastewater Short Lived Asset Res. Fu	0.00	0.00	0.00	0.00	0.0%
408 Wastewater Debt Reserve Fund	0.00	0.00	0.00	0.00	0.0%
410 Wastewater System Upgrades	0.00	0.00	0.00	0.00	0.0%
420 Cascade Avenue Mitigation Fund	0.00	0.00	0.00	0.00	0.0%
500 Equipment Service Fund	68,020.56	130,817.74	165,817.74	35,000.00	126.8%
630 Stevenson Municipal Court	0.00	0.00	0.00	0.00	0.0%
<b>Fund Expenditures:</b>	<b>68,020.56</b>	<b>130,817.74</b>	<b>165,817.74</b>	<b>35,000.00</b>	<b>126.8%</b>

# 2023 PROPOSED BUDGET CHANGES

City Of Stevenson

## Fund Totals

Time: 09:54:53 Date: 12/13/2023

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Fund	YTD	Budgeted	Proposed	Difference
Excess/(Deficit):	123,441.28	44,182.26	44,182.26	

## 2023 PROPOSED BUDGET CHANGES

City Of Stevenson

Time: 09:55:49 Date: 12/13/2023

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500 Equipment Service Fund

Revenues	YTD	Original	Proposed	Difference	Percentage	Remarks
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308 Beginning Balances

308 51 00 0500 ES Unreserved Begin CA & Invest	157,311.97	157,311.97	157,311.97	0.00	100.0%	
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308 Beginning Balances	157,311.97	157,311.97	157,311.97	0.00	100.0%	
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340 Charges For Goods & Services

348 00 00 0000 Equipment Rental-Internal	191,461.84	175,000.00	210,000.00	35,000.00	120.0%	Increased revenue from increased staff
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340 Charges For Goods & Services	191,461.84	175,000.00	210,000.00	35,000.00	120.0%	
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360 Interest & Other Earnings

361 11 00 0500 Interest Income/ES	2,812.83	0.00	0.00	0.00	0.0%	
362 10 03 0000 Equipment Rental-External	250.00	0.00	0.00	0.00	0.0%	

369 10 00 0500 Sale of Scrap Equip Service	0.00	0.00	0.00	0.00	0.0%	
--	------	------	------	------	------	--

360 Interest & Other Earnings	3,062.83	0.00	0.00	0.00	0.0%	
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390 Other Financing Sources

395 10 00 0500 Sale of Fixed Assets	5,370.00	0.00	0.00	0.00	0.0%	
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390 Other Financing Sources	5,370.00	0.00	0.00	0.00	0.0%	
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Fund Revenues:	357,206.64	332,311.97	367,311.97	35,000.00	110.5%	
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Expenditures	YTD	Original	Proposed	Difference	Percentage	Remarks
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548 Public Works - Centralized Services

548 65 10 0000 Maintenance Salary	35,202.94	37,800.00	40,300.00	2,500.00	106.6%	Increased work on equipment with increased staff
548 65 20 0000 Maintenance Benefits	15,373.59	18,360.00	18,360.00	0.00	100.0%	
548 65 25 0000 Medical Physicals-Required	833.00	2,000.00	2,000.00	0.00	100.0%	

548 65 31 0000 Tires	8,203.76	7,000.00	8,300.00	1,300.00	118.6%	Additional tires purchased
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## 2023 PROPOSED BUDGET CHANGES

City Of Stevenson

Time: 09:55:49 Date: 12/13/2023

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500 Equipment Service Fund

Expenditures	YTD	Original	Proposed	Difference	Remarks
<b>548 Public Works - Centralized Services</b>					
548 65 32 0000 Gas and Oil	24,342.47	25,000.00	25,000.00	0.00	100.0%
548 65 33 0000 Supplies	11,108.26	13,000.00	13,000.00	0.00	100.0%
548 65 41 0001 General Gov. Admin	0.00	13,134.23	13,134.23	0.00	100.0%
548 65 46 0000 Insurance	7,255.62	10,000.00	10,000.00	0.00	100.0%
548 65 47 0000 Heat & Lights	3,577.33	3,000.00	4,700.00	1,700.00	156.7% Increased utility cost
548 65 48 0000 Repairs/Supplies	20,933.75	20,000.00	20,000.00	0.00	100.0%
<b>Contracted</b>					
548 65 49 0000 Training	21,036.53	7,250.00	21,040.00	13,790.00	290.2% CDL Training for 4 staff
548 Public Works - Centralized Servic	147,867.25	156,544.23	175,834.23	19,290.00	112.3%
<b>594 Capital Expenditures</b>					
594 48 64 0000 Equipment Purchase	100,290.83	100,000.00	100,000.00	0.00	100.0%
594 Capital Expenditures	100,290.83	100,000.00	100,000.00	0.00	100.0%
<b>999 Ending Balance</b>					
508 51 00 0500 ES-Ending Cash	0.00	75,767.74	91,477.74	15,710.00	120.7%
999 Ending Balance	0.00	75,767.74	91,477.74	15,710.00	120.7%
<b>Fund Expenditures:</b>	248,158.08	332,311.97	367,311.97	35,000.00	110.5%
<b>Fund Excess/(Deficit):</b>	109,048.56	0.00	0.00		

## 2023 PROPOSED BUDGET CHANGES

City Of Stevenson

### Fund Totals

Time: 09:55:49 Date: 12/13/2023

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Fund	YTD	Budgeted	Proposed	Difference	
500 Equipment Service Fund	357,206.64	332,311.97	367,311.97	35,000.00	110.5%
Fund Revenues:	357,206.64	332,311.97	367,311.97	35,000.00	110.5%
500 Equipment Service Fund	248,158.08	332,311.97	367,311.97	35,000.00	110.5%
Fund Expenditures:	248,158.08	332,311.97	367,311.97	35,000.00	110.5%
Excess/(Deficit):	109,048.56	0.00	0.00		

**CITY OF STEVENSON, WASHINGTON  
ORDINANCE NO. 2023-1204**

**AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF STEVENSON,  
WASHINGTON, FOR FISCAL YEAR 2023**

**Whereas**, City Council of the City of Stevenson has reviewed its original 2023 budget and changes in its revenue sources and expenditure requests and has determined that changes to the 2023 budget are appropriate; and

**Whereas**, the proposed budget amendments do not exceed the lawful limit of taxation allowed by the law to be levied on the property within the City of Stevenson for the purposes set forth in the budget, and the estimated expenditures set forth in the budget being necessary to carry on the government of the City of Stevenson for the fiscal year and being sufficient to meet the various needs of the City during the fiscal year.

**NOW, THEREFORE**, the City Council of the City of Stevenson do hereby ordain as follows:

**Section 1.** The budget for the City of Stevenson, Washington for the year 2023 as amended is hereby adopted in its final form and content.

**Section 2.** Estimated resources, including cash balances for each separate fund of the City of Stevenson, for all such funds combined for the year 2023 are set forth in summary below and are hereby appropriated for expenditure at the fund level during the year 2023 as set forth in the 2023 Fiscal Year Budget as attached Exhibit A.

**THIS ORDINANCE SHALL TAKE EFFECT** and be in force five (5) days after its publication according to law.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Scott Anderson, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Robert Muth  
City Attorney

\_\_\_\_\_  
Leana Kinley, City Clerk

Exhibit "A"

Ordinance 2023-1204 Exhibit A									
2023 Budget Amendment #3									
Estimated Revenues and Budgeted Appropriations by Fund									
		Budgeted Resources				Budgeted Appropriations			
Fund		Estimated			Total			Estimated	
No.	Name	Beginning	Estimated	Transfers	Budgeted	Budgeted	Transfers	Ending	Total
		Cash	Revenues	In	Resources	Expenditures	Out	Cash	Appropriations
001	General Fund	1,541,738	1,454,670	-	2,996,409	1,562,729	418,374	1,015,305	2,996,409
010	General Fund Reserve	335,259	-	-	335,259	-	-	335,259	335,259
020	Fire Reserve Fund	1,650,586	-	128,374	1,778,960	-	-	1,778,960	1,778,960
030	ARPA Fund	298,313	-	-	298,313	-	-	298,313	298,313
100	Street Fund	75,741	706,780	290,000	1,072,520	983,495	-	89,026	1,072,520
103	Tourism Promotion	1,104,607	473,000	-	1,577,607	514,628	200,000	862,979	1,577,607
105	Affordable Housing	12,435	5,000	-	17,435	-	-	17,435	17,435
107	HEALing SCARS Fund	10,191	-	-	10,191	-	-	10,191	10,191
300	Capital Improvements Fund	210,190	20,000	-	230,190	-	-	230,190	230,190
311	First Street	-	-	25,000	25,000	25,000	-	-	25,000
312	Columbia Ave	(63,287)	145,617	-	82,330	82,330	-	-	82,330
313	Park Plaza Fund	-	100,000	200,000	300,000	100,000	-	200,000	300,000
400	Water / Sewer Fund	1,958,314	2,191,189	-	4,149,503	2,666,293	441,329	1,041,881	4,149,503
406	WW Short-Lived Asset Res.	65,337	-	21,779	87,116	-	-	87,116	87,116
407	WW Debt Res.	61,191	-	-	61,191	-	-	61,191	61,191
410	Wastewater System Improv.	(1,179,180)	14,666,110	400,000	13,886,930	13,886,930	-	-	13,886,930
420	Cascade Ave Mitigation	-	19,550	-	19,550	-	-	19,550	19,550
500	Equipment Service Fund	157,312	<del>175,000</del>	-	<del>332,312</del>	<del>256,544</del>	-	<del>75,768</del>	<del>332,312</del>
		6,238,746	<del>49,956,946</del>	1,065,153	<del>27,260,815</del>	<del>20,077,949</del>	1,059,703	<del>6,423,463</del>	<del>27,260,815</del>
		Budgeted Resources				Budgeted Appropriations			
Fund		Estimated			Total			Estimated	Total
No.	Name	Beginning	Estimated	Transfers	Budgeted	Budgeted	Transfers	Ending	Total
		Cash	Revenues	In	Resources	Expenditures	Out	Cash	Appropriations
001	General Fund	1,541,738	1,454,670	-	2,996,409	1,562,729	418,374	1,015,305	2,996,409
010	General Fund Reserve	335,259	-	-	335,259	-	-	335,259	335,259
020	Fire Reserve Fund	1,650,586	-	128,374	1,778,960	-	-	1,778,960	1,778,960
030	ARPA Fund	298,313	-	-	298,313	-	-	298,313	298,313
100	Street Fund	75,741	706,780	290,000	1,072,520	983,495	-	89,026	1,072,520
103	Tourism Promotion	1,104,607	473,000	-	1,577,607	514,628	200,000	862,979	1,577,607
105	Affordable Housing	12,435	5,000	-	17,435	-	-	17,435	17,435
107	HEALing SCARS Fund	10,191	-	-	10,191	-	-	10,191	10,191
300	Capital Improvements Fund	210,190	20,000	-	230,190	-	-	230,190	230,190
311	First Street	-	-	25,000	25,000	25,000	-	-	25,000
312	Columbia Ave	(63,287)	145,617	-	82,330	82,330	-	-	82,330
313	Park Plaza Fund	-	100,000	200,000	300,000	100,000	-	200,000	300,000
400	Water / Sewer Fund	1,958,314	2,191,189	-	4,149,503	2,666,293	441,329	1,041,881	4,149,503
406	WW Short-Lived Asset Res.	65,337	-	21,779	87,116	-	-	87,116	87,116
407	WW Debt Res.	61,191	-	-	61,191	-	-	61,191	61,191
410	Wastewater System Improv.	(1,179,180)	14,666,110	400,000	13,886,930	13,886,930	-	-	13,886,930
420	Cascade Ave Mitigation	-	19,550	-	19,550	-	-	19,550	19,550
500	Equipment Service Fund	157,312	<b>210,000</b>	-	<b>367,312</b>	<b>275,834</b>	-	<b>91,478</b>	<b>367,312</b>
		6,238,746	<b>19,991,916</b>	1,065,153	<b>27,295,815</b>	<b>20,097,239</b>	1,059,703	<b>6,138,873</b>	<b>27,295,815</b>

Key: ~~Strikethrough~~ means repealed. **Bold** means new.

## 2024 PROPOSED BUDGET CHANGES

City Of Stevenson

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	Original	Proposed	Difference	
597 18 00 0311 Transfers-Out - To 311 First Street	0.00	19,699.00	19,699.00	0.0% Cover the increased estimated costs for the project.
508 31 00 0300 Cap. Imp.-Ending Cash	213,933.55	194,234.55	(19,699.00)	90.8%
397 00 00 1311 First St-Transfer In From CIP	0.00	19,699.00	19,699.00	0.0% Transfer to cover increased cost estimate.
595 10 41 0001 First St-Construction	884,186.00	903,885.00	19,699.00	102.2% Increased estimated costs.

2024 PROPOSED BUDGET CHANGES

City Of Stevenson

Fund Totals

Time: 09:23:24 Date: 12/20/2023

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Fund	Revenues				Expenditures			
	Original	Proposed	Difference		Original	Proposed	Difference	
001 General Expense Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
010 General Reserve Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
020 Fire Reserve Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
030 ARPA	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
100 Street Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
103 Tourism Promo & Develop Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
105 Affordable Housing Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
107 HEALing SCARS Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
300 Capital Improvement Fund	0.00	0.00	0.00	0.0%	213,933.55	213,933.55	0.00	100.0%
311 First Street	0.00	19,699.00	19,699.00	0.0%	884,186.00	903,885.00	19,699.00	102.2%
312 Columbia Ave	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
313 Park Plaza Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
400 Water/Sewer Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
406 Wastewater Short Lived Asset Res. Fu	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
408 Wastewater Debt Reserve Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
410 Wastewater System Upgrades	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
420 Cascade Avenue Mitigation Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
500 Equipment Service Fund	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
630 Stevenson Municipal Court	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
<b>Excess/(Deficit):</b>	<b>0.00</b>	<b>19,699.00</b>	<b>19,699.00</b>	<b>0.0%</b>	<b>1,098,119.55</b>	<b>1,117,818.55</b>	<b>19,699.00</b>	<b>101.8%</b>

## 2024 PROPOSED BUDGET CHANGES

City Of Stevenson

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### 300 Capital Improvement Fund

Revenues	Original	Proposed	Difference	Remarks
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### 308 Beginning Balances

308 31 00 0300 Cap Imp Reserved Begin C&I	193,933.55	193,933.55	0.00	100.0%
308 31 01 0300 Cap Imp Res Begin C&I	11,256.65	11,256.65	0.00	100.0%

### Waterfront Imp

308 Beginning Balances	205,190.20	205,190.20	0.00	100.0%
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### 310 Taxes

318 34 00 0000 Real Estate Excise Tax	20,000.00	20,000.00	0.00	100.0%
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310 Taxes	20,000.00	20,000.00	0.00	100.0%
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### 360 Interest & Other Earnings

361 11 00 0300 Interest on Investments-Cap	0.00	0.00	0.00	0.0%
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### Imp

360 Interest & Other Earnings	0.00	0.00	0.00	0.0%
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Fund Revenues:	225,190.20	225,190.20	0.00	100.0%
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Expenditures	Original	Proposed	Difference	Remarks
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### 597 Interfund Transfers

597 01 00 0100 Transfer Out to Streets	0.00	0.00	0.00	0.0%
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597 18 00 0311 Transfers-Out - To 311 First Street	0.00	19,699.00	19,699.00	0.0% Cover the increased estimated costs for the project.
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### Street

597 Interfund Transfers	0.00	19,699.00	19,699.00	0.0%
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### 999 Ending Balance

508 31 00 0300 Cap. Imp.-Ending Cash	213,933.55	194,234.55	(19,699.00)	90.8%
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508 31 01 0300 Cap. Imp.-Waterfront Imp Res	11,256.65	11,256.65	0.00	100.0%
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999 Ending Balance	225,190.20	205,491.20	(19,699.00)	91.3%
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Fund Expenditures:	225,190.20	225,190.20	0.00	100.0%
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# 2024 PROPOSED BUDGET CHANGES

City Of Stevenson

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300 Capital Improvement Fund

Fund Excess/(Deficit):	0.00	0.00
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## 2024 PROPOSED BUDGET CHANGES

City Of Stevenson

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311 First Street

Revenues	Original	Proposed	Difference	0.0%	Remarks
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308 Beginning Balances

308 91 00 0311 First St-Res Beg Cash	0.00	0.00	0.00	0.0%	
308 Beginning Balances	0.00	0.00	0.00	0.0%	

330 Intergovernmental Revenues

333 20 20 0002 First St.-TA Grant	663,000.00	663,000.00	0.00	100.0%	
334 03 80 0311 Fist St-TIB Grant	221,186.00	221,186.00	0.00	100.0%	
330 Intergovernmental Revenues	884,186.00	884,186.00	0.00	100.0%	

397 Interfund Transfers

397 00 00 0311 First St-Transfer In From Streets	0.00	0.00	0.00	0.0%	
397 00 00 1311 First St-Transfer In From CIP	0.00	19,699.00	19,699.00	0.0%	Transfer to cover increased cost estimate.
397 Interfund Transfers	0.00	19,699.00	19,699.00	0.0%	

Fund Revenues:	884,186.00	903,885.00	19,699.00	102.2%	
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Expenditures	Original	Proposed	Difference	0.0%	Remarks
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594 Capital Expenditures

595 10 41 0001 First St-Construction	884,186.00	903,885.00	19,699.00	102.2%	Increased estimated costs.
595 10 41 0311 First St-Engineering Svc	0.00	0.00	0.00	0.0%	
594 Capital Expenditures	884,186.00	903,885.00	19,699.00	102.2%	

999 Ending Balance

508 91 00 0311 First St-Ending Balance	0.00	0.00	0.00	0.0%	
999 Ending Balance	0.00	0.00	0.00	0.0%	

Fund Expenditures:	884,186.00	903,885.00	19,699.00	102.2%	
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Fund Excess/(Deficit):	0.00	0.00			
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2024 PROPOSED BUDGET CHANGES

Fund Totals

City Of Stevenson

Time: 09:22:35 Date: 12/20/2023

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Fund	Revenues				Expenditures			
	Original	Proposed	Difference		Original	Proposed	Difference	
300 Capital Improvement Fund	225,190.20	225,190.20	0.00	100.0%	225,190.20	225,190.20	0.00	100.0%
311 First Street	884,186.00	903,885.00	19,699.00	102.2%	884,186.00	903,885.00	19,699.00	102.2%
Excess/(Deficit):	1,109,376.20	1,129,075.20	19,699.00	101.8%	1,109,376.20	1,129,075.20	19,699.00	101.8%

**CITY OF STEVENSON, WASHINGTON  
ORDINANCE NO. 2023-1205**

**AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF STEVENSON,  
WASHINGTON, FOR FISCAL YEAR 2024**

**Whereas**, City Council of the City of Stevenson has reviewed its original 2024 budget and changes in its revenue sources and expenditure requests and has determined that changes to the 2024 budget are appropriate; and

**Whereas**, the proposed budget amendments do not exceed the lawful limit of taxation allowed by the law to be levied on the property within the City of Stevenson for the purposes set forth in the budget, and the estimated expenditures set forth in the budget being necessary to carry on the government of the City of Stevenson for the fiscal year and being sufficient to meet the various needs of the City during the fiscal year.

**NOW, THEREFORE**, the City Council of the City of Stevenson do hereby ordain as follows:

**Section 1.** The budget for the City of Stevenson, Washington for the year 2024 as amended is hereby adopted in its final form and content.

**Section 2.** Estimated resources, including cash balances for each separate fund of the City of Stevenson, for all such funds combined for the year 2024 are set forth in summary below and are hereby appropriated for expenditure at the fund level during the year 2024 as set forth in the 2024 Fiscal Year Budget as attached Exhibit A.

**THIS ORDINANCE SHALL TAKE EFFECT** and be in force five (5) days after its publication according to law.

**PASSED BY THE CITY COUNCIL** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Scott Anderson, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Robert Muth  
City Attorney

\_\_\_\_\_  
Leana Kinley, City Clerk

Exhibit "A"

Ordinance 2023-1205 Exhibit A									
2024 Budget Amendment #1									
Estimated Revenues and Budgeted Appropriations by Fund									
		Budgeted Resources				Budgeted Appropriations			
Fund No.	Name	Estimated Beginning Cash	Estimated Revenues	Transfers In	Total Budgeted Resources	Budgeted Expenditures	Transfers Out	Estimated Ending Cash	Total Appropriations
001	General Fund	1,015,305	1,493,889	-	2,509,194	1,502,506	25,000	981,688	2,509,194
010	General Fund Reserve	335,259	-	-	335,259	-	-	335,259	335,259
020	Fire Reserve Fund	1,778,960	-	25,000	1,803,960	-	-	1,803,960	1,803,960
030	ARPA Fund	298,313	-	-	298,313	-	-	298,313	298,313
100	Street Fund	268,026	647,644	-	915,670	829,924	-	85,746	915,670
103	Tourism Promotion	862,979	487,190	-	1,350,169	487,139	332,252	530,777	1,350,169
105	Affordable Housing	17,435	5,000	-	22,435	-	-	22,435	22,435
107	HEALing SCARS Fund	10,191	-	-	10,191	-	-	10,191	10,191
300	Capital Improvements Fund	205,190	20,000	-	225,190	-	-	<del>225,190</del>	225,190
311	First Street	-	<del>884,186</del>	-	<del>884,186</del>	<del>884,186</del>	-	-	<del>884,186</del>
312	Columbia Ave	-	-	-	-	-	-	-	-
313	Park Plaza Fund	-	50,000	332,252	382,252	382,252	-	-	382,252
400	Water / Sewer Fund	2,248,002	2,501,177	-	4,749,179	2,587,220	1,020,923	1,141,035	4,749,179
406	WW Short-Lived Asset Res.	87,116	-	21,779	108,895	-	-	108,895	108,895
407	WW Debt Res.	61,191	-	-	61,191	-	-	61,191	61,191
410	Wastewater System Improv.	(1,080,601)	7,443,423	999,144	7,361,966	7,361,966	-	-	7,361,966
420	Cascade Avenue Mitigation Fund	19,550	-	-	19,550	-	-	19,550	19,550
500	Equipment Service Fund	85,318	670,000	-	755,318	735,272	-	20,046	755,318
		6,212,234	<del>14,202,508</del>	<del>1,378,175</del>	<del>21,792,917</del>	<del>14,770,466</del>	<del>1,378,175</del>	<del>5,644,276</del>	<del>21,792,917</del>
		Budgeted Resources				Budgeted Appropriations			
Fund No.	Name	Estimated Beginning Cash	Estimated Revenues	Transfers In	Total Budgeted Resources	Budgeted Expenditures	Transfers Out	Estimated Ending Cash	Total Appropriations
001	General Fund	1,015,305	1,493,889	-	2,509,194	1,502,506	25,000	981,688	2,509,194
010	General Fund Reserve	335,259	-	-	335,259	-	-	335,259	335,259
020	Fire Reserve Fund	1,778,960	-	25,000	1,803,960	-	-	1,803,960	1,803,960
030	ARPA Fund	298,313	-	-	298,313	-	-	298,313	298,313
100	Street Fund	268,026	647,644	-	915,670	829,924	-	85,746	915,670
103	Tourism Promotion	862,979	487,190	-	1,350,169	487,139	332,252	530,777	1,350,169
105	Affordable Housing	17,435	5,000	-	22,435	-	-	22,435	22,435
107	HEALing SCARS Fund	10,191	-	-	10,191	-	-	10,191	10,191
300	Capital Improvements Fund	205,190	20,000	-	225,190	-	<b>19,699</b>	<b>205,491</b>	225,190
311	First Street	-	<b>884,186</b>	<b>19,699</b>	<b>903,885</b>	<b>903,885</b>	-	-	<b>903,885</b>
312	Columbia Ave	-	-	-	-	-	-	-	-
313	Park Plaza Fund	-	50,000	332,252	382,252	382,252	-	-	382,252
400	Water / Sewer Fund	2,248,002	2,501,177	-	4,749,179	2,587,220	1,020,923	1,141,035	4,749,179
406	WW Short-Lived Asset Res.	87,116	-	21,779	108,895	-	-	108,895	108,895
407	WW Debt Res.	61,191	-	-	61,191	-	-	61,191	61,191
410	Wastewater System Improv.	(1,080,601)	7,443,423	999,144	7,361,966	7,361,966	-	-	7,361,966
420	Cascade Avenue Mitigation Fund	19,550	-	-	19,550	-	-	19,550	19,550
500	Equipment Service Fund	85,318	670,000	-	755,318	735,272	-	20,046	755,318
		6,212,234	<b>14,202,508</b>	<b>1,397,874</b>	<b>21,812,616</b>	<b>14,790,165</b>	<b>1,397,874</b>	<b>5,624,577</b>	<b>21,812,616</b>

Key: ~~Strikethrough~~ means repealed. **Bold** means new.

**City of Stevenson  
Ordinance No. 2023-1203**

**AN ORDINANCE RESCINDING ORDINANCE 2023-1198 RELATED TO A MORATORIUM ON FURTHER NEW CONSTRUCTION, EXPANSION, OR REPLACEMENT OF PRIVATE SEWAGE DISPOSALS SYSTEMS IN THE URBAN RESERVE ON THE CITY OF STEVENSON COMPREHENSIVE PLAN FUTURE LAND USE MAP AND ON PROPERTY LINES WITHIN 300 FEET OF PUBLIC SEWER.**

**WHEREAS**, on June 15, August 24, and September 21, 2023 council discussed changes to Stevenson Municipal Code Chapter 13.08 Sewer and Pretreatment making the requirement to connect to city sewer more strict than existing regulations; and

**WHEREAS**, on August 24, 2023 the city council adopted ordinance 2023-1198 establishing a moratorium on new construction, expansion, or replacement of private sewage disposal systems in the Urban Reserve on the City of Stevenson Comprehensive Plan Future Land Use Map and on property lines within 300 feet of public sewer; and

**WHEREAS**, on September 21, 2023 a public hearing was held on the findings of fact in support of the moratorium and approved by a vote of 3-2; and

**WHEREAS**, an ad hoc committee was formed to review the issue and develop a proposal to present to council for further review, discussion and deliberation; and

**WHEREAS**, on September 21, 2023 the city council held a public workshop on the changes proposed where public input was taken; and

**WHEREAS**, feedback received from the public workshop and committee to date indicates the proposed changes to the ordinance will be less strict than existing regulations; and

**WHEREAS**, the Stevenson City Council finds the best interests of the City would be served if the City Council rescinded the moratorium authorized by ordinance 2023-1198.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STEVENSON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. Ordinance 2023-1198 is herein rescinded.

Section 2. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 3. Corrections. Upon the approval of the City Attorney, the City Administrator is authorized to make any necessary corrections to this ordinance including, but not limited to, the correction of scribes/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 4. Publication. This ordinance shall be published by an approved summary consisting of the title as provided by RCW 35A.12.160.

Section 5 Effective date. This ordinance shall become effective following passage and publication as provided by law.

**ADOPTED** this 21<sup>st</sup> day of December, 2023.

CITY OF STEVENSON

\_\_\_\_\_  
Scott Anderson, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Leana Kinley, Clerk

\_\_\_\_\_  
Robert C. Muth, City Attorney

FIRE MOBILIZATION INTERAGENCY AGREEMENT  
BETWEENSTATE OF WASHINGTON  
WASHINGTON STATE PATROL

AND

**STEVENSON FIRE DEPARTMENT**

This Interagency Agreement (Agreement), pursuant to RCW 43.43.960 through RCW 43.43.964 (State Fire Service Mobilization) and Chapter 39.34 RCW (Interlocal Cooperation Act), is made and entered into by and between the Washington State Patrol, hereinafter referred to as "WSP," and **Stevenson Fire Department**, a statutorily authorized fire agency within the State of Washington, hereinafter referred to as "Fire Agency."

The purpose of this Agreement is to provide for the reimbursement of allowable Fire Agency costs incurred while its assets are mobilized in accordance with RCW 43.43.960 through RCW 43.43.964 and the Washington State Fire Services Resource Mobilization Plan (Mobilization Plan). The Mobilization Plan and any subsequent versions adopted pursuant to RCW 43.43.962 are incorporated herein by this reference and can be found at: <https://www.wsp.wa.gov/all-risk-mobilization/>

Therefore, it is mutually agreed that:

- 1. Mobilization Plan.** The Mobilization Plan provides a process to quickly notify, assemble and deploy fire service personnel and equipment to any local fire jurisdiction in Washington State that has expended all local and mutual aid resources in attempting to manage, mitigate and control an emergency incident or situation for the protection of life and property. If the Fire Agency responds with its available assets to an incident mobilization, both parties shall comply with the procedures detailed in the Mobilization Plan.
- 2. Period of Performance.** The period of performance of this Agreement begins on **1/01/2024** and ends on **1/01/2029** unless terminated sooner as provided herein.
- 3. Billing Procedures.** WSP shall reimburse the Fire Agency upon the receipt of properly executed claim forms submitted by the Fire Agency according to the Mobilization Plan. Claims for payment submitted by the Fire Agency to WSP for costs due and payable under this Agreement shall be paid by WSP if received by WSP within 45 days from the end of each respective fire mobilization. The Fire Agency is required to be registered as a Statewide Payee prior to submitting a request for payment under this Contract. The Washington State Office of Financial Management (OFM) maintains the Statewide Payee Registration System; to obtain registration materials go to <https://ofm.wa.gov/it-systems/statewide-vendorpayee-services>
- 4. Compliance with Civil Rights Laws.** During the period of performance for this Agreement, both parties shall comply with all federal and state nondiscrimination laws.
- 5. Records Maintenance.** Both parties shall maintain books, records, documents and other evidence which sufficiently and properly reflect all direct and indirect costs expended by either party in the performance of the services described herein. These records shall be subject to inspection, review or audit by personnel of both parties, other personnel duly authorized by either party, the Office of the State Auditor, and federal officials so authorized by law. Both parties shall retain all books, records, documents, and other material relevant to this Agreement for six (6) years after expiration, and the Office of the State Auditor, federal auditors, and any persons duly authorized by the parties shall have full access and the right to examine any of these materials during this period.
- 6. Agreement Management.** The work described herein shall be performed under the coordination of the parties' Contract Managers listed below, or their successors. They shall provide assistance and guidance to the other party necessary for the performance of this Agreement. The parties shall notify each other within ten (10) business days of a change in Contract Manager.

<b>Contract Manager for STEVENSON FIRE DEPARTMENT:</b> Rob Farris Chief PO Box 371 Stevenson, WA 98639 (509) 427-5970 <a href="mailto:firechief@ci.stevenson.wa.us">firechief@ci.stevenson.wa.us</a>	<b>Contract Manager for the WASHINGTON STATE PATROL:</b> Brian Briscoe State Deputy Fire Marshal PO Box 42642 Olympia WA 98504-2642 (360) 596-3925 <a href="mailto:Brian.Briscoe@wsp.wa.gov">Brian.Briscoe@wsp.wa.gov</a>
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7. **Hold Harmless.** Each party shall defend, protect and hold harmless the other party from and against all claims, suits and/or actions arising from any negligent or intentional act or omission of that party's employees, agents, and/or authorized subcontractor(s) while performing under this Agreement.
8. **Agreement Alterations and Amendments.** This Agreement may be amended by mutual agreement of the parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the parties.
9. **Termination.** Either party may terminate this Agreement upon thirty (30) calendar days' written notification to the other party. If this Agreement is so terminated, the terminating party shall be liable only for performance in accordance with the terms of this Agreement for performance prior to the effective date of termination.
10. **Appeals of Denied Claims.** In the event that WSP denies payment of claim(s) submitted by the Fire Agency under this Agreement, the Fire Agency may appeal the denial according to the Mobilization Plan. The process contained in the Mobilization Plan is the sole administrative recourse available to the Fire Agency for the appeal of denied claims.
11. **Order of Precedence.** In the event of any inconsistency in the terms of this Agreement, the inconsistency shall be resolved by giving precedence in the following order:
  1. Applicable federal and state statutes and regulations;
  2. Terms and Conditions contained in this Agreement
  3. Any other provisions of the Agreement, whether incorporated by reference or otherwise.
12. **All Writings Contained Herein.** This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement.

<b><i>Stevenson Fire Department</i></b>		<b>WASHINGTON STATE PATROL</b>	
Signature	Date	Signature	Date
Print Name and Title		For: John R. Batiste, Chief	

APPROVED AS TO FORM BY THE OFFICE OF THE ATTORNEY GENERAL 2/5/2008



**ATTACHMENT I:**  
**PROJECT SCOPE OF WORK**

**2023 Wellhead 106 Grant Program**

**Project Title:** Long term Water Supplye- Hegewald Well Quantity & Quality Assessment

**PURPOSE:**

The purpose of this grant is to fund a comprehensive assessment of water quality and quantity in an existing source of groundwater for the City of Stevenson to evaluate its potential to convert from a seasonal source to a permanent source, from providing an alternative to the City's surface water sources of drinking water.

**Background/General Information:**

-The City of Stevenson has generally observed a decline in availability of clean water from our established surface water sources (Labong and Rock Creeks). As part of a larger planning effort to ensure adequate drinking water to our small community in the Columbia River Gorge, the Hegewald Well Quantity and Quality Assessment Project would provide valuable information regarding our existing groundwater source, Hegewald Well. This information, most specifically, will determine whether the well is sufficient to act as our community's primary water source.

The City of Stevenson is working with Greyling-Grayling Engineers on the larger analysis of the City of Stevenson water supply. Greyling-Grayling has identified Aspect Consulting to provide water quantity and quality assessment of the Hegewald Well water supply, as well as condition assessment of the well itself.

Aspect will complete the tasks and deliverables provided in the next section, per the timeline outlined in the Schedule and Budget Attachment at the estimated price. Data from these analyses will confirm whether the Hegewald Well may be used as a primary water source, whether any modifications to the well infrastructure or treatment is required and describe the wellhead protection area using analytical methods rather than the calculated, fixed radius method.

The Office of Drinking Water (ODW) administers the Source Water Protection (SWP) Program to prevent, reduce and eliminate pollution and to encourage practices that ensure a reliable supply of groundwater. Through grants provided by the 106 Ground Water/Wellhead Protection allocation from EPA, ODW administers funding for projects that address both water quality and quantity concerns, working with regional partners to better understand activities and policies that influence water quality and quantity changes.

This project meets the SFY22-23 Source Water Protection program essential elements as well as Goal 5 of the 22-26 EPA Strategic Plan by ensuring safe drinking water and reliable infrastructure, as well as emphasizing partnerships to address water quality challenges.

**Funding for this project will not be used for any construction or ground disturbing activities.**

**Contract Administration:**

Deliverables:

1. Submit quarterly reports via e-mail that include a brief status summary of progress and achievements. Quarterly reports must be submitted December 22, 2023 and March 31, 2024.
2. Submit quarterly reimbursement requests with supporting invoices along with A19 form. Payment will be issued by DOH upon receipt and approval of the quarterly reports. Invoices and reports submitted via e-mail to: Nikki Guillot at [nikki.guillot@doh.wa.gov](mailto:nikki.guillot@doh.wa.gov)
3. Provide an updated action plan by March 15, 2024 that indicates any added or changed components, schedule revision and status of deliverables.

The project’s scope of work is comprised of the following activities:

TASK/ACTIVITY:	DELIVERABLES:	ESTIMATED DUE DATE/COST:
<p><b>Task 1: Well assessment and desktop analysis:</b> <a href="#">Review background documentation related to Hegewald well including pump and motor information, pump curves, pumping test records, operational and maintenance records, and water quality data. This task includes instrumentation of the well with a pressure transducer datalogger for continuous monitoring of water level trends.</a></p> <p><del>Include a</del> <a href="#">Aspect will oversee a 4-hour step-rate test and a 24-hour constant rate draw down/stress test, video assessment to determine well casing Condition, and historic records review to identify any other concerns to be further evaluated related to pumps, operations, quality, and quantity.</a></p> <p>Any pump test will be conducted in accordance with Appendix E of the Water System Design Manual. A pump test plan will be submitted to DOH for review prior to work being conducted.</p>	<p>Final report assessment and analysis</p>	<p>Within 1 year of contract execution \$15,500</p>
<p><b>Task 2: Water Quality Sampling:</b> Conduct testing for potential clogging precipitation from biological and chemical hazards not identified as part of standard compliance testing, as well as quarterly testing for seasonal variation in</p>	<p>Final report of findings</p>	<p>Within 1 year of contract execution \$5,000</p>

<p>hardness, iron, manganese, silica, chloride, sulfate, and dissolved solids. No data will be collected before a Quality Assurance Project Plan is submitted and approved by EPA.</p>		
<p><b>Task 3: <u>Water Quality Sampling Well Capture Zone Delineation</u>: <u>Aspect will analyze results of pumping test and u</u></b> Utilize the analytical method to determine a more accurate wellhead protection area to be integrated into the wellhead protection program.</p>	<p>Final report of findings</p>	<p>Within 1 year of contract execution \$5,000</p>
<p><b>Administration</b> The quarterly progress reports should document project accomplishments, existing and potential problem areas, suggestions for improvements, and any desired outcomes achieved. Reports are a few paragraphs long with sufficient detail for DOH to understand the relative progress of the project since the last reporting period. The last quarterly report serves as the final report and should include summary information about the project.</p>	<p>Submit quarterly reports to Nikki Guillot.</p>	<p>\$2,000  Quarterly reports due the last working day of each quarter</p>
<p><b>PAYMENT:</b></p>	<p>DOH will provide reimbursement to City of Stevenson based on approval of quarterly reports and required deliverables. City will provide an hourly accounting of time spent for each task in support of invoice.</p> <p>The contractor is responsible for tracking all project expenditures as related to this contract, and for maintaining these records.</p> <p>DOH will withhold 10 percent of the total funding amount (\$2,700) until the project is successfully completed and all deliverables are received and approved by DOH.</p>	
<p><b>Total Consideration for this contract not to exceed:</b></p>		<p><b>\$27,500</b></p>

The project will be considered complete when all the activities identified in the above scope of work are complete.

**Project End Date: 06/30/2024 All deliverables need to be submitted by 5/30/2024 for review and approval. Work performed after 06/30/2024 is not eligible for reimbursement.**

**DRAFT Minutes**  
**Stevenson Planning Commission Meeting**  
**Monday, November 13, 2023**  
**6:00 PM**

**Planning Commission Chair Breckel** called the meeting to order at 6:01 p.m. A quorum was present.

**MEMBERS PRESENT**

PC Chair Jeff Breckel; Commissioner Anne Keesee, Auguste Zettler. Commissioners Hales and Ray were not in attendance.

**STAFF PRESENT**

Community Development Director Ben Shumaker, Planning & Public Works Assistant Tiffany Andersen

**GUESTS PRESENT**

Dean Maldonado and Brad Kilby

**PUBLIC PRESENT**

Mary Repar, Thomas McCloskey, Elise Skara

**A. Preliminary Matters**

**1 Public Comment Expectations**

Shumaker explained use of tools for remote participants: \*6 to mute/unmute & \*9 to raise hand. Commenters must raise their hand and be acknowledged by the Chair. Individual comments may be limited to 3 minutes. Disruptive individuals may be required to leave the meeting. Persistent disruptions may result in the meeting being recessed and continued at a later date.

**2 Public Comment Period**

(For items not located elsewhere on the agenda)

Mary Repar commented she had emailed the Planning Commission a copy of a remand order that the Chinidere development was subject to, and the conditions contained within. Commissioners stated they had not received it. It was noted the project had generated a fair amount of comment and discussion.

Comments about parking access were received from Thomas McCloskey and Elise Skara.

**The agenda was amended to move item 5 forward without objection.**

**3 October 9th, 2023 Minutes**

The Planning Commission meeting minutes from October 9<sup>th</sup>, 2023 were approved unanimously as presented.

**B. New Business**

**4 Planning Commission Work Plan**

Scheduling the Upcoming Work based on City Council's Strategic Plan (discussion followed movement of agenda items 5 & 6)

**PC Chair Breckel** noted two commissioners were absent.

Mary Repar requested adding climate change response and street tree planning to the work plan.

**Shumaker** suggested he would share the website to help the Planning Commission decide what contributions the PC could make to the City Council strategies. He noted review of Comprehensive Plan Amendments and Conditional Use Permits and compliance are always on the Planning Commission's work schedule. He stated housing is an important issue to consider.

PC Chair Breckel commented sewer extensions and annexation were also topics likely to come before the Commission.

### **C. Old Business**

#### **5 Shoreline Permit Request:**

#### **Substantial development request (moved prior to agenda item 3) (SHOR2023-01 Rock Cove Hospitality)**

The Planning Commission was asked to review a proposal by FDM Development for a water-enjoyment commercial use on the shorelands of Rock Cove. The applicants requested a continuance in order to provide additional information to agency requests.

#### **a. Appearance of Fairness Disclosures**

**Shumaker** explained and administered the Appearance of Fairness Doctrine due to the public hearing remaining open from the October 9<sup>th</sup>, 2023 Planning Commission meeting. The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair, impartial and unbiased in both appearance and fact. Any conflicts of interest must be disclosed to ensure fairness and impartiality. Disclosures include any financial interest in the final outcome, any outside (ex-parte) communications made with any party of interest or anything else that could be construed as a conflict or affects any decision making. Decision makers can be challenged by applicants regarding any perceived conflicts of interest.

None of the Planning Commissioners present disclosed any ex-parte communications concerning the application, and none reported any financial conflicts or other matters that would impede a fair and impartial decision. There were no challenges by the applicant or the public.

Prior to the decision making regarding a continuance Mary Repar asked if the public would have a chance to review anything new the applicants had submitted, and was assured it would be possible.

**Planning Commission Chair Breckel** confirmed comments from other state agencies were being considered. He noted some of the comments did not seem to recognize the site under review as being a brownfield/former industrial site.

**b. Presentation by Staff**

**Shumaker** advised the agencies developed questions based on ecological and environmental concerns.

**c. Presentation by Applicant**

**Dean Maldonado**, the FDM project developer, stated a number of concerns raised from agencies were recent, and he was experiencing delays in getting responses from sub-contractors he needed to do the work to answer the concerns.

Following comments **Commissioner Zettler** motioned to continue the public hearing for the Rock Cove Hospitality permit until the December 2023 Planning Meeting. It was seconded by **Commissioner Keesee** and passed unanimously.

Brad Kilby provided final comments on the work being done with ELS to respond to the recent agency requests.

**Shumaker** noted with the public hearing remaining open Commissioners were still subject to the Appearance of Fairness.

**Planning Commission Chair Breckel requested the Parking Study (item 6) be moved forward in the agenda. There were no objections.**

**6 Downtown Parking Committee**

**Community Development Director Ben Shumaker** provided details on the recent parking inventory and usage studies done in 2021 and 2023. Several questions were needing to be answered on curbside ADA parking spaces, overall parking inventory, and potential parking regulation changes, if any. Community surveys were provided to residents and business owners.

He shared a number of slides and explained the purpose of the study. It was determined many more ADA parking sites needed to be established. He also provided an explanation on best practices for maximizing parking space utilization. He anticipates having a draft parking plan recommendation for the Planning Commission to consider at the December 2023 PC meeting, and presented potential options that may be included. Additional public involvement opportunities will be available.

@7:26 p.m. remote connection was lost, regained at 7:35 p.m.

**D. Discussion**

**7 Thought of the Month**

**Walkability Planning:** [cnu.org/publicsquare/2023/10/05/when-planners-walk-wild-side](https://cnu.org/publicsquare/2023/10/05/when-planners-walk-wild-side)

**Adaptive Reuse:** [planning.org/planning/2023/fall/can-pickleball-mania-revitalize-dying-shopping-malls/](https://planning.org/planning/2023/fall/can-pickleball-mania-revitalize-dying-shopping-malls/)Community Submission - Walla Walla Design Standards

## 8 Staff & Commission Reports

**Shumaker** presented brief updates on the following items:

**Septic/Sewer** The subcommittee is meeting. Financing of installation costs, online permitting, GIS mapping, growth forecasting, industrial use and more are being discussed.

**Parks Planning** is underway. The City is leading a coalition on behalf of the county, port, school district and pool. Have a contract with consultants, similar to shoreline access plan. A draft plan may be presented in early 2024. Parks are conditional use so the PC may need to consider.

**Wastewater Treatment Plant** is still under construction due to equipment and parts delays. Completion was expected in August 2023.

## 8. Adjournment

**PC Chair Breckel** declared the meeting adjourned at 8:23 p.m.

**Minutes recorded by Johanna Roe.**

# TREASURER'S REPORT

## Fund Totals

City Of Stevenson

Time: 10:41:40 Date: 12/13/2023

11/01/2023 To: 11/30/2023

Page: 1

Fund	Previous Balance	Revenue	Expenditures	Ending Balance	Claims Clearing	Payroll Clearing	Outstanding Deposits	Adjusted Ending Balance
001 General Expense Fund	1,523,616.43	255,923.34	169,883.10	1,609,656.67	5,491.28	10,165.46	-292.00	1,625,021.41
010 General Reserve Fund	342,883.05	567.76		343,450.81	0.00	0.00	0.00	343,450.81
020 Fire Reserve Fund	1,700,279.24	29,686.96		1,729,966.20	0.00	0.00	0.00	1,729,966.20
030 ARPA	298,313.00	0.00		298,313.00	0.00	0.00	0.00	298,313.00
100 Street Fund	82,670.10	125,217.86	157,696.12	50,191.84	8,509.84	1,179.04	0.00	59,880.72
103 Tourism Promo & Develop Fund	1,470,710.93	85,673.99	52,709.63	1,503,675.29	27,637.88	295.10	0.00	1,531,608.27
105 Affordable Housing Fund	16,027.11	768.33		16,795.44	0.00	0.00	0.00	16,795.44
107 HEALing SCARS Fund	10,246.39	0.00		10,246.39	0.00	0.00	0.00	10,246.39
300 Capital Improvement Fund	246,343.34	7,998.73		254,342.07	0.00	0.00	0.00	254,342.07
312 Columbia Ave	-16,083.75	0.00	657.50	-16,741.25	0.00	0.00	0.00	-16,741.25
313 Park Plaza Fund	-9,715.04	0.00	45,151.71	-54,866.75	43,175.93	0.00	0.00	-11,690.82
400 Water/Sewer Fund	2,203,337.22	222,405.63	217,048.62	2,208,694.23	12,505.68	5,141.33	-945.84	2,225,395.40
406 Wastewater Short Lived Asset Res. Fund	65,337.00	21,779.00		87,116.00	0.00	0.00	0.00	87,116.00
408 Wastewater Debt Reserve Fund	61,191.00	0.00		61,191.00	0.00	0.00	0.00	61,191.00
410 Wastewater System Upgrades	-1,669,404.75	0.00	643,194.69	-2,312,599.44	118.47	0.00	0.00	-2,312,480.97
420 Cascade Avenue Mitigation Fund	0.00	19,550.00		19,550.00	0.00	0.00	0.00	19,550.00
500 Equipment Service Fund	99,341.33	17,937.04	8,229.81	109,048.56	1,476.93	165.08	0.00	110,690.57
630 Stevenson Municipal Court	0.00	562.15	562.15	0.00	0.00	0.00	0.00	0.00
	6,425,092.60	788,070.79	1,295,133.33	5,918,030.06	98,916.01	16,946.01	-1,237.84	6,032,654.24



# TREASURER'S REPORT

## Account Totals

City Of Stevenson

11/01/2023 To: 11/30/2023

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Cash Accounts		Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
1	Checking	635,495.66	1,118,720.16	1,138,058.94	616,156.88	-1,039.34	115,862.02	730,979.56
10	Xpress Bill Pay	31,673.18	43,301.94	45,000.00	29,975.12	-198.50	0.00	29,776.62
11	Cash Drawer	100.00	0.00	0.00	100.00	0.00	0.00	100.00
12	Petty Cash	400.00	0.00	0.00	400.00	0.00	0.00	400.00
Total Cash:		667,668.84	1,162,022.10	1,183,058.94	646,632.00	-1,237.84	115,862.02	761,256.18
Investment Accounts		Beg Balance	Deposits	Withdrawals	Ending	Outstanding Rec	Outstanding Exp	Adj Balance
5	LGIP	3,145,087.27	13,974.30	500,000.00	2,659,061.57	0.00	0.00	2,659,061.57
6	US Bank Safekeeping	2,612,336.49	0.00	0.00	2,612,336.49	0.00	0.00	2,612,336.49
Total Investments:		5,757,423.76	13,974.30	500,000.00	5,271,398.06	0.00	0.00	5,271,398.06
Total:		6,425,092.60	1,175,996.40	1,683,058.94	5,918,030.06	-1,237.84	115,862.02	6,032,654.24

TREASURER'S REPORT  
Fund Investments By Account

City Of Stevenson

11/01/2023 To: 11/30/2023

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Fund Totals:	Previous Balance	Purchases	Interest	Total Investments	Liquidated	Ending Balance
001 000 General Expense Fund	891,534.92		3,961.28	3,961.28	250,000.00	645,496.20
010 000 General Reserve Fund	127,781.03		567.76	567.76		128,348.79
020 000 Fire Reserve Fund	1,054,857.26		4,686.96	4,686.96	250,000.00	809,544.22
100 000 Street Fund	22,927.67		101.87	101.87		23,029.54
103 000 Tourism Promo & Develop Fund	805,122.84		3,577.33	3,577.33		808,700.17
300 000 Capital Improvement Fund	181,541.58		806.63	806.63		182,348.21
400 000 Water/Sewer Fund	18,053.63		80.22	80.22		18,133.85
500 000 Equipment Service Fund	43,268.34		192.25	192.25		43,460.59
5 - LGIP	<u>3,145,087.27</u>	<u>0.00</u>	<u>13,974.30</u>	<u>13,974.30</u>	<u>500,000.00</u>	<u>2,659,061.57</u>
001 000 General Expense Fund	553,878.09	218,270.09		218,270.09		772,148.18
010 000 General Reserve Fund	213,930.11					213,930.11
020 000 Fire Reserve Fund	641,905.61	250,000.00		250,000.00		891,905.61
100 000 Street Fund	25,000.00					25,000.00
103 000 Tourism Promo & Develop Fund	594,655.32					594,655.32
105 000 Affordable Housing Fund	14,405.40					14,405.40
107 000 HEALing SCARS Fund	10,190.57					10,190.57
300 000 Capital Improvement Fund	56,501.51					56,501.51
400 000 Water/Sewer Fund	468,270.09				468,270.09	
500 000 Equipment Service Fund	33,599.79					33,599.79
6 - US Bank Safekeeping	<u>2,612,336.49</u>	<u>468,270.09</u>	<u>0.00</u>	<u>468,270.09</u>	<u>468,270.09</u>	<u>2,612,336.49</u>
	<u>5,757,423.76</u>	<u>468,270.09</u>	<u>13,974.30</u>	<u>482,244.39</u>	<u>968,270.09</u>	<u>5,271,398.06</u>

TREASURER'S REPORT

Fund Investment Totals

City Of Stevenson

11/01/2023 To: 11/30/2023

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Fund Totals:	Previous Balance	Purchases	Interest	Ttl Investments	Liquidated	Investment Bal	Available Cash
001 General Expense Fund	1,445,413.01	218,270.09	3,961.28	222,231.37	250,000.00	1,417,644.38	192,012.29
010 General Reserve Fund	341,711.14		567.76	567.76		342,278.90	1,171.91
020 Fire Reserve Fund	1,696,762.87	250,000.00	4,686.96	254,686.96	250,000.00	1,701,449.83	28,516.37
030 ARPA						0.00	298,313.00
100 Street Fund	47,927.67		101.87	101.87		48,029.54	2,162.30
103 Tourism Promo & Develop Fund	1,399,778.16		3,577.33	3,577.33		1,403,355.49	100,319.80
105 Affordable Housing Fund	14,405.40					14,405.40	2,390.04
107 HEALing SCARS Fund	10,190.57					10,190.57	55.82
300 Capital Improvement Fund	238,043.09		806.63	806.63		238,849.72	15,492.35
312 Columbia Ave						0.00	-16,741.25
313 Park Plaza Fund						0.00	-54,866.75
400 Water/Sewer Fund	486,323.72		80.22	80.22	468,270.09	18,133.85	2,190,560.38
406 Wastewater Short Lived Asset Res. Fund						0.00	87,116.00
408 Wastewater Debt Reserve Fund						0.00	61,191.00
410 Wastewater System Upgrades						0.00	-2,312,599.44
420 Cascade Avenue Mitigation Fund						0.00	19,550.00
500 Equipment Service Fund	76,868.13		192.25	192.25		77,060.38	31,988.18
	<u>5,757,423.76</u>	<u>468,270.09</u>	<u>13,974.30</u>	<u>482,244.39</u>	<u>968,270.09</u>	<u>5,271,398.06</u>	<u>646,632.00</u>

Ending fund balance (Page 1) - Investment balance = Available cash. 5,918,030.06

# TREASURER'S REPORT

## Outstanding Vouchers

11/01/2023 To: 11/30/2023

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City Of Stevenson

Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2023	3144	11/29/2023	Tr Rec	1		Building Permit Customer	35.00	CS23-062 112 N Hemmingway Drive David Denny
2023	3147	11/30/2023	Tr Rec	1		Frohnauer, Dustin	100.00	CS-23-097 - Fence Permit for Dustin Fronhaver
2023	3148	11/30/2023	Tr Rec	1		Telephone Tax Vendor	0.36	MCI Communications Services LLC 11/24/23
2023	3149	11/30/2023	Tr Rec	1		Telephone Tax Vendor	0.15	Visible Services LLC 11/24/23
2023	3150	11/30/2023	Tr Rec	1		Telephone Tax Vendor	2.61	Alltel Corp 11/24/2023
2023	3151	11/30/2023	Tr Rec	1		Telephone Tax Vendor	6.85	Seattle SMSA Limited Partnership 11/24/23
2023	3152	11/30/2023	Tr Rec	1		Telephone Tax Vendor	147.03	Cellco Partnership 11/24/23
2023	3153	11/30/2023	Util Pay	1		Xpress Billpay	747.34	Xpress Import - CC - 11-30-2023__daily_batch.csv
Receipts Outstanding:							1,039.34	
2023	3102	11/30/2023	Payroll	1	EFT	State of WA Dept of Social & Health Serv	738.43	Pay Cycle(s) 11/30/2023 To 11/30/2023 - WA Child Support
2023	3099	11/30/2023	Payroll	1	EFT	Department of Retirement Systems	15,017.89	Pay Cycle(s) 11/30/2023 To 11/30/2023 - PERS2; Pay Cycle(s) 11/30/2023 To 11/30/2023 - DCP
2023	3101	11/30/2023	Payroll	1	EFT	HRA VEBA Trust Contributions	600.00	Pay Cycle(s) 11/30/2023 To 11/30/2023 - HRA VEBA
2023	3098	11/30/2023	Payroll	1	EFT	Colonial Life	110.97	Pay Cycle(s) 11/30/2023 To 11/30/2023 - Disability; Pay Cycle(s) 11/30/2023 To 11/30/2023 - Life Insurance
2023	2690	10/19/2023	Claims	1	17260	CAT Columbia Area Transit	10,000.00	Dog Mountain Service 4.29.2023-6.19.2023
2023	2960	11/16/2023	Claims	1	17343	Columbia Gorge Training Association	592.00	Firefighter 1 Academy
2023	2971	11/16/2023	Claims	1	17354	Gator Creek Gardens	92.63	Street Trees
2023	2987	11/16/2023	Claims	1	17370	Pacific Power Group LLC	4,448.00	Base Res Booster Pump Generator; WTP Portable Generator; Generator WWTP; Kanaka PS Generator
2023	2992	11/16/2023	Claims	1	17375	Skamania County Chamber of Commerce	17,637.88	October 2023 Chamber Expenses
2023	3004	11/16/2023	Claims	1	17387	US Bank Safekeeping	32.00	October 2023 US Bank Safekeeping Fees
2023	3006	11/16/2023	Claims	1	17389	US Bank	3,174.91	October 2023 Statement; October 2023 Statement; October 2023 Statement
2023	3008	11/16/2023	Claims	1	17391	Verizon Wireless	111.89	October 2023 Cell Phone Charges
2023	3113	11/30/2023	Payroll	1	17395	Michael D Johnson	273.56	PP 11.01.23-11.30.23
2023	3116	11/30/2023	Payroll	1	17396	Kristy A McCaskell	136.78	PP 11.01.23-11.30.23
2023	3103	11/30/2023	Payroll	1	17397	WGAP Washington Gorge Action Program	68.38	Pay Cycle(s) 11/30/2023 To 11/30/2023 - Food Bank
2023	3128	11/29/2023	Claims	1	17398	Bits N Spurs	512.29	Hydrated Lime For WWTP; Hydrated Lime for WWTP; Hydrated Lime for WWTP
2023	3129	11/29/2023	Claims	1	17399	Centurylink Comm Inc	48.09	WWTP Telephone 11.19.23 Statement
2023	3130	11/29/2023	Claims	1	17400	CivicPlus LLC	831.95	Online Codification
2023	3131	11/29/2023	Claims	1	17401	Clark County Auditor	6,362.38	Road Striping
2023	3132	11/29/2023	Claims	1	17402	Class 5	315.06	Monthly Phone Statement 11.15.2023; Monthly Phone Statement 11.15.2023

TREASURER'S REPORT

Outstanding Vouchers

11/01/2023 To: 11/30/2023

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City Of Stevenson

Year	Trans#	Date	Type	Acct#	War#	Vendor	Amount	Memo
2023	3133	11/29/2023	Claims	1	17403	Financial Consulting Solutions Group Inc	7,502.50	Professional Services
2023	3134	11/29/2023	Claims	1	17404	Optimist Printers LLC	1,642.43	Couthouse Plaza Postcard
2023	3135	11/29/2023	Claims	1	17405	PUD No 1 of Skamania County	2,719.46	Statement 11.08.2023; Statement 11.08.2023; Statement 11.18.2023; Statement 11.18.2023
2023	3136	11/29/2023	Claims	1	17406	Print It! Inc	158.32	Business Cards for John S and Cody R; Dedication Plaques D Wyatt and P Hendricks
2023	3137	11/29/2023	Claims	1	17407	Sea-Western Inc	812.59	Hydrostatic Test on Cylinders
2023	3139	11/29/2023	Claims	1	17409	Skamania County Treasurer	118.47	Noxious Weed Control (Rock Creek Mitigation
2023	3140	11/29/2023	Claims	1	17410	Understory Landscape Architecture, LLC	41,533.50	Park Plaza Design
2023	3141	11/29/2023	Claims	1	17411	Wave Division Holdings LLC	269.66	WTP Internet Service Statement 11.17.23
							115,862.02	
2023	3145	11/29/2023	Util Pay	10		Xpress Billpay	45.00	Xpress Import - EFT - 11-29-2023__daily_batch.csv
2023	3146	11/29/2023	Util Pay	10		Xpress Billpay	153.50	Xpress Import - CheckFree - 11-29-2023__daily_batch
							198.50	
Receipts Outstanding:							198.50	
							115,862.02	

Fund	Claims	Payroll	Total
001 General Expense Fund	5,491.28	10,165.46	15,656.74
100 Street Fund	8,509.84	1,179.04	9,688.88
103 Tourism Promo & Develop Fund	27,637.88	295.10	27,932.98
313 Park Plaza Fund	43,175.93	0.00	43,175.93
400 Water/Sewer Fund	12,505.68	5,141.33	17,647.01
410 Wastewater System Upgrades	118.47	0.00	118.47
500 Equipment Service Fund	1,476.93	165.08	1,642.01
	98,916.01	16,946.01	115,862.02

TREASURER'S REPORT

Signature Page

City Of Stevenson

11/01/2023 To: 11/30/2023

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We the undersigned officers for the City of Stevenson have reviewed the foregoing report and acknowledge that to the best of our knowledge this report is accurate and true:

Signed: \_\_\_\_\_ Signed: \_\_\_\_\_  
City Administrator / Date Deputy Clerk-Treasurer / Date

2023 BUDGET POSITION

City Of Stevenson

Time: 10:42:40 Date: 12/13/2023

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001 General Expense Fund Months: 01 To: 11

Revenues	Amt Budgeted	Revenues	Remaining	
100 Unreserved	1,457,189.47	1,457,189.47	0.00	100.0%
102 Unemployment Reserve	33,413.82	33,413.82	0.00	100.0%
104 Custodial Reserve	51,135.13	51,135.13	0.00	100.0%
<b>308 Beginning Balances</b>	<b>1,541,738.42</b>	<b>1,541,738.42</b>	<b>0.00</b>	<b>100.0%</b>
311 Property Tax	546,401.90	519,371.28	27,030.62	95.1%
313 Sales Tax	328,000.00	443,699.17	(115,699.17)	135.3%
316 Utility Tax	32,000.00	46,528.37	(14,528.37)	145.4%
317 Other Tax	16,000.00	26,531.68	(10,531.68)	165.8%
<b>310 Taxes</b>	<b>922,401.90</b>	<b>1,036,130.50</b>	<b>(113,728.60)</b>	<b>112.3%</b>
321 Licenses	2,900.00	7,170.83	(4,270.83)	247.3%
322 Permits	0.00	941.00	(941.00)	0.0%
<b>320 Licenses &amp; Permits</b>	<b>2,900.00</b>	<b>8,111.83</b>	<b>(5,211.83)</b>	<b>279.7%</b>
330 Grants	142,000.00	86,959.03	55,040.97	61.2%
335 State Shared	11,000.00	16,556.52	(5,556.52)	150.5%
336 State Entitlements, Impact Payments & Taxe	18,653.42	21,442.70	(2,789.28)	115.0%
337 Interlocal Loan Repayments	19,800.00	8,898.40	10,901.60	44.9%
<b>330 Intergovernmental Revenues</b>	<b>191,453.42</b>	<b>133,856.65</b>	<b>57,596.77</b>	<b>69.9%</b>
341 Admin, Printing & Probation Fees	280,014.81	5,702.24	274,312.57	2.0%
342 Fire District 2	32,700.00	35,837.93	(3,137.93)	109.6%
345 Planning	4,500.00	24,782.48	(20,282.48)	550.7%
376 Parks	0.00	18,557.55	(18,557.55)	0.0%
<b>340 Charges For Goods &amp; Services</b>	<b>317,214.81</b>	<b>84,880.20</b>	<b>232,334.61</b>	<b>26.8%</b>
350 Fines & Penalties	12,700.00	6,231.28	6,468.72	49.1%
100 General Interest Income	5,500.00	52,562.61	(47,062.61)	955.7%
376 Parks	2,500.00	2,500.00	0.00	100.0%
<b>360 Interest &amp; Other Earnings</b>	<b>8,000.00</b>	<b>55,062.61</b>	<b>(47,062.61)</b>	<b>688.3%</b>
380 Non Revenues	0.00	0.00	0.00	0.0%
<b>Fund Revenues:</b>	<b>2,996,408.55</b>	<b>2,866,011.49</b>	<b>130,397.06</b>	<b>95.6%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
511 Legislative	37,000.00	24,079.38	12,920.62	65.1%
512 Judicial	60,510.00	60,835.71	(325.71)	100.5%
513 Executive	147,076.60	117,942.37	29,134.23	80.2%
514 Financial, Recording & Elections	137,200.54	135,499.04	1,701.50	98.8%
515 Legal Services	16,500.00	15,746.26	753.74	95.4%
517 Employee Benefit Programs	10,525.00	16,352.68	(5,827.68)	155.4%
518 Centralized Services	176,723.32	87,928.11	88,795.21	49.8%
521 Law Enforcement	228,846.03	211,345.19	17,500.84	92.4%
202 Fire Department	155,207.50	72,107.41	83,100.09	46.5%
203 Fire District 2	90,750.00	28,477.41	62,272.59	31.4%
<b>522 Fire Control</b>	<b>245,957.50</b>	<b>100,584.82</b>	<b>145,372.68</b>	<b>40.9%</b>
528 Dispatch Services	6,000.00	3,229.71	2,770.29	53

2023 BUDGET POSITION

City Of Stevenson

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001 General Expense Fund Months: 01 To: 11

Expenditures	Amt Budgeted	Expenditures	Remaining	
<b>551 Public Housing Services</b>				
551 Public Housing Services	0.00	0.00	0.00	0.0%
553 Conservation	500.00	438.75	61.25	87.8%
550 Building	0.00	265.00	(265.00)	0.0%
560 Planning	389,855.00	267,340.45	122,514.55	68.6%
570 Economic Development	27,685.00	14,642.50	13,042.50	52.9%
<b>558 Planning &amp; Community Devel</b>	<b>417,540.00</b>	<b>282,247.95</b>	<b>135,292.05</b>	<b>67.6%</b>
562 Public Health	10,000.00	0.00	10,000.00	0.0%
565 Welfare	10,000.00	6,667.00	3,333.00	66.7%
566 Substance Abuse	150.00	217.36	(67.36)	144.9%
573 Cultural & Community Activities	500.00	1,357.78	(857.78)	271.6%
576 Park Facilities	57,700.00	48,943.02	8,756.98	84.8%
580 Non Expenditures	0.00	(2,060.31)	2,060.31	0.0%
597 Interfund Transfers	418,374.16	145,000.00	273,374.16	34.7%
100 Unreserved	930,756.27	0.00	930,756.27	0.0%
102 Unemployment Reserve	33,414.00	0.00	33,414.00	0.0%
104 Custodial Reserve	51,135.13	0.00	51,135.13	0.0%
<b>999 Ending Balance</b>	<b>1,015,305.40</b>	<b>0.00</b>	<b>1,015,305.40</b>	<b>0.0%</b>
<b>Fund Expenditures:</b>	<b>2,996,408.55</b>	<b>1,256,354.82</b>	<b>1,740,053.73</b>	<b>41.9%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>1,609,656.67</b>		



2023 BUDGET POSITION

City Of Stevenson

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010 General Reserve Fund Months: 01 To: 11

Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	335,258.75	335,258.75	0.00	100.0%
360 Interest & Other Earnings	0.00	8,192.06	(8,192.06)	0.0%
<b>Fund Revenues:</b>	<b>335,258.75</b>	<b>343,450.81</b>	<b>(8,192.06)</b>	<b>102.4%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
999 Ending Balance	335,258.75	0.00	335,258.75	0.0%
<b>Fund Expenditures:</b>	<b>335,258.75</b>	<b>0.00</b>	<b>335,258.75</b>	<b>0.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>343,450.81</b>		

2023 BUDGET POSITION

City Of Stevenson

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020 Fire Reserve Fund		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	1,650,586.13	1,650,586.13	0.00	100.0%	
360 Interest & Other Earnings	0.00	54,380.07	(54,380.07)	0.0%	
397 Interfund Transfers	128,374.16	25,000.00	103,374.16	19.5%	
<b>Fund Revenues:</b>	<b>1,778,960.29</b>	<b>1,729,966.20</b>	<b>48,994.09</b>	<b>97.2%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
999 Ending Balance	1,778,960.29	0.00	1,778,960.29	0.0%	
<b>Fund Expenditures:</b>	<b>1,778,960.29</b>	<b>0.00</b>	<b>1,778,960.29</b>	<b>0.0%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>1,729,966.20</b>			

2023 BUDGET POSITION

City Of Stevenson

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030 ARPA Months: 01 To: 11

Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	298,313.00	298,313.00	0.00	100.0%
330 Intergovernmental Revenues	0.00	0.00	0.00	0.0%
<b>Fund Revenues:</b>	<b>298,313.00</b>	<b>298,313.00</b>	<b>0.00</b>	<b>100.0%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
999 Ending Balance	298,313.00	0.00	298,313.00	0.0%
<b>Fund Expenditures:</b>	<b>298,313.00</b>	<b>0.00</b>	<b>298,313.00</b>	<b>0.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>298,313.00</b>		

2023 BUDGET POSITION

City Of Stevenson

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100 Street Fund		Months: 01 To: 11		
Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	75,740.56	75,740.56	0.00	100.0%
313 Sales Tax	358,000.00	413,618.51	(55,618.51)	115.5%
316 Utility Tax	60,000.00	59,469.83	530.17	99.1%
<b>310 Taxes</b>	<b>418,000.00</b>	<b>473,088.34</b>	<b>(55,088.34)</b>	<b>113.2%</b>
320 Licenses & Permits	600.00	1,935.00	(1,335.00)	322.5%
330 Grants	244,330.00	0.00	244,330.00	0.0%
336 State Entitlements, Impact Payments & Taxe	43,849.50	36,442.98	7,406.52	83.1%
<b>330 Intergovernmental Revenues</b>	<b>288,179.50</b>	<b>36,442.98</b>	<b>251,736.52</b>	<b>12.6%</b>
360 Interest & Other Earnings	0.00	1,556.64	(1,556.64)	0.0%
390 Other Financing Sources	0.00	0.00	0.00	0.0%
397 Interfund Transfers	290,000.00	120,000.00	170,000.00	41.4%
<b>Fund Revenues:</b>	<b>1,072,520.06</b>	<b>708,763.52</b>	<b>363,756.54</b>	<b>66.1%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
542 Roadway	516,603.06	368,872.98	147,730.08	71.4%
543 Stormwater	26,300.00	37,116.41	(10,816.41)	141.1%
545 Lights, Signs, Paths, Landscaping	38,000.00	41,889.31	(3,889.31)	110.2%
546 Snow Removal	33,340.00	4,804.35	28,535.65	14.4%
<b>542 Streets - Maintenance</b>	<b>614,243.06</b>	<b>452,683.05</b>	<b>161,560.01</b>	<b>73.7%</b>
543 Streets Admin & Overhead	148,202.50	119,025.97	29,176.53	80.3%
544 Road & Street Operations	25,000.00	47,939.96	(22,939.96)	191.8%
566 Substance Abuse	0.00	177.76	(177.76)	0.0%
594 Capital Expenditures	196,049.00	38,744.94	157,304.06	19.8%
597 Interfund Transfers	0.00	0.00	0.00	0.0%
999 Ending Balance	89,025.50	0.00	89,025.50	0.0%
<b>Fund Expenditures:</b>	<b>1,072,520.06</b>	<b>658,571.68</b>	<b>413,948.38</b>	<b>61.4%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>50,191.84</b>		

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103 Tourism Promo & Develop Fund			Months: 01 To: 11	
Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	1,104,606.79	1,104,606.79	0.00	100.0%
310 Taxes	473,000.00	628,461.10	(155,461.10)	132.9%
360 Interest & Other Earnings	0.00	39,218.58	(39,218.58)	0.0%
<b>Fund Revenues:</b>	<b>1,577,606.79</b>	<b>1,772,286.47</b>	<b>(194,679.68)</b>	<b>112.3%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
573 Cultural & Community Activities	432,628.27	237,552.60	195,075.67	54.9%
594 Capital Expenditures	82,000.00	31,058.58	50,941.42	37.9%
597 Interfund Transfers	200,000.00	0.00	200,000.00	0.0%
999 Ending Balance	862,978.52	0.00	862,978.52	0.0%
<b>Fund Expenditures:</b>	<b>1,577,606.79</b>	<b>268,611.18</b>	<b>1,308,995.61</b>	<b>17.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>1,503,675.29</b>		

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105 Affordable Housing Fund		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	12,435.11	12,435.11	0.00	100.0%	
310 Taxes	5,000.00	4,281.42	718.58	85.6%	
360 Interest & Other Earnings	0.00	78.91	(78.91)	0.0%	
<b>Fund Revenues:</b>	<b>17,435.11</b>	<b>16,795.44</b>	<b>639.67</b>	<b>96.3%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
999 Ending Balance	17,435.11	0.00	17,435.11	0.0%	
<b>Fund Expenditures:</b>	<b>17,435.11</b>	<b>0.00</b>	<b>17,435.11</b>	<b>0.0%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>16,795.44</b>			

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107 HEALing SCARS Fund Months: 01 To: 11

Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	10,190.57	10,190.57	0.00	100.0%
360 Interest & Other Earnings	0.00	55.82	(55.82)	0.0%
<b>Fund Revenues:</b>	<b>10,190.57</b>	<b>10,246.39</b>	<b>(55.82)</b>	<b>100.5%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
999 Ending Balance	10,190.57	0.00	10,190.57	0.0%
<b>Fund Expenditures:</b>	<b>10,190.57</b>	<b>0.00</b>	<b>10,190.57</b>	<b>0.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>10,246.39</b>		

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300 Capital Improvement Fund		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	210,190.20	210,190.20	0.00	100.0%	
310 Taxes	20,000.00	35,741.38	(15,741.38)	178.7%	
360 Interest & Other Earnings	0.00	8,410.49	(8,410.49)	0.0%	
<b>Fund Revenues:</b>	<b>230,190.20</b>	<b>254,342.07</b>	<b>(24,151.87)</b>	<b>110.5%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
597 Interfund Transfers	25,000.00	0.00	25,000.00	0.0%	
999 Ending Balance	205,190.20	0.00	205,190.20	0.0%	
<b>Fund Expenditures:</b>	<b>230,190.20</b>	<b>0.00</b>	<b>230,190.20</b>	<b>0.0%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>254,342.07</b>			



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311 First Street		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	0.00	0.00	0.00	0.0%	
330 Intergovernmental Revenues	0.00	0.00	0.00	0.0%	
397 Interfund Transfers	25,000.00	0.00	25,000.00	0.0%	
<b>Fund Revenues:</b>	<b>25,000.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>0.0%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
594 Capital Expenditures	25,000.00	0.00	25,000.00	0.0%	
999 Ending Balance	0.00	0.00	0.00	0.0%	
<b>Fund Expenditures:</b>	<b>25,000.00</b>	<b>0.00</b>	<b>25,000.00</b>	<b>0.0%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>0.00</b>			

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312 Columbia Ave		Months: 01 To: 11		
Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	(63,287.48)	(63,287.48)	0.00	100.0%
330 Intergovernmental Revenues	145,617.25	125,994.35	19,622.90	86.5%
<b>Fund Revenues:</b>	<b>82,329.77</b>	<b>62,706.87</b>	<b>19,622.90</b>	<b>76.2%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
594 Capital Expenditures	82,329.77	79,448.12	2,881.65	96.5%
999 Ending Balance	0.00	0.00	0.00	0.0%
<b>Fund Expenditures:</b>	<b>82,329.77</b>	<b>79,448.12</b>	<b>2,881.65</b>	<b>96.5%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>(16,741.25)</b>		

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313 Park Plaza Fund		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	0.00	0.00	0.00	0.0%	
330 Intergovernmental Revenues	100,000.00	0.00	100,000.00	0.0%	
397 Interfund Transfers	200,000.00	0.00	200,000.00	0.0%	
<b>Fund Revenues:</b>	<b>300,000.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>0.0%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
576 Park Facilities	0.00	3,593.21	(3,593.21)	0.0%	
594 Capital Expenditures	100,000.00	51,273.54	48,726.46	51.3%	
999 Ending Balance	200,000.00	0.00	200,000.00	0.0%	
<b>Fund Expenditures:</b>	<b>300,000.00</b>	<b>54,866.75</b>	<b>245,133.25</b>	<b>18.3%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>(54,866.75)</b>			

## 2023 BUDGET POSITION

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400 Water/Sewer Fund		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
400 Water/Sewer	1,151,234.64	1,151,234.64	0.00	100.0%	
401 Water	631,301.09	631,301.09	0.00	100.0%	
402 Sewer	175,778.18	175,778.18	0.00	100.0%	
<b>308 Beginning Balances</b>	<b>1,958,313.91</b>	<b>1,958,313.91</b>	<b>0.00</b>	<b>100.0%</b>	
343 Water	0.00	0.00	0.00	0.0%	
344 Sewer	0.00	0.00	0.00	0.0%	
<b>320 Licenses &amp; Permits</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	
343 Water	761,675.00	813,225.50	(51,550.50)	106.8%	
344 Sewer	1,322,308.13	1,286,240.86	36,067.27	97.3%	
<b>340 Charges For Goods &amp; Services</b>	<b>2,083,983.13</b>	<b>2,099,466.36</b>	<b>(15,483.23)</b>	<b>100.7%</b>	
343 Water	46,674.00	143,663.25	(96,989.25)	307.8%	
344 Sewer	56,532.00	64,101.00	(7,569.00)	113.4%	
400 Water/Sewer	4,000.00	42,189.71	(38,189.71)	1054.7%	
<b>360 Interest &amp; Other Earnings</b>	<b>107,206.00</b>	<b>249,953.96</b>	<b>(142,747.96)</b>	<b>233.2%</b>	
<b>380 Non Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	
<b>Fund Revenues:</b>	<b>4,149,503.04</b>	<b>4,307,734.23</b>	<b>(158,231.19)</b>	<b>103.8%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
534 Water Utilities	948,956.89	732,457.35	216,499.54	77.2%	
535 Sewer	1,202,072.58	868,791.11	333,281.47	72.3%	
534 Water	60,854.54	59,932.15	922.39	98.5%	
535 Sewer	82,249.20	65,914.20	16,335.00	80.1%	
<b>591 Debt Service</b>	<b>143,103.74</b>	<b>125,846.35</b>	<b>17,257.39</b>	<b>87.9%</b>	
534 Water	272,160.00	169,360.84	102,799.16	62.2%	
535 Sewer	100,000.00	161,255.35	(61,255.35)	161.3%	
<b>594 Capital Expenditures</b>	<b>372,160.00</b>	<b>330,616.19</b>	<b>41,543.81</b>	<b>88.8%</b>	
597 Interfund Transfers	441,329.00	41,329.00	400,000.00	9.4%	
400 Water/Sewer	393,595.56	0.00	393,595.56	0.0%	
401 Water	415,975.09	0.00	415,975.09	0.0%	
402 Sewer	232,310.18	0.00	232,310.18	0.0%	
<b>999 Ending Balance</b>	<b>1,041,880.83</b>	<b>0.00</b>	<b>1,041,880.83</b>	<b>0.0%</b>	
<b>Fund Expenditures:</b>	<b>4,149,503.04</b>	<b>2,099,040.00</b>	<b>2,050,463.04</b>	<b>50.6%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>2,208,694.23</b>			

2023 BUDGET POSITION

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406 Wastewater Short Lived Asset Res. Fund Months: 01 To: 11

Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	65,337.00	65,337.00	0.00	100.0%
397 Interfund Transfers	21,779.00	21,779.00	0.00	100.0%
<b>Fund Revenues:</b>	<b>87,116.00</b>	<b>87,116.00</b>	<b>0.00</b>	<b>100.0%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
999 Ending Balance	87,116.00	0.00	87,116.00	0.0%
<b>Fund Expenditures:</b>	<b>87,116.00</b>	<b>0.00</b>	<b>87,116.00</b>	<b>0.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>87,116.00</b>		

2023 BUDGET POSITION

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408 Wastewater Debt Reserve Fund Months: 01 To: 11

Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	61,191.00	61,191.00	0.00	100.0%
397 Interfund Transfers	0.00	0.00	0.00	0.0%
<b>Fund Revenues:</b>	<b>61,191.00</b>	<b>61,191.00</b>	<b>0.00</b>	<b>100.0%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
999 Ending Balance	61,191.00	0.00	61,191.00	0.0%
<b>Fund Expenditures:</b>	<b>61,191.00</b>	<b>0.00</b>	<b>61,191.00</b>	<b>0.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>61,191.00</b>		

2023 BUDGET POSITION

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410 Wastewater System Upgrades			Months: 01 To: 11		
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	(1,179,179.71)	(1,179,179.71)	0.00	100.0%	
330 Intergovernmental Revenues	5,028,740.07	294,199.50	4,734,540.57	5.9%	
390 Other Financing Sources	9,637,369.64	5,585,447.57	4,051,922.07	58.0%	
397 Interfund Transfers	400,000.00	0.00	400,000.00	0.0%	
<b>Fund Revenues:</b>	<b>13,886,930.00</b>	<b>4,700,467.36</b>	<b>9,186,462.64</b>	<b>33.8%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
591 Debt Service	0.00	2,864.80	(2,864.80)	0.0%	
594 Capital Expenditures	13,886,930.00	7,010,202.00	6,876,728.00	50.5%	
999 Ending Balance	0.00	0.00	0.00	0.0%	
<b>Fund Expenditures:</b>	<b>13,886,930.00</b>	<b>7,013,066.80</b>	<b>6,873,863.20</b>	<b>50.5%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>(2,312,599.44)</b>			

2023 BUDGET POSITION

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420 Cascade Avenue Mitigation Fund			Months: 01 To: 11	
Revenues	Amt Budgeted	Revenues	Remaining	
397 Interfund Transfers	19,550.00	19,550.00	0.00	100.0%
<b>Fund Revenues:</b>	<b>19,550.00</b>	<b>19,550.00</b>	<b>0.00</b>	<b>100.0%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
999 Ending Balance	19,550.00	0.00	19,550.00	0.0%
<b>Fund Expenditures:</b>	<b>19,550.00</b>	<b>0.00</b>	<b>19,550.00</b>	<b>0.0%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>19,550.00</b>		



2023 BUDGET POSITION

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500 Equipment Service Fund		Months: 01 To: 11		
Revenues	Amt Budgeted	Revenues	Remaining	
308 Beginning Balances	157,311.97	157,311.97	0.00	100.0%
340 Charges For Goods & Services	175,000.00	191,461.84	(16,461.84)	109.4%
360 Interest & Other Earnings	0.00	3,062.83	(3,062.83)	0.0%
390 Other Financing Sources	0.00	5,370.00	(5,370.00)	0.0%
<b>Fund Revenues:</b>	<b>332,311.97</b>	<b>357,206.64</b>	<b>(24,894.67)</b>	<b>107.5%</b>
Expenditures	Amt Budgeted	Expenditures	Remaining	
548 Public Works - Centralized Services	156,544.23	146,624.07	9,920.16	93.7%
594 Capital Expenditures	100,000.00	101,534.01	(1,534.01)	101.5%
999 Ending Balance	75,767.74	0.00	75,767.74	0.0%
<b>Fund Expenditures:</b>	<b>332,311.97</b>	<b>248,158.08</b>	<b>84,153.89</b>	<b>74.7%</b>
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>109,048.56</b>		

2023 BUDGET POSITION

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630 Stevenson Municipal Court		Months: 01 To: 11			
Revenues	Amt Budgeted	Revenues	Remaining		
308 Beginning Balances	0.00	0.00	0.00	0.0%	
380 Non Revenues	0.00	4,146.22	(4,146.22)	0.0%	
<b>Fund Revenues:</b>	<b>0.00</b>	<b>4,146.22</b>	<b>(4,146.22)</b>	<b>0.0%</b>	
Expenditures	Amt Budgeted	Expenditures	Remaining		
580 Non Expenditures	0.00	4,146.22	(4,146.22)	0.0%	
999 Ending Balance	0.00	0.00	0.00	0.0%	
<b>Fund Expenditures:</b>	<b>0.00</b>	<b>4,146.22</b>	<b>(4,146.22)</b>	<b>0.0%</b>	
<b>Fund Excess/(Deficit):</b>	<b>0.00</b>	<b>0.00</b>			

## 2023 BUDGET POSITION TOTALS

City Of Stevenson

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Fund	Revenue Budgeted	Received		Expense Budgeted	Spent	
001 General Expense Fund	2,996,408.55	2,866,011.49	95.6%	2,996,408.55	1,256,354.82	42%
010 General Reserve Fund	335,258.75	343,450.81	102.4%	335,258.75	0.00	0%
020 Fire Reserve Fund	1,778,960.29	1,729,966.20	97.2%	1,778,960.29	0.00	0%
030 ARPA	298,313.00	298,313.00	100.0%	298,313.00	0.00	0%
100 Street Fund	1,072,520.06	708,763.52	66.1%	1,072,520.06	658,571.68	61%
103 Tourism Promo & Develop Fund	1,577,606.79	1,772,286.47	112.3%	1,577,606.79	268,611.18	17%
105 Affordable Housing Fund	17,435.11	16,795.44	96.3%	17,435.11	0.00	0%
107 HEALing SCARS Fund	10,190.57	10,246.39	100.5%	10,190.57	0.00	0%
300 Capital Improvement Fund	230,190.20	254,342.07	110.5%	230,190.20	0.00	0%
311 First Street	25,000.00	0.00	0.0%	25,000.00	0.00	0%
312 Columbia Ave	82,329.77	62,706.87	76.2%	82,329.77	79,448.12	96%
313 Park Plaza Fund	300,000.00	0.00	0.0%	300,000.00	54,866.75	18%
400 Water/Sewer Fund	4,149,503.04	4,307,734.23	103.8%	4,149,503.04	2,099,040.00	51%
406 Wastewater Short Lived Asset Res.	87,116.00	87,116.00	100.0%	87,116.00	0.00	0%
408 Wastewater Debt Reserve Fund	61,191.00	61,191.00	100.0%	61,191.00	0.00	0%
410 Wastewater System Upgrades	13,886,930.00	4,700,467.36	33.8%	13,886,930.00	7,013,066.80	51%
420 Cascade Avenue Mitigation Fund	19,550.00	19,550.00	100.0%	19,550.00	0.00	0%
500 Equipment Service Fund	332,311.97	357,206.64	107.5%	332,311.97	248,158.08	75%
630 Stevenson Municipal Court	0.00	4,146.22	0.0%	0.00	4,146.22	0%
	<u>27,260,815.10</u>	<u>17,600,293.71</u>	<u>64.6%</u>	<u>27,260,815.10</u>	<u>11,682,263.65</u>	<u>42.9%</u>

**Washington Gorge Action Programs**  
**Skamania County Housing Programs**  
 Dec-2023  
 Submitted by Curt Gray

**Rental Assistance**

**Outputs**

	Nov
Number of households served	18
Number of individuals within those households	38
Total Number of bed nights provided	1125

**Housing and Essential Needs**

**Outputs**

	Nov
Number of individuals served with Housing/Utilities	2
Number of individuals served with Essential Needs	9
Total Number of bed nights provided	60

**Permanent Support Housing**

	Nov
Number of individuals obtained employment	0
Number of individuals increasing their income	0
Number of individuals retained employment for 90 days or more	1
Number of HH removed Barriers that hindered individuals in obtaining job	0
Number of HH moved into affordable permanent housing	2
Number of HH Received referral to mainstream resources	1
Number of individuals completed Life Skills meeting	1
Number of individuals denied services	0

**Outputs PSH**

	Nov
Number of households served	1
Number of individuals within those households	1

**Shelter**

The shelter is open to individuals and families who are homeless. They are required to look for permanent housing during their stay.

**Outputs**

	Nov
Number of households served	6
Number of individuals within those households	12
Total Number of bed nights provided	241

**Total Outcomes for all Programs**

	Nov
Number of individuals obtained employment	1
Number of individuals increasing their income	1
Number of individuals retained employment for 90 days or more	2
Number of HH removed Barriers that hindered individuals in obtaining job	1
Number of HH moved into affordable permanent housing	1
Number of HH Received referral to mainstream resources	47
Number of individuals completed Life Skills meeting	22
Number of individuals denied services	3

**Success Stories**

November 2023:

1. No COVID outbreaks in our shelters
2. Two (2) shelter residents have maintained employment, one for more than 90 days
3. One shelter client moved into permanent housing

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3292	12/19/2023	Claims	1	EFT	Bernard & Kristi Versari	300.00	Refund was issued to Credit Card for Prepayment On Application Receipt 15116 dated 12/14/2023. Invoice 1254 Shoreline Permit Removal of dead/hazard tree.
3295	12/21/2023	Claims	1	EFT	Department of Revenue	7,203.02	November 2023 Taxes
3029	11/17/2023	Claims	1	17394	Gorge Auto Parts Inc	672.77	Statement 10.25.2023
3128	11/29/2023	Claims	1	17398	Bits N Spurs	512.29	Hydrated Lime For WWTP; Hydrated Lime for WWTP; Hydrated Lime for WWTP
3129	11/29/2023	Claims	1	17399	Centurylink Comm Inc	48.09	WWTP Telephone 11.19.23 Statement
3130	11/29/2023	Claims	1	17400	CivicPlus LLC	831.95	Online Codification
3131	11/29/2023	Claims	1	17401	Clark County Auditor	6,362.38	Road Striping
3132	11/29/2023	Claims	1	17402	Class 5	315.06	Monthly Phone Statement 11.15.2023; Monthly Phone Statement 11.15.2023
3133	11/29/2023	Claims	1	17403	Financial Consulting Solutions Group Inc	7,502.50	Professional Services
3134	11/29/2023	Claims	1	17404	Optimist Printers LLC	1,642.43	Couthouse Plaza Postcard
3135	11/29/2023	Claims	1	17405	PUD No 1 of Skamania County	2,719.46	Statement 11.08.2023; Statement 11.08.2023; Statement 11.18.2023; Statement 11.18.2023
3136	11/29/2023	Claims	1	17406	Print It! Inc	158.32	Business Cards for John S and Cody R; Dedication Plaques D Wyatt and P Hendricks
3137	11/29/2023	Claims	1	17407	Sea-Western Inc	812.59	Hydrostatic Test on Cylinders
3138	11/29/2023	Claims	1	17408	Skamania County Department of Public Wor	115,857.38	TIB-East End Chip Seal; TIB-East End Chip Seal
3139	11/29/2023	Claims	1	17409	Skamania County Treasurer	118.47	Noxious Weed Control (Rock Creek Mitigation
3140	11/29/2023	Claims	1	17410	Understory Landscape Architecture, LLC	41,533.50	Park Plaza Design
3141	11/29/2023	Claims	1	17411	Wave Division Holdings LLC	269.66	WTP Internet Service Statement 11.17.23
3296	12/21/2023	Claims	1	17433	A&J Select	32.25	October 2023 Statement
3297	12/21/2023	Claims	1	17434	Aramark Uniform Services	176.85	November 2023 Statement
3298	12/21/2023	Claims	1	17435	Avista Utilities	1,339.12	Statement 12.14.2023
3299	12/21/2023	Claims	1	17436	BSK Associates	2,158.50	Water Sampling Nov 2023; OP Testing
3300	12/21/2023	Claims	1	17437	Board For Volunteer Firefighters	1,620.00	2024 Firefighter Pensions
3301	12/21/2023	Claims	1	17438	Carson Hardware	421.62	Boots for Public Works Crew
3302	12/21/2023	Claims	1	17439	Cascade Columbia Distribution	2,688.88	WTP-Chemicals; WTP Chlorine
3303	12/21/2023	Claims	1	17440	CenturyLink	156.26	November 2023 Statement Kanaka Creek; November 2023 Statement WWTP Phone
3304	12/21/2023	Claims	1	17441	Clark County Auditor	465.45	Streets-Contract Services Road Stripping October 2023
3305	12/21/2023	Claims	1	17442	Class 5	315.06	Monthly Billing for January; Monthly Billing for January
3306	12/21/2023	Claims	1	17443	Coburn Electric Inc	1,734.29	Water Plant/Repair Junction Box; Water Plant/Backwash System
3307	12/21/2023	Claims	1	17444	Columbia Hardware Inc	1,094.33	Water Plant/Backwash System
3308	12/21/2023	Claims	1	17445	Columbia River Disposal	207.17	November 2023 Statement

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3309	12/21/2023	Claims	1	17446	DeVaul Publishing	567.00	Ordinance Adoption 2023-1199-1202; Notice of Public Hearing-Shorline Sustantial Dev Permit Application 11/29/2023; Notice of Public Hearing-Shorline Sustantial Dev Permit Application 11/22/2023; Speci
3310	12/21/2023	Claims	1	17447	Department of Ecology-Cashiering Unit	60.00	Domestic Wastewater Treatment Plant Operator Certification Application
3311	12/21/2023	Claims	1	17448	Department of Health	1,836.00	Permitting Water Survey
3312	12/21/2023	Claims	1	17449	Enviro-Clean Equipment Inc	9,929.90	Equipment Services Contracted Services
3313	12/21/2023	Claims	1	17450	Evergreen Rural Water of Washington	409.05	Membership Dues for 2024
3314	12/21/2023	Claims	1	17451	Fairview Garage Doors LLC	296.17	New Salty Sensors/Maintence of Firehall Garage Door
3315	12/21/2023	Claims	1	17452	Flo Analytics	398.75	On-call GIS Services: Parking payment HIT Map
3316	12/21/2023	Claims	1	17453	Gorge Auto Parts Inc	384.41	Statement 11.27.2023
3317	12/21/2023	Claims	1	17454	GovExec Holdings, LLC	1,500.00	ICMA High Performance Leadership
3318	12/21/2023	Claims	1	17455	Grayling Engineers	2,244.50	WTP-Long Term Water Supply/Rock Creek Intake Investigation
3319	12/21/2023	Claims	1	17456	Gregory Scott Cheney	1,460.00	Public Defender Services Gregory S Cheney
3320	12/21/2023	Claims	1	17457	H2Oregon	25.79	WW Drinking Water; Cooler H/C Rent
3321	12/21/2023	Claims	1	17458	HD Fowler Company	294.53	Water Dist. DI Meter box cover with max view reader
3322	12/21/2023	Claims	1	17459	Hood River Sand & Gravel, Inc	1,168.40	WCIA Grant
3323	12/21/2023	Claims	1	17460	Jammie's Environmental Inc	5,923.50	Sewer WWTP Sludge Transfer; WW Hauling Novemeber 2023
3324	12/21/2023	Claims	1	17461	Jeffrey D Barrar PS	6,799.93	Public Defender Services Attorney Katie Kauffman; Public Defender Services Attorney Katie Kauffman-Corey Miller
3325	12/21/2023	Claims	1	17462	Kilmer, Voorhees & Laurick P.C.	1,030.00	November 2023 Statement
3326	12/21/2023	Claims	1	17463	Les Schwab Tire Center	673.19	Chains for Tires G Rosanders truck and Dump Truck
3327	12/21/2023	Claims	1	17464	Main Street - Singh	3,073.82	November 2023 Statement Fuel
3328	12/21/2023	Claims	1	17465	Maul Foster Alongi	3,803.75	Columbia Realignment
3329	12/21/2023	Claims	1	17466	National Hose Testing Specialties Inc	2,546.50	2023 Fire Hose Testing/2023 Ground Ladder Testing
3330	12/21/2023	Claims	1	17467	Office of State Treasurer-Cash Mgmt Di	510.64	December 2023 Remittance
3331	12/21/2023	Claims	1	17468	One Call Concepts Inc	22.47	Excavation Notifications November 2023
3332	12/21/2023	Claims	1	17469	PUD No 1 of Skamania County	4,622.27	Statement 11.26.2023; November Statement 11.26.2023; November Statement 11.26.2023; Statement 12.08.2023; Statement 12.08.2023
3333	12/21/2023	Claims	1	17470	Petty Cash	256.87	Postage for Utility Bills Novemeber 30,2023
3334	12/21/2023	Claims	1	17471	QCL Inc	263.00	Equipment Services-CDL; EAP Renewal 2024

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3335	12/21/2023	Claims	1	17472	RADCOMP Technologies	5,662.50	Monthly Billing for December; Replacement Workstation for Ben Shumaker
3336	12/21/2023	Claims	1	17473	Ricoh USA Inc	150.24	November 2023 Statement
3337	12/21/2023	Claims	1	17474	John L,C Rosander	400.00	Boot Reimbursement Cody Rosander
3338	12/21/2023	Claims	1	17475	Skamania County Auditor	1,386.67	Proportional Share of Election Costs Nov 7, 2023 General Election
3339	12/21/2023	Claims	1	17476	Skamania County Chamber of Commerce	15,819.43	November 2023 Chamber Expenses
3340	12/21/2023	Claims	1	17477	Skamania County Community Health	85.00	Hep B John Schulze
3341	12/21/2023	Claims	1	17478	Skamania County Probation	319.73	November 2023 Probation Costs
3342	12/21/2023	Claims	1	17479	Skamania County Prosecutor	1,500.00	December 2023 Prosecuting Attorney Fees
3343	12/21/2023	Claims	1	17480	Skamania County Sheriff	4,080.00	November 2023 Jail Services
3344	12/21/2023	Claims	1	17481	Skamania County Treasurer	18,489.68	December Transmittal; December 2023 Municipal Court Costs
3345	12/21/2023	Claims	1	17482	Stellar J Corporation	247,500.36	Wastewater Treatment Plant Construction and Maintenance Phases
3346	12/21/2023	Claims	1	17483	Stevenson Downtown Association	47,500.00	Q4 2023 TAC/LTAC Operations; Q1 2023 TAC/LTAC Operations; Farmers Market Operations
3347	12/21/2023	Claims	1	17484	Timothy Charles Shell	55.50	Civil Engineering Consulting
3348	12/21/2023	Claims	1	17485	US Bank Safekeeping	32.00	November 2023 US Bank Safekeeping Fees
3349	12/21/2023	Claims	1	17486	US Bank	8,705.69	Statement 12.6.2023 Acct 2311; Statement 12.6.2023 Acct 8023; Statement 12.06.2023 Acct 4631
3350	12/21/2023	Claims	1	17487	Understory Landscape Architecture, LLC	33,503.53	Park Plaza Design(Commerce)
3351	12/21/2023	Claims	1	17488	Verizon Wireless	111.89	November 2023 Cell Phone Costs - Used 2.5 Gig of Data, Rollover covered extra .5 Gig
3352	12/21/2023	Claims	1	17489	Wallis Engineering PLLC	79,744.05	Waste Water Collection System Engineering; WWTP Construction Phase Services
3353	12/21/2023	Claims	1	17490	Waste Connections Vancouver District 2	51.41	November 2023 Statement
3354	12/21/2023	Claims	1	17491	Wave Division Holdings LLC	286.15	City Hall Internet; November 2023 Statement; November 2023 Statement
3355	12/21/2023	Claims	1	17492	Wilson Oil Inc	603.05	WWTP Fuel for Generator
3356	12/21/2023	Claims	1	17493	X-Fest NW	1,000.00	Fire-Fest NW 2023 TAC Expenses

001 General Expense Fund	61,594.76
100 Street Fund	131,295.16
103 Tourism Promo & Develop Fund	54,805.75
312 Columbia Ave	3,803.75
313 Park Plaza Fund	73,439.46
400 Water/Sewer Fund	45,344.37
410 Wastewater System Upgrades	327,362.88
500 Equipment Service Fund	18,188.52
630 Stevenson Municipal Court	522.32

Claims: 716,356.97

\* Transaction Has Mixed Revenue And Expense Accounts 716,356.97

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CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Stevenson, and that I am authorized to authenticate and certify to said claim.

Clerk Treasurer: \_\_\_\_\_ Date: \_\_\_\_\_

Claims Vouchers Reviewed By:

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Auditing Committee (Councilmembers or Mayor)