

WOODLAND CITY COUNCIL
Special Meeting – 7:00 p.m.
Monday, April 26, 2010
Woodland City Hall Council Chambers
100 Davidson Avenue - Woodland, Washington

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP – Facilities

Outcome

- a. Goal for tonight: Consensus of path forward
 - b. Goal for tonight: Timeline
-
- 1. Review of previous information gathered – by Marilee McCall
 - c. Presentation on history of where we've been in this process
 - d. Timelines

 - 2. Space issues
 - a. Police
 - b. Fire
 - c. Clerks
 - d. Building
 - e. Planning
 - f. Public Works

 - 3. Organizational Charts
 - a. Current org charts
 - b. Number of employees per department
 - c. Number of employees currently per site
 - d. Growth factor

 - 4. Finance
 - a. Debt balances
 - i. Current
 - ii. Debt retiring
 - b. Reserve balances
 - i. Restricted funds



American with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations should contact the City Clerk Treasurer's Office at 360-225-8281 by noon on the Thursday preceding the council meeting.

- ii. Unrestricted funds
- c. Options
 - i. Loans-USDA --Report from Steve, PW
 - ii. Councilmatic bonds – Report from Mari, CT
 - iii. Grants – status update of all grants applied for (all dept's)
- 5. Next steps?
- 6. Other facility related discussion
- 7. Action by council if needed [Motion].

ADJOURN



American with Disabilities Act (ADA) accommodations provided upon request. Those requiring special accommodations should contact the City Clerk Treasurer's Office at 360-225-8281 by noon on the Thursday preceding the council meeting.

6/15/09
CC Mtg
by Councilmember
McCall

Facilities Update

March 9, 2009 Presentation
Marilee McCall, Councilmember

Brief Historical Overview

- There are space issues in all of the current buildings that need to be addressed.
- Facilities review was requested to review current assets and potential solutions.

City of Woodland Properties

- Currently reviewed City of Woodland owned properties:
 - City Hall and Council Chambers
 - City Hall Annex
 - Community Center
 - East Scott Property w/warehouse and empty residence
- Leased Property:
 - Public Works Annex office space

Previous Proposal

- Move City Council Chambers to the Community Center
 - Proposal and drawings were submitted to move Council Chambers to the Community Center.
 - Square footage is equal in Council Chambers and interior of Community Center.

Positives – Community Center Option

- Positives
 - Relatively low cost
 - Keeps Police functions all in same building
 - Nominal disruption of functions during remodeling

Negatives – Community Center Option

- Negatives
 - Community Center functions would have to be relocated, potentially to East Scott property.
 - Temporary Fix- New solutions would have to be investigated within 7-10 years.
 - Council Chambers in Community Center has no foyer for executive session and parking and congestion may be a problem when there are school events on Council meeting nights.
 - Location moves City Council Chambers outside of historic downtown area and is a bit disconnected.

Current Proposal

- Council Chambers to old Bank building on Davidson.
 - Walk through and architectural renderings have been done on the building to assess potential.
 - Presentation by architectural firm with opportunity for questions this evening.

Positives – Davidson Council Location

- Keeps City Council "anchored" in downtown.
- Demonstrates investment of City dollars in historic downtown.
- Utilizes current historic property.
- Upgrades Council Chambers for manageable cost.
- Dollars spent on lease for PW Annex could be transferred to pay lease on this location.
- Keeps Community Center building available for public use and potential upgrades; i.e. Senior Center use.

Negatives – Davidson Council Location

- This is a property that is privately owned and is not currently available for purchase, so use of facility would be on a lease basis.
- Actual dollar costs to the City have not been finalized, and would still be negotiated.
- Remodeling work is necessary and still to be negotiated as to what portion of cost of remodeling to be incurred by the City.

What's Next

- Presentation to Council of current proposal with drawings.
- Direction from Council as to whether to proceed with obtaining cost determinations and timeline estimates.
- Follow up with presentation on this information within 30 days if directed to move forward.

Questions?



This report was prepared on November 4, 2007 by Councilmember Marilee McCall, for submittal at November 5 meeting.

The following is a brief analysis/report of information compiled from Quarterly Police and Fire Department reports and discussion of options available to the City of Woodland regarding a Public Safety facilities building at a meeting held on October 17, 2007 at the City Hall Annex. Fire and Police Department statistics from January to June 2007 are included in the first table. The second table is a SWOT analysis of four available options at this time.

Fire Department Stats (as of June 2007)	Police Department Stats (as of June 2007)
4 Full Time Members	10 Police Officers
34 Volunteers	2,159 Response Calls -- Partial Report of Highest Number Events, followed by (Event Code): (*Data from 2 nd Quarter Report - Full report available on request.)
Station 92 (1-5 West) 236 Responses (50%)	229 Agency Assist (410)
Station 92 (1-5 East) 143 Responses (30%)	188 Suspicious Circumstances (280)
Station 93 (Clark) 63 Responses (13%)	164 Criminal Traffic (760)
Mutual Aid 26 Responses (5%)	149 Traffic Complaint (750)
Avg Response Time for combined City & Fire District: 4:53 Minutes	110 Warrant Service (295)
	100 Public Assist (550)
	100 Alarms (105)
	96 Welfare Check (345)
	93 Disturbance/Unwanted (215)
	77 Theft (080)
	73 Juvenile Problem (140)
<u>Special Facility Requirements:</u> Sleeping space for on-duty crew members. Shop, equipment, and quartermaster storage Generator storage EMS/PPE Clean Room for decontamination of gear	<u>Special Facility Requirements:</u> Records Security Holding Room(s) Evidence Room *Note: Holding and Evidence Rooms must be "hard rooms" meaning that the walls cannot be kicked through or accessed through ceiling tiles/vent systems.

OPTION A	OPTION B	OPTION C	OPTION D
<p>Do Nothing</p> <p>STRENGTHS:</p> <ul style="list-style-type: none"> No immediate tax increase cost to City residents. <p>WEAKNESSES:</p> <ul style="list-style-type: none"> Does not meet future needs of our staff or the City. Could potentially compromise service abilities. Does not plan for future needs. Delay in construction of new facility could result in even higher construction costs. <p>OPPORTUNITIES:</p> <ul style="list-style-type: none"> Results in ability to report that we have not sent out bond issue to voters to request funds or raised taxes. <p>THREATS:</p> <ul style="list-style-type: none"> No immediate threats. 	<p>Move Lewis River Station #92 out of flood plain, do nothing else</p> <p>STRENGTHS:</p> <ul style="list-style-type: none"> Moves station out of flood plain as required by FEMA. <p>WEAKNESSES:</p> <ul style="list-style-type: none"> Does not address Police Department's needs. Only addresses one problem. Requires that building is constructed so that it has ability to phase in additional space. Delay in construction of new facility could result in even higher construction costs. <p>OPPORTUNITIES:</p> <ul style="list-style-type: none"> Moves station out of flood plain as required by FEMA. Provides a starting plan to phase in additional space at later date. <p>THREATS:</p> <ul style="list-style-type: none"> Would require a bond issue for construction. Would go to voters after high school bond request and could result in denial of approval. 	<p>Lease or rent existing space</p> <p>STRENGTHS:</p> <ul style="list-style-type: none"> Quickly fills the need for additional space requirements without new construction. <p>WEAKNESSES:</p> <ul style="list-style-type: none"> Only addresses immediate need for Police Department space. Results in a monthly ongoing expense without paying towards real estate that the City would eventually own. Delay in construction of new facility could result in even higher construction costs. <p>OPPORTUNITIES:</p> <ul style="list-style-type: none"> Fills the need for additional space requirements without new construction. Shows support for staff's needs. <p>THREATS:</p> <ul style="list-style-type: none"> Space must meet certain requirements. Lease space requires quick action to retain the space. 	<p>Prepare to send bond to voters to build new Safety Facilities building to house both services</p> <p>STRENGTHS:</p> <ul style="list-style-type: none"> Allows assessment and plan for 20-year future needs for the city. <p>WEAKNESSES:</p> <ul style="list-style-type: none"> Last bond issue presented to voters was for \$5M and was rejected by the voters. This bond would be for between \$10M & \$15M, according to preliminary projections. <p>OPPORTUNITIES:</p> <ul style="list-style-type: none"> Allows planning for 20-year future needs for the city. Plan could include larger area for City Council and Town Hall meetings to accommodate more public involvement. New building could be a source of community pride. <p>THREATS:</p> <ul style="list-style-type: none"> Would require a bond issue for construction. Would go to voters after high school bond request and could result in denial of approval.

Public Safety Facilities

City of Woodland
Initial Options Report & SWOT Analysis
November 5, 2007

What's a SWOT Analysis?

- A SWOT Analysis looks at four different aspects of potential courses of action:
 - Strengths
 - What potential positive results come to us from this?
 - Weaknesses
 - What potential negative results come to us from this?
 - Opportunities
 - What are some possible good outcomes?
 - Threats
 - What problems or obstacles might prevent this action?

We've looked at 4 Options

- Option A
 - Do Nothing
- Option B
 - Move Lewis River Fire Station #92 out of the flood plain, but do nothing else.
- Option C
 - Lease or Rent existing space somewhere
- Option D
 - Prepare to send Bond to voters to build new Safety Facilities building to house Police & Fire Stations

OPTION A – Do Nothing

- Strengths
 - No immediate tax increase cost to City residents

OPTION A – Do Nothing

- Weaknesses
 - Does not meet future needs of our staff or the City.
 - Could potentially compromise service abilities.
 - Does not plan for future needs.
 - Delay in construction of new facility could result in even higher construction costs.

OPTION A – Do Nothing

- Opportunities
 - Results in ability to report that we have not sent out bond issue to voters to request funds or to raise taxes.

OPTION A – Do Nothing

- Threats
 - No immediate threats.

OPTION B – Move Station #92 –Do Nothing Else

- Strengths
 - Moves station out of flood plain as required by FEMA.

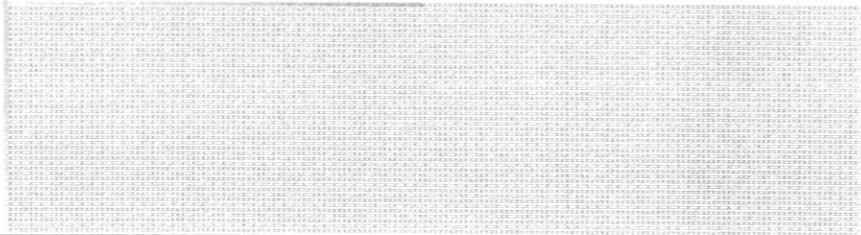
**OPTION B – Move Station #92
–Do Nothing Else**

- Weaknesses
 - Does not address Police Department's needs.
 - Only addresses one problem.
 - Requires that building is constructed so that it has ability to phase in additional space.
 - Delay in construction of new facility could result in even higher construction costs.

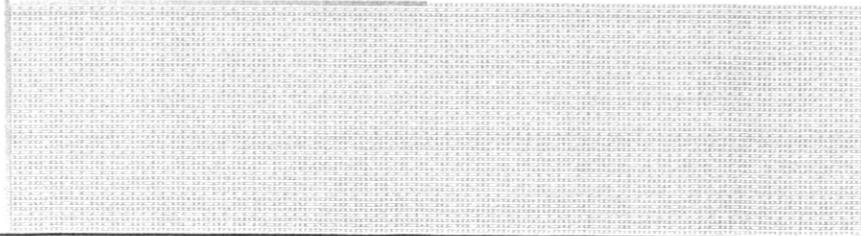
**OPTION B – Move Station #92
–Do Nothing Else**

- Opportunities
 - Moves station out of flood plain as required by FEMA.
 - Provides a starting plan to phase in additional space at a later date.

**OPTION B – Move Station #92
–Do Nothing Else**

- Threats
 - Would require a bond issue for construction.
 - Would go to voters after high school bond request and could result in denial of approval.
- 

**OPTION C –
Lease or Rent Existing Space**

- Strengths
 - Quickly fills the need for additional space requirements without new construction.
- 

**OPTION C –
Lease or Rent Existing Space**

- Weaknesses
 - Only addresses immediate need for Police Department space.
 - Results in a monthly ongoing expense without paying towards real estate that the City would eventually own.
 - Delay in construction of new facility could result in even higher construction costs.

**OPTION C –
Lease or Rent Existing Space**

- Opportunities
 - Fills the need for additional space requirements without new construction.
 - Shows support for staff's needs.

***OPTION C –
Lease or Rent Existing Space***

- Threats
 - Space must meet certain requirements.
 - Lease space requires quick action to retain the space.

***OPTION D – Prepare to send
Bond to Voters for New Facility***

- Strengths
 - Allows assessment and plan for 20-year future needs for the city.

OPTION D – Prepare to send Bond to Voters for New Facility

- Weaknesses
 - Last bond issue presented to the voters was for \$5M and was rejected. This bond would be for between \$10M & \$15M, according to preliminary projections.

OPTION D – Prepare to send Bond to Voters for New Facility

- Opportunities
 - Allows planning for 20-year future needs for the city.
 - Plan could include larger area for City Council and Town Hall meetings to accommodate more public involvement.
 - New building could be a source of community pride.

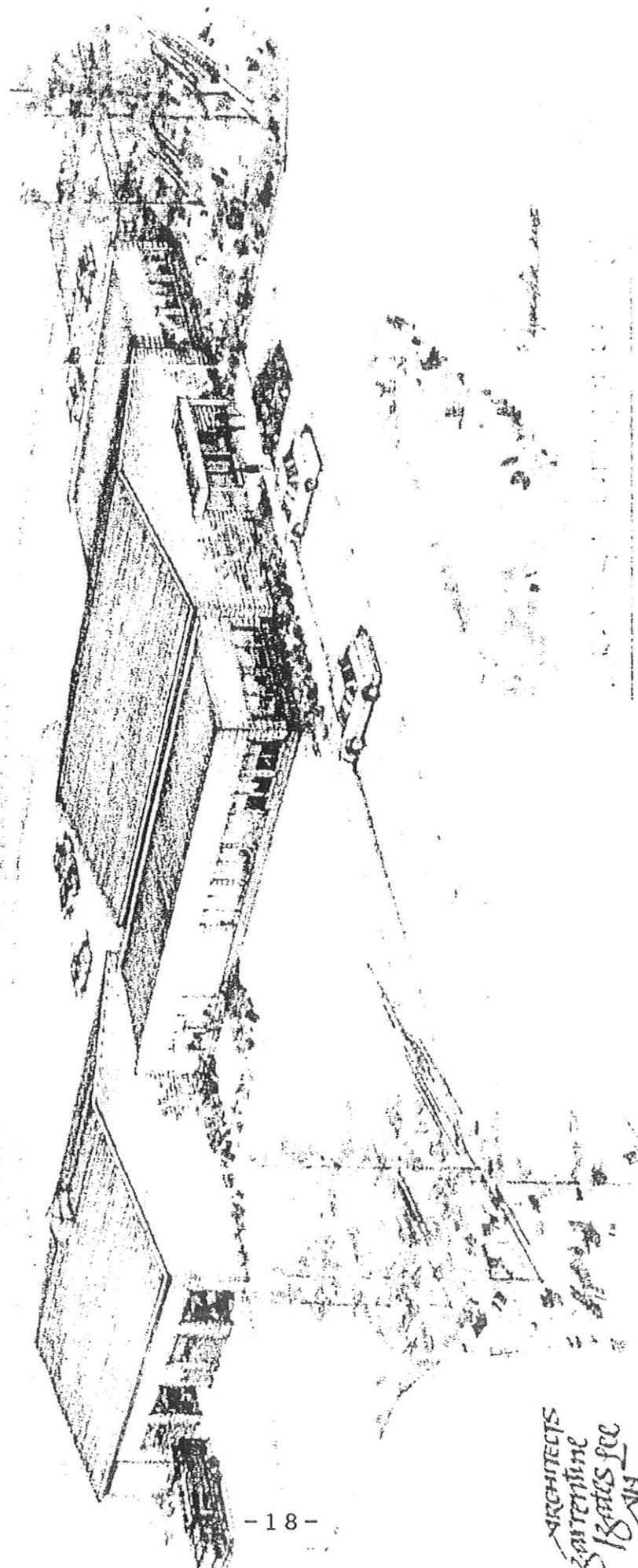
OPTION D – Prepare to send Bond to Voters for New Facility

- Threats
 - Would require a bond issue for construction.
 - Would go to voters after high school bond request and could result in denial of approval.

This is an initial report of what the Facilities committee knows as of today's date.

We now need to receive public input and set a course for further action. Thank you!





PROPOSED WOODLAND PUBLIC SAFETY CENTER

ARCHITECTS
Kearntine
Bates LLC
AMT

Questions & Answers About the Bond Request

1. Why is the City of Woodland proposing a Bond issue?

Woodland's Police and Fire Departments occupy a building that was constructed in the early 1970's when the City population was less than 1,800 persons. The City has outgrown this building and needs a modern facility to meet the present and future safety and emergency response needs of the community.

2. What will the Bond issue cost property owners?

The amount of the proposed bond is \$650,000. The Bond issue will be a 20-year bond and will cost approximately 88-cents per \$1,000 of assessed valuation. This amount equates to \$11.00 per month for the owner of a property valued at \$150,000.

3. What will this bond measure provide?

The facility will house police and fire in a central location at E. Scott Avenue and Old Pacific Highway. This location will improve overall response times for emergency services and provide a suitable facility for training of emergency responders. The Public Safety Center will resolve issues of compliance with safety and accessibility standards, as well as addressing the current space deficiency.

4. How will the Bond be approved?

The bond issue will require 60% voter approval. For validation, a turn out of at least 40% of the voters who voted in the last general election is required. The bond proposition will be voted by a mail-in ballot at the May 17, 2005 special election.

5. How will the Woodland Public Safety Center be staffed?

In addition to the Police Chief and Fire Chief, full time staffing currently includes seven police officers, one community service officer, two firefighters, and two clerks. There are currently 14 volunteer police reserve officers and 43 volunteer firefighters. The facility will also be staffed by resident firefighters who will live at the station in exchange for assigned duty shifts. Resident firefighters are generally college students working toward a degree in Fire Science. Ambulance services will also be provided from this site.

6. What will happen to existing fire and police facilities?

The existing satellite fire station (Station 2) on Lewis River Road is below the flood elevation and is not suitable to house emergency service equipment. Station 2 will be used for storage. City Hall, at 100 Davidson Avenue, will house other City services, such as the Mayor's office, the Clerk/Treasurer's Department, and will also continue as a satellite fire station.

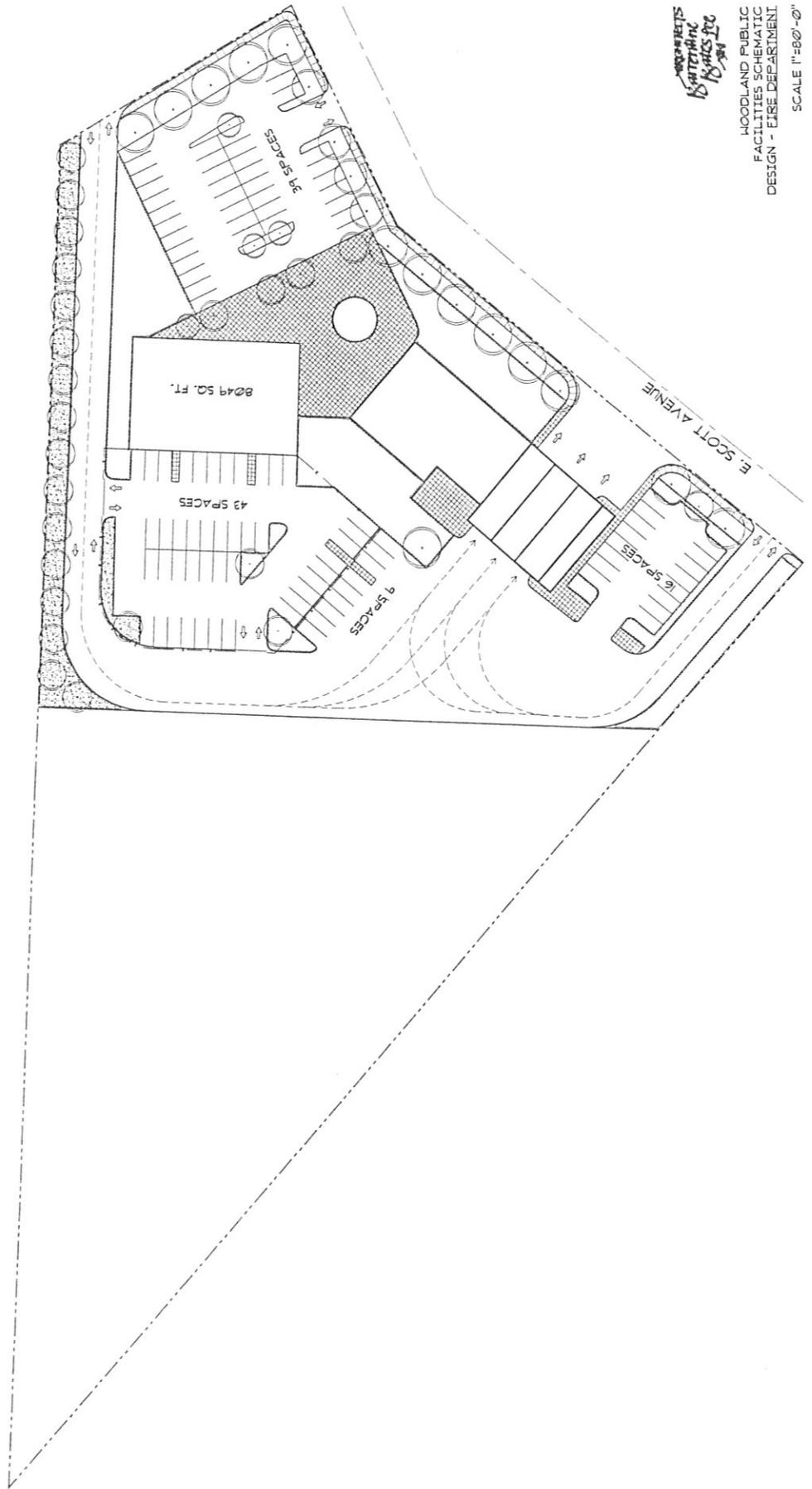
7. When will the project be completed?

Upon successful passage of the bond the City anticipates design will be complete by December 2005 and construction will occur from March to November 2006.

8. Are there any environmental issues at the proposed site?

The City performed both a Phase I and Phase II Environmental Study of the site. There are several areas on the ground surface that will require removal of small quantities of contaminated soils. No contamination of subsurface soils or groundwater was found. While this is a good indication that cost for clean-up will be minimal, the City will take measures to limit liability for any existing conditions not found in the environmental assessment.

Please Vote on May 17th



WOODLAND PUBLIC
 FACILITIES SCHEMATIC
 DESIGN - FIRE DEPARTMENT
 SCALE 1"=60'-0"

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
	<u>OFFICE AREA</u>				
1	Lobby Airlock	1	72	72	
2	Waiting	1	102	102	3 waiting . . . (w/ secure ve:
3	Men's Restroom	1	56	56	(Public & staff)
4	Women's Restroom	1	56	56	(Public & staff)
5	Janitor Room	1	42	42	
6	Receptionist/Secretary	1	202	202	1 employee
7	Work Room/File Office	1	115	115	
8	File Storage	1	70	70	
9	Office - Chief	1	120	120	
10	Office - Assistant Chief and Fire Marshal	1	120	120	
11	Recruitment/Detention Officer	1	120	120	
12	Conference Room/Resource Library	1	276	276	Table for 10 people w/ one
13	Classroom	1	550	550	20 people at tables / 40 per
14	Multi Purpose Storage	1	43	43	
	Office Area Subtotal:			1944	
	<u>APPARATUS AREA</u>				
15	3 Truck Bays - Drive through and 2 deep	3	1194	3582	
16	SCBA Room/ Equipment Storage	1	127	127	Hose, tires, chairs, etc.
17	EMS Storage	1	90	90	Medical EMT
18	Turn Out Room	1	143	143	With lockers
19	Storage - Truck Accessories	1	190	190	
20	Storage - Shop	1	196	196	General Storage
21	Storage-Garage	1	57	57	
22	Clean Room/Decon/Gear Storage	1	113	113	
23	Bio-Hazard Area	1	70	70	
24	Generator Shelter (Exterior)				Included in site work
	Apparatus Area Subtotal:			4568	



**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
	LIVING AREA				
25	Captain's Office/ Officer's Sleeping Room	1	220	220	
26	Report Office	1	72	72	
27	Storage	1	32	32	
28	Day Use	1	477	477	"Day Room" for 6 persons
29	Dining	1	288	288	Table for 10
30	Kitchen / Storage	1	320	320	Equipment and storage for
31	Fitness Room	1	347	347	
32	Sleeping Areas (5)	5	72	360	
33	Men's Toilet Room/ Showers	1	265	265	
34	Women's Toilet Room/ Showers	1	77	77	
35	Laundry	1	42	42	
	Living Area Subtotal:			2500	
	Net SF			<u>9,012</u>	
	Total Gross SF including Efficiency Factor @ 25%	0.25	2,253	<u>11,265</u>	

Parking Requirements:	total sf	space per sf	spaces
Total area**	11,265	400	28
Total Parking spaces			28
Regular spaces (9'x20')			21
Compact spaces (7.5'x15')			7

** Does not include truck bays



City of Woodland
Public Facilities Needs Analysis

15 March 2004

*To protect and enhance life in the community by providing
exceptional service, through efficient
and effective management of resources*



**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
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WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
INTRODUCTION

Process:

A Kick-Off Meeting was held to begin the project. Topics of discussion included:

- Introductions
- Data and Reports available from the Owner
- Planning/Design issues regarding the existing City Hall
- Planning/Design issues regarding the proposed Public Safety Facility
- Population projections
- Schedule
- Other general items

Goals and Objectives were established and categorized into:

- Economy
- Form
- Function
- Time

Census numbers for the City of Woodland were reviewed for the year 2000 and 2002. Population projections were reviewed and confirmed with staff. Based on the population projections of existing cities, with comparable populations were identified. These cities were surveyed to identify comparable space standards. The comparisons are not exact, but represent reasonable projections.

These standards were then used, in coordination with key staff, to develop the Needs Analysis in the form of project. The Woodland Needs Assessment and Capital Facilities Plan evolved to be structured around planning timelines of 5 years; projections beyond these time frames were deemed to be unrealistic to anticipate.

Space programs were developed for the Public Safety Center (individual programs were identified for Fire and Police Departments have been previously identified as a long-standing need. The Police and Fire programs will be completed in less than 5 years and should serve the Departments for at least 20 years. Space programs were also developed for Council/Clerk/Treasurer. These functions, along with two single depth fire truck bays, would completely fill the building. This portion of the program is envisioned to be completed once the Public Safety Center is occupied and should serve the City for 20 years.

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS INTRODUCTION

Like all planning efforts these concepts should act as guidelines with flexibility to accommodate changing opportunities.

A critical first step for the Public Safety complex was development of a Master Plan. In order to develop this master plan the general established criteria was used. Depending on funding, there may need to be variables in the execution. The fire station has been identified as a higher priority than police. Given this priority and additional discussions, various development might be identified.

The City Hall site existing conditions were documented. A 5 and 10-year site plan was developed, incorporating adjacent properties. These plans demonstrate the viability of the existing site and surrounding properties to accommodate required services and parking.

- The existing City Hall floor plan was documented. Options for the City Hall's future use were explored. The concepts, while general in nature, indicate clearly that with the normal process of development, the building programs that have been identified as priorities. It should be noted that use of the balcony space, above the existing building would require a lift for ADA access and additional exiting to address Uniform Building Code requirements.
- Under the identified 5-year plan, the existing City Hall was reviewed for accommodation of the Clerk/Treasurer and Council. This option works from a square footage comparison but is minimally adequate with the inclusion of truck bays.
- Police and Court functions were explored as an alternate use for the existing City Hall, if Police were not included in the Public Safety Complex. Two studies were executed. One of the options included a training room and the other studies showed that if both the Police and the Council/Court/Clerk/Treasurer were included in the building, each need to be reduced dramatically. Given previously established priorities Police should be given priority for space by the Fire Department.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
INTRODUCTION**

The 5-year plan components:

▪ **New Public Safety Complex**

Fire Station of approximately 23,000 square feet including support space / 6 drive-through bays
Apron in front of truck bays (large enough to park equipment)
Training apron behind truck bays (large enough for turning into bays) & a training tower
Parking area large enough to accommodate shift change
Recreation and open space

Police Station of approximately 8,000 square feet
Secured access for persons in-custody & secured parking for police vehicles
Training facility shared by the Fire, Police and Community with adequate public parking

Site requirements:

Minimum site area of 5-acre site
Located on the East side of I-5 with easy access to major North-South and East-West roads in the area
A site without natural hazards, to allow the Public Safety Complex to be operational in times of disaster

(See Program documents for complete details)

▪ **Existing City Hall**

Remodeled for Council/Court/Clerk/Treasurer (see program documents for complete details)
Acquisition of residence to north (when available) & redevelop site access and parking

▪ **Public Works**

To remain in existing facilities

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
INTRODUCTION**

The 10-year plan components:

- Assumes that Public Safety Complex has been completed
- Existing City Hall
Public Works and other City Hall functions
- U.S. Bank (approximately 2,500 sf)
City Administration functions
- Site Development
Acquire and demolish Woodland Insurance building & redevelop site access and parking

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
Kick-Off Meeting

Attendees:

Jim Graham, Mayor
Rob Dahl, Fire Chief
Rob Vanderzanden, Public Works Director
Grover Laseke, Police Chief
Rob Barrentine, AIA, BBL
Julie Olson, BBL

In future portions of process the following are anticipated to participate:

Darryl Maunu, Chair of Facilities
Mari Ripp, Clerk/Treasurer

Introductions/Misc.

Data/Reports provided by Owner:

- Urban Growth Management Program (population estimates)
- Sewer Plan Section V (population estimates)
- E.D. Hovee Capital Facilities Plan (revenue sources)
- Zoning Maps (large and small)
- Annex Building Plans (to be returned)
- City Hall (1970) and Harder Elevator Remodel (to be returned)
- MNB Concept Drawing for Public Safety Building (build to suit proposal)(to be returned)
- Schommer & Sons Estimates (to be returned)

Planning/Design Issues Discussion For Existing City Hall

- Potential to lower third floor down to existing second floor level; not a 3-stop elevator due to budget. Results where handicap accessibility not required. Could be archives or storage, but would still require programmed a require second exit, but might be able to be posted. Take out fire pole. Could add second set of stairs if no oth review alternatives and determine pros/cons.
- Convert lower bay into council chambers is one option vs. leaving chambers at current location.
- Scope of work may need to include seismic upgrade to essential facilities standards, but probably not required significant structural changes are made.

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS

Kick-Off Meeting

- Move police and fire to own separate facility. An option, although not very preferable, would be to only relocate.
- City Hall to house Clerk and Court:
 - Police: Clerk, volunteers (5-7)
 - Fire: Clerk, volunteers (1 FT FF + 3-4 student FF M-F) Future: 6-8 (24/7)
 - Court: 1.75 FTE
 - Will always have volunteers
- Annex to house:
 - Clerk/Treasurer: Budget Process, HR Process, Payroll (5.5 FTE)
 - Public Works/Planning/Building (4.5 FTE) (Need room for 6)
- RB reviewed planning horizon; 20 would be min.; this is fire/police for 50.
- Phasing would be a serious consideration.
- Ease of being able to flex with technology changes is an important consideration.
- Assumption: Keep City Hall; remodel in phases (two required for on-going operations to be viable).
- What are our abilities to finance operations; growth projections are important.
- Parking is a key barrier; currently meeting parking by overflow onto U.S. Bank building after hours; business parking problematic/court attendees are towed. Idea of expansion use may be limited by parking constraints.
- "Campus scenario" for City Hall included half block land acquisitions (first right of refusal on Carey property; should recommend this acquisition for parking and building expansion options); good for all departments except

Public Safety Facility

- New public safety facility would plan for 50 year horizon.
- Need space for training facilities.
- Good for centralization of services. Could sell Annex if they could procure US Bank building.
- Siting of public safety facilities/fire stations issue of response time. Greater than 70% of service calls are on east side. 90% of volunteers live on east side of town. East side site is viable.
- Police and fire share facility which works well as a cooperative public safety facility and would like it to continue. Common areas (lockers/training, etc.) would reduce costs. Police are not necessarily tied to fire. If Police had parking they could work from a different location.

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS

Kick-Off Meeting

- Rob Dahl's vision includes: 1) getting a functional building; 2) due to construction costs and community sentiment, a police/fire/community center would serve community best.
- Common meeting room would ideally be available on both sides of freeway.
- Can't anticipate county government's future ability to provide needed county services. Jail/dispatch center in V serve community more effectively due to location between Clark and Cowlitz counties. Dispatched through C
- Could possibly dispatch from a new facility for police/fire perhaps some other area agencies—would need to e effectiveness.
- Currently have a two bed holding cell in City Hall.
- Transport a lot of prisoners for their own court. Locating court close to holding facility would have benefits. C with court clerk.
- Have looked at least 3 fire station sites on east side. Zumstein site first choice, Christianson second choice.

Projections

- Population projections used have been 3.5% (per Urban Growth) to 5% (per Sewer).
- Best balance is thought to be 4.25%.
- Staffing comparisons will be broken down by functions within departments.

Schedule

- Start date 1/6/2003. Target completion date no later than end of June 2003.
- Next council meeting: January 27th -- Staffing projections to be completed and revived/revised by staff for inc package for council approval.

Other

- Scope is for master plan only; does not include site plan or floor plan as master plan product. Scope can be expanded to completion of master plan to develop materials for use bond election campaign if desired.
- 2-1/2 acres purchased for PW Maintenance will not be part of this planning scope.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
GOALS AND OBJECTIVES**

ECONOMY	FORM	FUNCTION	TIME
<p>No revenue stream exists now to pay off loan; therefore probably a need for GO bond</p> <p>(Identify other possible funding sources, i.e. impact fees)</p> <p>Fire/Police Facilities: \$2.5 million <u>total cost</u> including property costs estimated at between \$600,000 and \$1,200,000 (approx \$.50-\$.60 per \$1000 of assessed value).</p> <p>Potential to remote some functions to minimize costs:</p> <ul style="list-style-type: none"> o Evidence at storage <p>Can leave police in City Hall; but Co-location of joint facility is preferred.</p> <p>City Hall Renovation: To be determined. Assumed to be between \$300,000 and \$500,000 Separate later budget/funding source. (\$50,000 has been spent in last 3-4 years on maintenance (roof/ paint/some new HVAC units)</p>	<p>“Credit to the Community”</p> <p>“Utilitarian”</p> <p>Not “flashy”</p> <p>Fairgrounds Fire/Police Facility is a satisfactory example.</p>	<p>Keep administration functions downtown (with potential for minimum equipment).</p> <p>Preferred to plan for new Police/Fire Facility.</p> <p>Plan for dispatch, holding for court (possibly community center and even library in master plan concept on surrounding property).</p> <p>Property acquisition should be a goal.</p> <p>Other options:</p> <ul style="list-style-type: none"> o Library close to school o Sheriff’s substation o WDOT o Lease space for funding Source o Area of Old Pacific Hwy and Scott preferred general location for Fire/Police Facility. Evaluate alternative sites on east side. 	<p>Planning Horizon:</p> <ul style="list-style-type: none"> o 50 year for Fire/Police o 20 year for City Hall range master plan <p>Bond measure might be assessed November 2003.</p> <p>Phasing options for Fire/Police should be identified for flexibility.</p>

The Planning Team brainstormed to identify goals and objectives for the building in four key planning categories: Economy; Form; Function; Time. These issues were then generally prioritized as indicated above.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
POPULATION PROJECTION**

Population Projection

The Southwest Washington Regional Transportation Council Comprehensive Growth Management Plan for Clark County projects county-wide a 1.5% annual growth rate starting in 2002 through the planning horizon of 2023. Clark County remains one of the population growth concern states in terms of population increase during the past year (7,362) and in terms of percent changes (2.1). Woodland's growth rate has exceeded

Woodland's population grew from 2,500 in 1990 to 3,780 in 2000, an increase of over 50% in one decade. According to the OFM, the 2001 population was 3,875. The April 2002 population from OFM was 3,930. The year end population projections below are conservative given that demographic population growth factors continue despite current economic conditions. Planning horizons identified for the purposes of this needs analysis are 10, 20, and 50 years. Population projections for Woodland correlating to these horizons are outlined below.

Year	2000	2002	2012 (10 Yr.)	2022 (20 Yr.)	2052 (50 Yr.)
Population	3,780	4,040	6,125	9,287	32,371

Population base is a significant factor in determining required staffing levels. Typically, higher population bases result in a greater number of needs of the population. This is demonstrated in this analysis at the 50 year horizon, where designation of a staff human resources department target population cities. Other department staffing remains relatively independent of population base increases. Legal services, as one example, are provided on only a slightly more frequent basis when serving a larger population base than smaller. Decisions by cities to provide municipal court services are relatively independent of population base.

The following staffing information provides a foundation for making decisions of future staffing needs and subsequent related facility needs to be projected growth over time.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
POPULATION PROJECTION**

Year	Population
1990	2,500 From U.S. Census
2000	3,780 From U.S. Census
2001	3,875 From OFM
2002	4,040 Growth calculated at 4.25% annually
2003	4,211
2004	4,390
2005	4,577
2006	4,771
2007	4,974
2008	5,186
2009	5,406
2010	5,636
2011	5,875
2012	6,125
2013	6,385
2014	6,657
2015	6,940
2016	7,235
2017	7,542
2018	7,863
2019	8,197
2020	8,545
2021	8,908
2022	9,287
2023	9,682
2024	10,093
2025	10,522
2026	10,969
2027	11,435
2028	11,921
2029	12,428
2030	12,956
2031	13,507
2032	14,081

Year	Population
2033	14,679
2034	15,303
2035	15,954
2036	16,632
2037	17,339
2038	18,075
2039	18,844
2040	19,645
2041	20,479
2042	21,350
2043	22,257
2044	23,203
2045	24,189
2046	25,217
2047	26,289
2048	27,406
2049	28,571
2050	29,785
2051	31,051
2052	32,371

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
POPULATION PROJECTION**

Staffing Comparisons

To determine probable future staffing requirements, cities with current populations comparable to the populations at the identified planning horizons have been contacted. This information will be integrated with design standards to determine appropriate square footage requirements for future facilities.

Staffing information for these cities is summarized below. The "baseline" is identified as the current Woodland staffing level, updated with information as of March 26, 2003. Shaded columns identify cities with comparable populations that have approximately the same departmental definitions currently.

The downturn in the Pacific Northwest economy has impacted current staffing levels. Actual staffing levels are lower than budgeted staffing positions have been eliminated or left unfilled due to budget cuts. This results in somewhat conservative numbers from a planning and facilities perspective. As cities backfill positions, filling public safety positions appears to be the first priority. In addition, cities that contract out services such as prisoner transport and adequate square footage to accommodate resultant needs when planning future facilities, such as providing appropriate facilities for prisoner transport and adequate square footage to accommodate.

Woodland currently has 35 full time equivalent paid positions. Estimates based on averages from the population research indicate that probable staffing at identified planning horizons are:

	Police	Fire	All Other Departments	Total
10 Year	14	3	29	46
20 Year	17 (14)*	19 (7)*	35	56
50 Year	52	48	100	200

When planning for future facilities, population projection evaluation indicates consideration for growth and flexibility to accommodate potential future needs in departments such as executive, paid fire, and expanded public works, in addition to accommodating for increases in staffing in existing departments.

* Numbers in () reflect inclusion of Lynden's very low staffing numbers for these departments. To provide a more reasonable estimate for staffing requirements, averages have been computed without these numbers.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
STAFFING LEVEL COMPARISONS**

City	2002 Pop.	Woodland Staffing Level										
		Exec.	HR	Mun Ct.	Adm./IT	Legal	Fin/Cl.	Comm. Serv.	Dev. Serv.	Fire (a)	Parks/ Rec.	Police
Woodland	4,040			1.5			4		1	3		9
10 Year Projection	6,125											
Othello	5,905	3	1		2		2	1	2	*		18.5
Fircrest	5,925	1		3	5	1	2		2.5	*	5	10
Milton	5,995		2		7	1	2		3	3	4	13
Selah	6,370	2			1	1	4		7	5	2	14
Normandy Park	6,395	2					4		4	*	4	15
Gig Harbor	6,540	1		3	8	3	6		16	2		16
Averages		1.80	1.50	3.00	4.60	1.50	3.33	1.00	5.75	3.33	3.75	14.4
20 Year Projection	9,287											
Toppenish	8,975	1.85		2.15		3.5	5	10.76	1.3	5.5	3.05	20.5
Washougal	9,100	1					1	3	1	8.5	3	15
Woodinville	9,215	7			6				21	*		
Cheney	9,305	1	1	2	2		10	7	3	12	9	15
Lynden	9,380	1		3	1		4	1	2	3	2	4
Averages		2.37	1.00	2.38	3.00	3.50	5.00	5.44	5.66	7.25	4.26	13.6
50 Year Projection	32,371											
Bothel	30,820	1	3	1	19		5		21	59	1	39
Burien	31,810	1	6		2	2	7		10	*	8	42
Lacey	31,860	1	4.5		7.25		8.75	7.25	13.5	*	11.75	59.4
Pasco	34,630	5	1	18	11	3	12	1	13	44	11	56
Longview	35,310	0.5	5		10	6.14	13.5		8	43	54.4	64
Averages		1.70	3.90	9.50	9.85	3.71	9.25	4.13	13.10	48.67	17.23	52.0

(a) Fire includes only paid city personnel.

(b) Selah public works includes Water, Sewer, Streets and Parks

(c) Normandy Park includes Sewer, Streets and Parks

(d) Gig Harbor includes City Building and Grounds Improvements, Operations, Engineering, Streets, Water, Sewer, Parks, Waste Treatment Pl

* Indicates contracted fire service.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
STAFFING LEVEL COMPARISONS**

City	2002 Pop.	Woodland Staffing Level: 10 Year Projection (6,125)										
		Exec.	HR	Mun Ct.	Adm./IT	Legal	Fin/Cl.	Comm. Serv.	Dev. Serv.	Fire (a)	Parks/ Rec.	Pol
10 Year Projection												
Othello	5,905	3	1		2		2	1	2	*		18
Fircrest	5,925	1		3	5	1	2		2.5	*	5	1
Milton	5,995		2		7	1	2		3	3	4	1
Selah	6,370	2			1	1	4		7	5	2	1
Normandy Park	6,395	2					4		4	*	4	1
Gig Harbor	6,540	1		3	8	3	6		16	2		1
Averages		1.80	1.50	3.00	4.60	1.50	3.33	1.00	5.75	3.33	3.75	14.

- (a) Fire includes only paid city personnel.
- (b) Selah public works includes Water, Sewer, Streets and Parks
- (c) Normandy Park includes Sewer, Streets and Parks
- (d) Gig Harbor includes City Building and Grounds Improvements, Operations, Engineering, Streets, Water, Sewer, Parks, Waste Treatment I
- * Indicates contracted fire service.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
10 YEAR STATISTIC PROJECTION (2012 -TARGET POPULATION 6,125)**

Othello - Population 5,905

Department Listings	Total Staff Per Department
Public Works	10
Administration (1 HR, 3 Exec., 2 Finance)	8
Development	2
Police	18.5
Animal Control	1
Total City Personnel	39.5

Fircrest - Population 5,925

Department Listings	Total Staff Per Department
Planning	2.5
Finance	3
Administration	3
Non Departmental (maintenance and receptionist)	4
Court	3
Public Works	9
Police	10
Parks and Recreation	5
Total City Personnel	39.5

Milton - Population 5,995

Department Listings	Total Staff Per Department
Police	13
Community Development	3
Public Works	13
Administration	10
Parks and Recreation	4
Fire	3
Personnel	2
Total City Personnel	48

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
10 YEAR STATISTIC PROJECTION (2012 -TARGET POPULATION 6,125)**

Selah - Population 6,370

<u>Department Listings</u>	<u>Total Staff Per Department</u>
City Hall	8
Legal Department	2
Parks and Recreation	2
Police Department	14
Public Works	5
Fire	5
Planning Commission	5
Wastewater Treatment Plant	1
Total City Personnel	42

Normandy Park - Population 6,395

<u>Department Listings</u>	<u>Total Staff Per Department</u>
Police	15
Planning	4
Finance	4
Executive	2
Public Works	5
Parks and Recreation	4
Total City Personnel	34

Brier - Population 6,445

<u>Department Listings</u>	<u>Total Staff Per Department</u>
Public Works	6
Police	7
Administration	2
Total City Personnel	15

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
10 YEAR STATISTIC PROJECTION (2012 -TARGET POPULATION 6,125)**

Gig Harbor - Population 6,540

Department Listings	Total Staff Per Department
Administration	8
Executive	1
Municipal Court	3
Legal	3
Fin. / Cl.	6
Development Services	16
Fire	2
Public Works	19
Police	16
Total City Personnel	74

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
STAFFING LEVEL COMPARISONS**

City	2002 Pop.	Woodland Staffing Level; 20 Year Projection (9,287)											
		Exec.	HR	Mun Ct.	Adm./IT	Legal	Fin/Cl.	Comm. Serv.	Dev. Serv.	Fire (a)	Parks/ Rec.	Pol	
20 Year Projection													
Toppenish	8,975	1.85		2.15		3.5	5	10.76	1.3	5.5	3.05	20	
Washougal	9,100	1					1	3	1	8.5	3	1	
Woodinville	9,215	7			6				21	*			
Cheney	9,305	1	1	2	2		10	7	3	12	9	1	
Lynden	9,380	1		3	1		4	1	2	3	2	4	
Enumclaw	11,195	3		3	1	1	6	6	5	6	12	3	
Averages		2.48	1.00	2.54	2.50	2.25	5.20	5.55	5.55	7.00	5.81	16.	

(a) Fire includes only paid city personnel.

(b) Includes Water, Sewer and Solid Waste

(c) Includes Streets, Waste, Sewer, Compost Facility

(d) Enumclaw includes Engineering, Street, Sewer, Wastewater Treatment, Water, Natural Gas Facility, Solid Waste, Garbage and Recycling

* Indicates contracted fire service.

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
20 YEAR STATISTIC PROJECTION (2022 - TARGET POPULATION 9,287)

Toppenish - Population 8,975

Department Listings	Total Staff Per Department
Executive	1.85
Municipal Court	2.15
Legal	3.5
Fin./ Cl.	5
Community Services	10.76
Development Services	1.3
Fire	5.5
Parks and Recreation	3.05
Police	20.5
Public Works	17.3
Total City Personnel	70.91

Washougal - Population 9,100

Department Listings	Total Staff Per Department
Police	15
Public Works	20
Fire	8.5
City Hall	6
Total City Personnel	49.5

Woodinville - Population 9,215

Department Listings	Total Staff Per Department
Executive	7
Administrative Services	6
Permit Center	12
Planning and Community Development	9
Public Works	19
Total City Personnel	53

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
20 YEAR STATISTIC PROJECTION (2022 - TARGET POPULATION 9,287)**

Cheney - Population 9,305

Department Listings	Total Staff Per Department
Municipal Court	2
Finance	10
Fire	12
Light	8
Parks and Recreation	9
Planning	2
Police	15
Public Works	21
Mayor's Office	4
Total City Personnel	83

Edgewood - Population 9,320

Department Listings	Total Staff Per Department
Administration	5
Community Development	5
Court	3
Cultural Programs	1
Evergreen Memorial Park (cemetery)	3
Finance	6
Fire Department	6
Library	3
Parks and Recreation	3
Police Department	30
Public Works	8
Senior Center	5
Youth and Family Resources Center	1
Enumblaw Chamber of Commerce	2
Total City Personnel	81

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
20 YEAR STATISTIC PROJECTION (2022 - TARGET POPULATION 9,287)**

Lynden - Population 9,380

<u>Department Listings</u>	<u>Total Staff Per Department</u>
Administration	3
Finance	3
Fire	3
Municipal Court	3
Parks and Recreation	2
Planning	2
Police	5
Public Works	3
<u>Total City Personnel</u>	<u>24</u>

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
STAFFING LEVEL COMPARISONS**

City	2002 Pop.	Woodland Staffing Level; 50 Year Comparison (32.371)										
		Exec.	HR	Mun Ct.	Adm./IT	Legal	Fin/Cl.	Comm. Serv.	Dev. Serv.	Fire (a)	Parks/ Rec.	Pol
50 Year Projection												
Bothel	30,820	1	3	1	19		5		21	59	1	3
Burien	31,810	1	6		2	2	7		10	*	8	4
Lacey	31,860	1	4.5		7.25		8.75	7.25	13.5	*	11.75	59
Pasco	34,630	5	1	18	11	3	12	1	13	44	11	5
Longview	35,310	0.5	5		10	6.14	13.5		8	43	54.4	6
Averages		1.70	3.90	9.50	9.85	3.71	9.25	4.13	13.10	48.67	17.23	52

(a) Fire includes only paid city personnel.

(b) Burien includes Transportation Facility, Stormwater Facility, Engineering and Capital Improvement Program Project Management.

(c) Lacey includes Engineering, Public Works Construction Projects, Water, Storm Drain and Sewer Systems, Streets, Traffic Signals, Parks, City Equipment and Municipal Buildings and Facilities

(d) Longview includes Engineering, City Bus, Streets, Sewer, Transportation, Water, Water Treatment Plant, Recycling.

* Indicates contracted fire service.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
50 YEAR STATISTIC PROJECTION (2052 - TARGET POPULATION 32,371)**

Bothel - Population 30,820

Department Listings	Total Staff Per Department
Administrative Services	17
City Manager	12
Community Development	21
Fire	59
Police	39
Public Works	46
Total City Personnel	194

Burien - Population 31,810

Department Listings	Total Staff Per Department
City Manager	3
Community Relations and Human Resources	6
Administration	3
Building	4
Planning	3
Finance	7
Legal	2
Parks and Recreation	8
Public Works	9
Police	42
Total City Personnel	87

Lacey - Population 31,860

Department Listings	Total Staff Per Department
City Manager's Office	2.25
Community Development	13.5
Community Services & Public Affairs	2.25
Finance	19.75
Parks and Recreation	11.75
Personnel	4.5
Police	59.41
Public Works	87.5
Total City Personnel	200.91

Pasco - Population 34,630

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
50 YEAR STATISTIC PROJECTION (2052 - TARGET POPULATION 32,371)

Department Listings	Total Staff Per Department
City Manager's Office	5
Administrative and Community Services	44
Community and Economic Development	13
Fire	44
Municipal Court	12
Personnel Services	1
Police	56
Public Works	54
Total City Personnel	229

Sammamish - Population 34,660

Department Listings	Total Staff Per Department
City Council	7
City Manager	1
Information Systems	1
City Attorney	2
Finances	3
Administration Services	4
Community Development	17
Public Works	18
Parks and Recreation	4
Total City Personnel	57

WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
50 YEAR STATISTIC PROJECTION (2052 - TARGET POPULATION 32,371)

Longview - Population 35,310

Department Listings	Total Staff Per Department
Legislative	0.5
Executive / Legal	6.14
Finance	13.5
Human Resources	5
Information Technology	10
Police	64
Fire	43
Traffic	7
Street Maintenance	10.25
Engineering	9.15
Library	21
Community & Economic Development	8
Recreation	9.23
Parks	20.85
Water	11.03
Sewer	12.04
Water Treatment	5.38
Sanitation / Recycling	2.15
Transit	12.6
Mint Valley Golf	4
Equipment Rental	7
Insurance Reserve	1.53
Facilities Maintenance	3.32
Stormwater Utility	5.4
Total City Personnel	292.07

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
EXISTING BUILDING PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
1	Lobby	1	137	137	
2	Elevator	1	*	*	* 60 SF - incorporated into efficiency factor.
3	Elevator Service Room	1	*	*	* 70 SF - incorporated into efficiency factor.
4	Police Office	1	302	302	
5	Police Chief	1	102	102	
6	Work Room	1	116	116	Includes counter with sink, overhead cabinets.
7	Restroom	1	24	24	1 wc only - Not Accessible!
8	Radio Room	1	95	95	
9	File Storage	1	42	42	
10	Janitor's Closet	1	35	35	
11	Court Clerk	1	169	169	
12	Storage	1	48	48	
13	Mechanical Room	1	*	*	* 124 SF - incorporated into efficiency factor.
14	Fire Department	1	246	246	
15	Holding Cell	1	72	72	
16	Work Room	1	122	122	
17	Apparatus Room	1	2650	2650	
18	Office	1	128	128	
19	Evidence Storage	1	71	71	
20	Council Chambers	1	990	990	
21	Men's Restroom	1	105	105	1 lav, 1 urinal, 1 wc
22	Women's Restroom	1	121	121	2 lavs, 3 wcs
23	Janitor's Closet	1	28	28	
24	Vending Room	1	68	68	
25	Storage	1	68	68	
26	Storage	1	31	31	
27	Training Room	1	1100	1100	
28	Storage	1	38	38	
Total SF				6,908	
Efficiency Factor @ 30%		0.3	2,072	8,980	

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT 5 - 20 YEAR PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
	<u>OFFICE AREA</u>				
1	Lobby Airlock	1	80	80	
2	Waiting	1	100	100	3 waiting . . . (w/ secure vestibule)
3	Engine Display	1	700	700	
4	Men's Restroom	1	55	55	(Combines public & staff)
5	Women's Restroom	1	55	55	(Combines public & staff)
6	Janitor Room	1	50	50	
7	Receptionist/Secretary	1	300	300	1 employee
8	Work Room	1	100	100	(Dispatch / Work Room)
9	File Office	1	100	100	
10	Office - Chief	1	180	180	
11	Office - Assistant Chief	1	155	155	
12	Office - Fire Marshal	1	140	140	
13	Training Officer	1	140	140	
14	Office - Deputy Fire Marshal (2 occupants)	1	200	200	
15	Conference Room/Resource Library	1	300	300	8 people w/ one wall for books
16	Men's Restroom - Staff	1	55	55	
17	Women's Restroom - Staff	1	55	55	
18	Break Room	1	150	150	Break Room - 4 people . . . same as police.
19	Classroom/Training Room	1	1350	1350	40 people at tables w/ AV Support. 100 people at ch
20	Training Storage	1	150	150	
	Office Area Subtotal:			4415	

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT 5 - 20 YEAR PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
	<u>APPARATUS AREA</u>				
21	Truck Bays - Drive through and 2 deep	6	1375	8250	Maintenance at one bay
22	Turnout Gear	1	420	420	Adjacent alcove
23	SCBA Room	1	110	110	
24	EMS Storage	1	120	120	Medical EMT
25	Equipment Storage	1	105	105	Hose, tires, chairs, etc.
26	Storage - Truck Accessories	1	165	165	
27	Shop	1	165	165	
28	Storage - Shop	1	210	210	General Storage
29	Compressed Air	1	75	75	
30	Clean Room/Decon/Gear Storage	1	250	250	
31	Bio-Hazard Room				Exterior entrance
32	Mezzanine Storage				
33	Generator (exterior) shelter	1	150	150	Exterior shelter area
	Apparatus Area Subtotal:			9870	
	<u>LIVING AREA</u>				
34	Library / Study Room	1	300	300	with 4 person table
35	Captain's Office	1	140	140	
36	EMS Office	1	100	100	
37	Day Use	1	580	580	"Day Room" for 12 persons + storage
38	Dining	1	420	420	
39	Kitchen / Storage	1	360	360	3 Refrigerators - commercial
40	Fitness Room	1	400	400	Bigger if possible
41	Officer's Sleeping Room	1	100	100	
42	Sleeping Areas (8 - 12)	8	100	800	
43	Men's Toilet Room	1	450	450	
44	Men's Showers	1	425	425	
45	Women's Toilet Room	1	150	150	
46	Women's Showers	1	150	150	
47	Laundry	1	80	80	
	Living Area Subtotal:			4455	
	<u>"OTHER" AREAS</u>				
48	Battery/Radio/Storage/Charging	1	60	60	
49	Electrical Room	1	*	*	* 35 SF. Included in Efficiency Factor

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**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT 5 - 20 YEAR PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
50	Telephone Room	1	*	*	* 35 SF. Included in Efficiency Factor
51	Patio	1			w/ gas pump - off Day Use Room
52	Storage - Grounds	1	255	255	
53	Site Garbage Enclosure	1	155	155	
"OTHER" AREAS TOTAL:				470	
Total SF				19,210	
Efficiency Factor @ 30%		0.3	5,763	24,973	

General Notes:	1) Built-in vacuum system at living support areas. 2) Audio/Video recording equipment will be provided throughout building in designa 3) Low noise level prerequisite in designated areas.
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Parking Requirements:	total sf	space per sf	spaces
"Assembly" spaces	1350	40	34
Other areas**	14,648	400	37
Total Parking spaces			70
Regular spaces (9'x20')			46
Compact spaces (7.5'x15')			24

** Does not include engine display, truck bays, and exterior storage and shelters

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
POLICE DEPARTMENT 5 - 20 YEAR PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
1	Police Lobby/Reception	1	336	336	Counter, Chairs(12), Accommodate 12 visitors @ seating multi-agency office.
2	Public Restrooms/ADA	2	173	346	Proximity to Lobby and Community Room; 3 WC, 2 Lavs 1 WC, 2 Urinals, 2 Lavs - Men.
3	Reception	2	125	250	Receptionist will have windows.
4	Workroom/Archives/Storage	1	293	293	Fax, typewriter, copier -- Proximity to dispatch and comm
5	Chief's Office	1	180	180	Desk, workstation, table (3-4), lateral file.
6	Supervisor's Office	2	140	280	Desk, workstation, lateral file, locker, 2 side chairs.
7	Detective/Investigator	1	140	140	Shared by 2; Desks, workstation, 5 ft. equipment table, 2
8	Multi-Agency Office	1	140	140	Shared by 2; Desks, workstation, 5 ft. equipment table, 2 lockers - FUTURE PHASE
9	Kitchen/Break Room - Shared	1	263	263	Table/chairs (5), refrigerator, microwave, sink, hard plum recycling plus cooktop (2 burner).
10	Interview Room -- Victim	1	120	120	Soft room; Couch, end table with storage, 2 side chairs -- six people.
11	Interview Room -- Suspect	1	80	80	Hard room; Table (1), chairs (3) -- Privacy required.
12	File Room/Storage	1	120	120	Room for 10 lateral files.
13	Report Writing/Storage	1	495	495	9 workstations with swing arms; cabinetry, landscape par
14	Evidence Processing/Storage	1	200	200	Countertops, undercounter refrig., storage, chair, slam loc cabinetry -- Tables (4), shelving, bins -- Storage up to 3 y
15	Holding Cell "A" (HC)	1	104	104	HC; 'Detention' doors, sink, toilet.
16	Holding Cell "B" - Holds 2	1	110	110	Detention' doors, concrete bench with cuffing, sink, toilet.
17	Holding Cell "C" - Juvenile/ADA (Holds 4)	1	92	92	Detention' door, concrete bench with cuffing, sink, toilet.
18	Intake Area	1	115	115	Intox, fingerprinting, photo, workstation (bench), chair floo
19	Lockers - Male with Restroom	1	428	428	22 Lockers (2 ft. x 3 ft.-6 in.+/-), 2 Lavs, 1 WC, 1 Urinal.
20	Lockers - Female with Restroom	1	275	275	14 Lockers (2 ft. x 3 ft.-6 in.+/-), 2 Lavs, 1 WC.
21	Showers - Male	1	72	72	2 showers, ADA Accessible.
22	Showers - Female	1	35	35	1 shower, ADA Accessible.
23	Briefing/Training/Conf. Room	1	684	684	Capacity 30 at training tables.
24	Storage for Briefing/Train./Conf. Rm.	1	100	100	Tables, chairs, phone jacks, outlets, whiteboards.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
POLICE DEPARTMENT 5 - 20 YEAR PROGRAM**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
25	Storage/Supply/Armory	1	125	125	Secure: Closets, lockable ammo storage cabinets (6,000 armory, lockable cabinet.
26	Support Personnel	3	80	240	Open to office work area (can be office).
27	Sallyport	1	456	456	Drive through with overhead doors, bench, eyewash.
28	Generator Room	1	*	*	*235 S.F. included in Efficiency Factor number.
29	Janitor/Mechanical	1	*	*	*94 S.F. included in Efficiency Factor number.
30	Workout Room	1	0	0	Dropped due to budget/space constraints.
31	Mechanical/Electrical Room	1	*	*	*170 S.F. included in Efficiency Factor number.
32	Laundry	1	60	60	
33	Bays (5 total)				
34	Garage				
Subtotal: Circulation/Mechanical					
Total SF				6,139	
Efficiency Factor @ 30%		0.3	1,842	7,981	

General Notes:	1) Audio/Video recording equipment will be provided throughout building in designated 2) Targets can be stored off-site.
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Parking Requirements:	total sf	space per sf	spaces
Other areas**	7,219	400	18
Total Parking spaces			18
Regular spaces (9'x20')			12
Compact spaces (7.5'x15')			6

** Does not include holding cells or sallyport

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
COUNCIL/COURT/CLERK/TREASURER 5 - 10 YEAR PROGRAM**

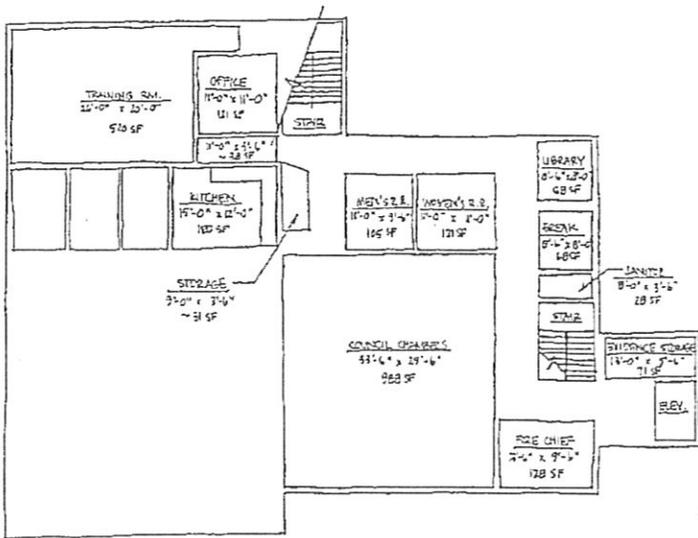
Seq.	Room Name	No.	SF Ea.	Total	Requirements
1	Lobby/Reception	1	336	336	Counter, Chairs(12), Accommodate 12 visitors @ seating
2	Public Restrooms/ADA	2	173 & 50	223	Proximity to Lobby and Community Room; 3 WC, 1 Lav 1 WC, 1 Lav - Men.
3	Staff Restroom/ADA	2	50	100	1 WC & 1 Lav - each
4	Reception	1	396	396	(3) people - Receptionist will have windows.
5	Workroom/Archives/Storage	1	440	440	Fax, typewriter, copier & supply storage
6	Kitchen/Break Room	1	263	263	Table/chairs (5), refrigerator, microwave, sink, hard plum machine, recycling plus cooktop (2 burner).
7	Attorney/Client Conference	1	120	120	Access off airlock.
8	Council/Court/EOC/Community Room	1	1500	1500	Space for 70 with council in session; 7 council members días; movable furniture.
9	Storage for Council/Court Room	1	168	168	Tables, chairs, EOC equipment (includes 40 SF future c
10	Court Clerks Office w/ Storage	1	340	340	Shared by 2.5; computer terminals -- Proximity to judge's
11	Judge's Office/Council Workspace	1	120	120	Direct entry into court.
12	Executive Conference Room	1	288	288	(for 12) Jury deliberation & general meetings
13	Executive Conf./Toilet/Coffee Bar	1	86	86	support area to Jury deliberation area
14	Mayor's Office	1	150	150	
15	Clerk's Office (C/T)	1	180	180	
16	Treasurer's Office (deputy)	1	180	180	
17	Admin. Office/Filing/Storage	1	250	250	Payroll and Utility clerk
18	Vault	1	35	35	existing
19	Janitor/supply/storage/sink	1	*	*	*S.F. included in Efficiency Factor number.
20	Mechanical/Electrical Room	1	*	*	*S.F. included in Efficiency Factor number.
21	Data room	1	120	120	access to C/T & Clerk's space
22	Bays (2 Total)	2	720	1440	
Total SF				6,735	
Efficiency Factor @ 30%		0.3	2,021	8,756	

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
COUNCIL/COURT/CLERK/TREASURER 5 - 10 YEAR PROGRAM**

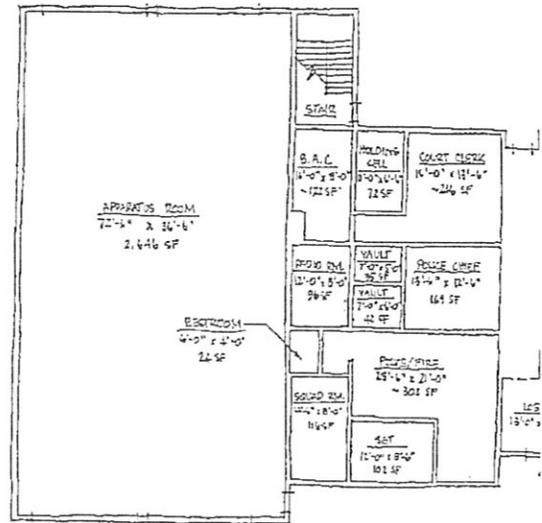
General Notes:	1) Audio/Video recording equipment will be provided throughout building in designated
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Parking Requirements:	total sf	space per sf	spaces
"Assembly" spaces	1,788	40	45
Other areas**	3,507	400	9
Total Parking spaces			53
Regular spaces (9'x20')			35
Compact spaces (7.5'x15')			19

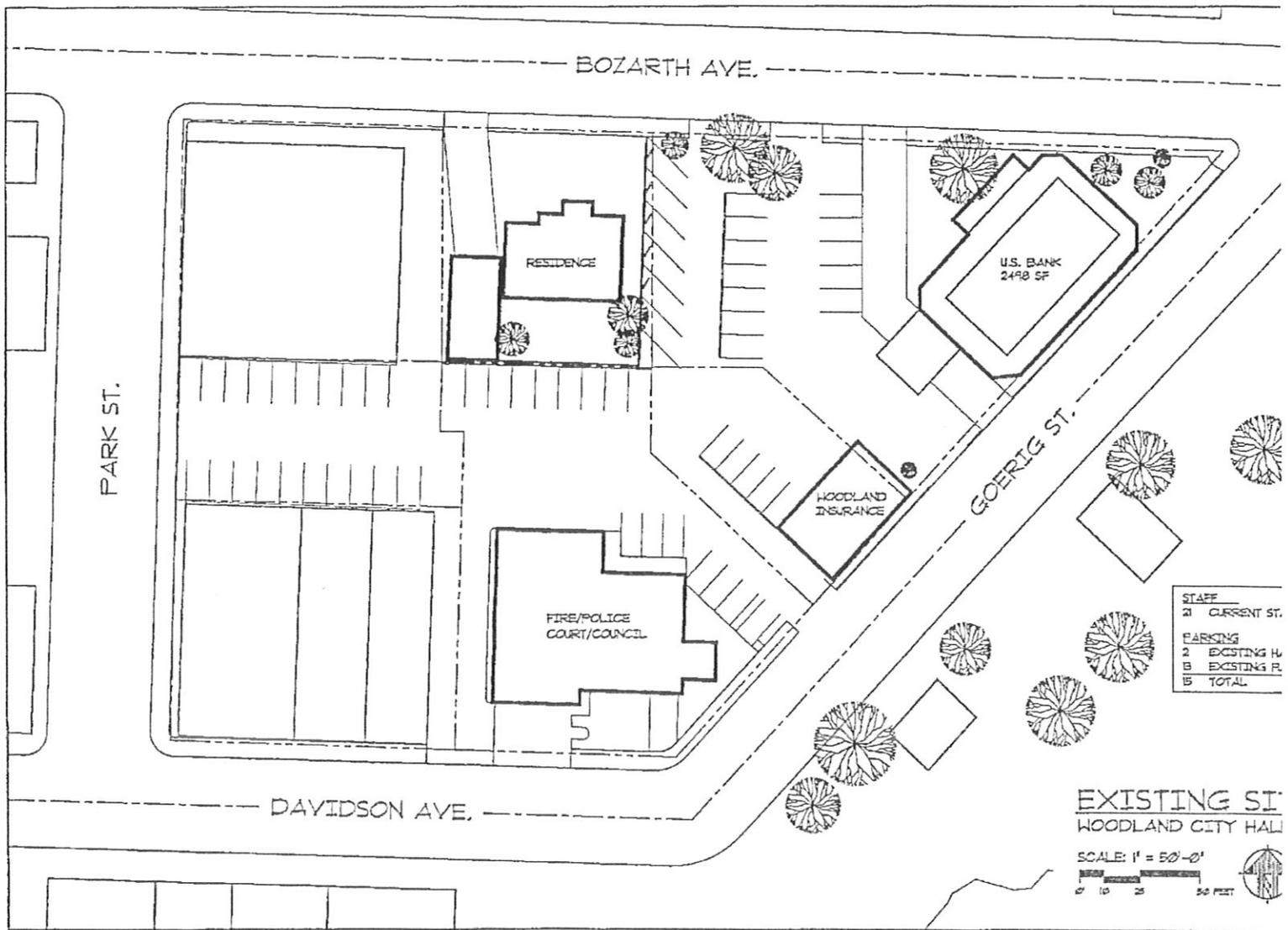
**Does not include Fire Truck Bays

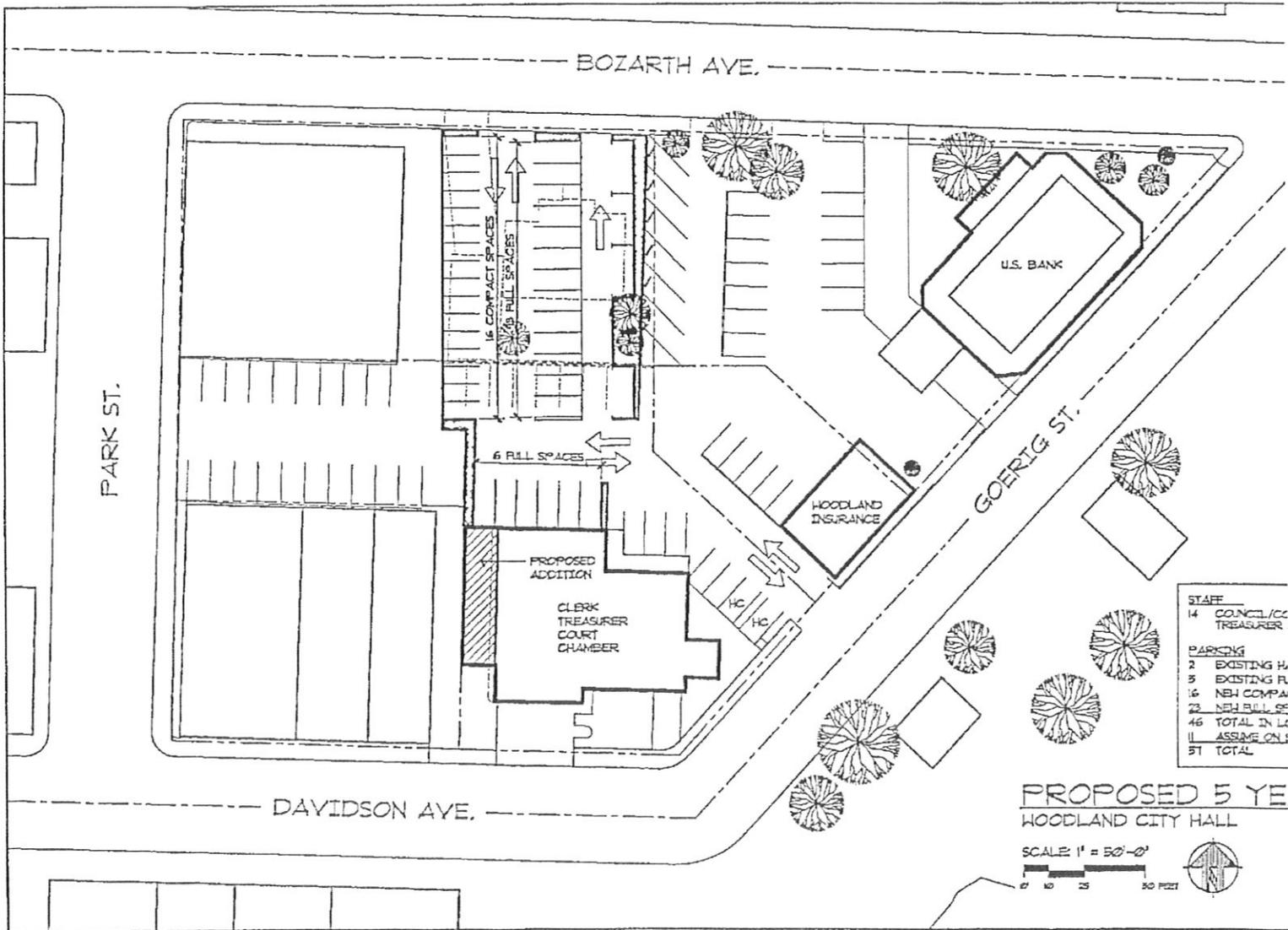


EXISTING
SECOND & UPPER SECOND FLOOR PLAN
SCALE: 1" = 20'-0"



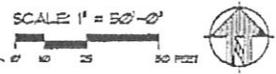
EXISTING
MAIN FLOOR PLAN
SCALE: 1" = 20'-0"

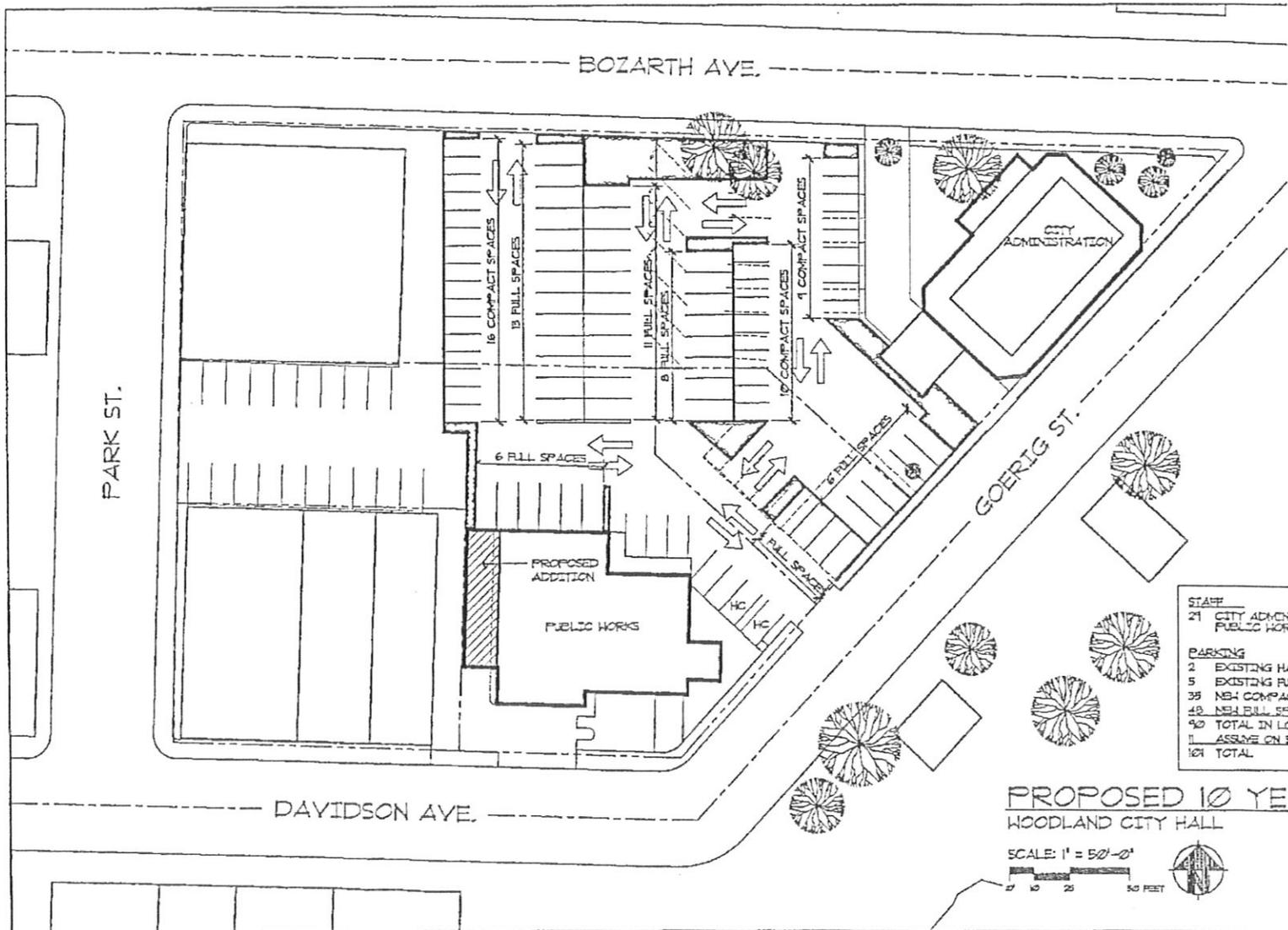




STAFF	
14	COUNCIL/CC TREASURER
PARKING	
2	EXISTING F.
3	EXISTING F.
16	NEW COMPA.
22	NEW FULL SP.
46	TOTAL IN L.
11	ASSUME ON L.
57	TOTAL

PROPOSED 5 YE
WOODLAND CITY HALL

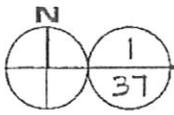
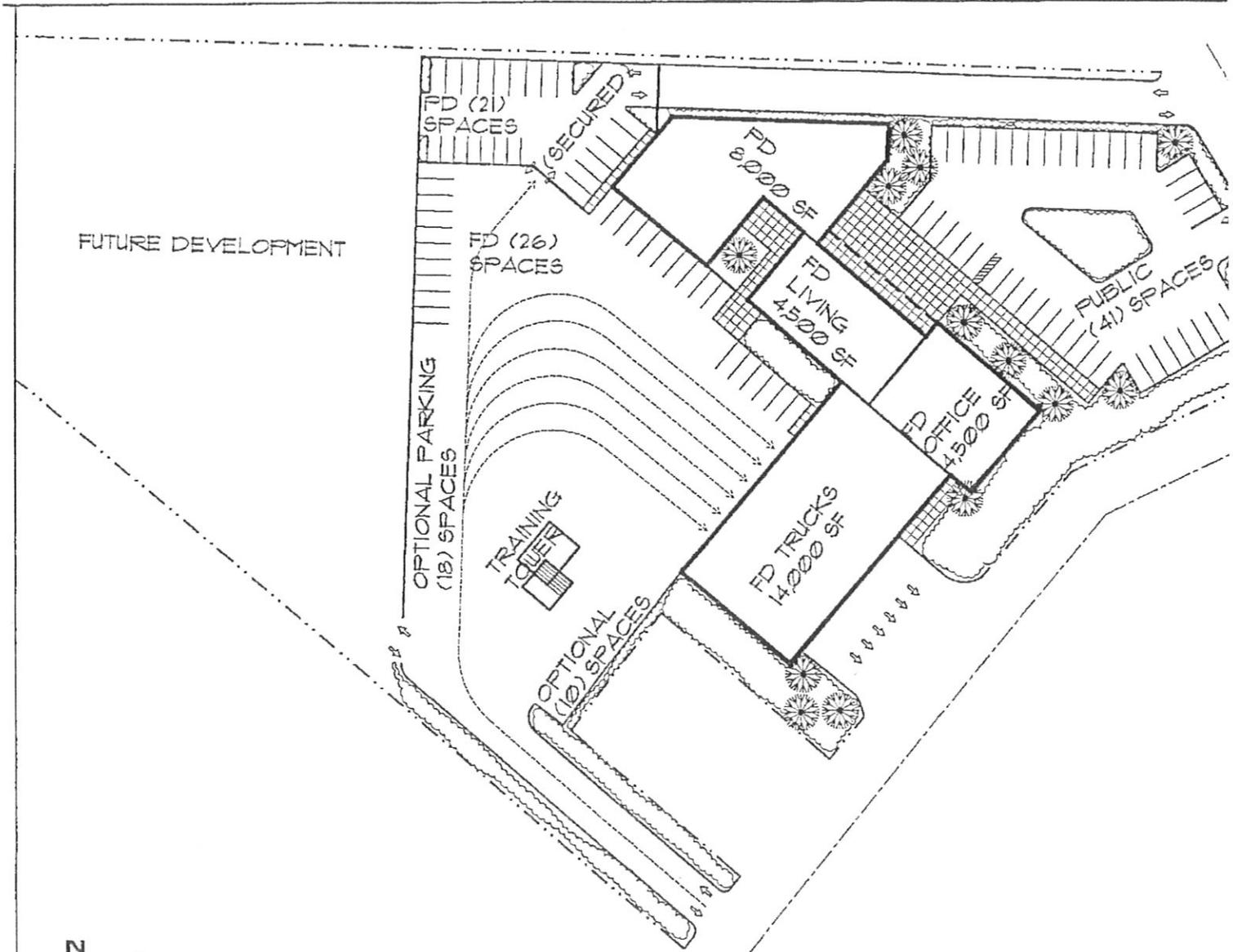




STAFF	
21	CITY ADMIN
	PUBLIC WORKS
PARKING	
2	EXISTING FULL
5	EXISTING COMPACT
35	NEW COMPACT
48	NEW FULL SPACES
90	TOTAL IN LC
11	ASSUME ON E
104	TOTAL

PROPOSED 10 YE
WOODLAND CITY HALL

SCALE: 1" = 50'-0"
0 10 20 30 40 50 FEET



PUBLIC SAFETY BUILDING SITE PLAN

6-PSB-02130 1" = 80'-0"

0 40' 80' SC



SCALE: 1" = 80'-0"



WOODLAND PUBLIC SAFETY BUILDING
BUDGET SUMMARY

BUDGET SUMMARY - Scheme 1

Property Acquisition
Construction Budget
Soft Cost Budget

pr

Budget
Inflation - 4% per year
(Assumes Start of Construction - October 2005)

5.3%

TOTAL BUDGET - Scheme 1



WOODLAND PUBLIC SAFETY BUILDING
CONSTRUCTION / SOFT COST BUDGETS

Construction Budget - Scheme 1

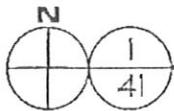
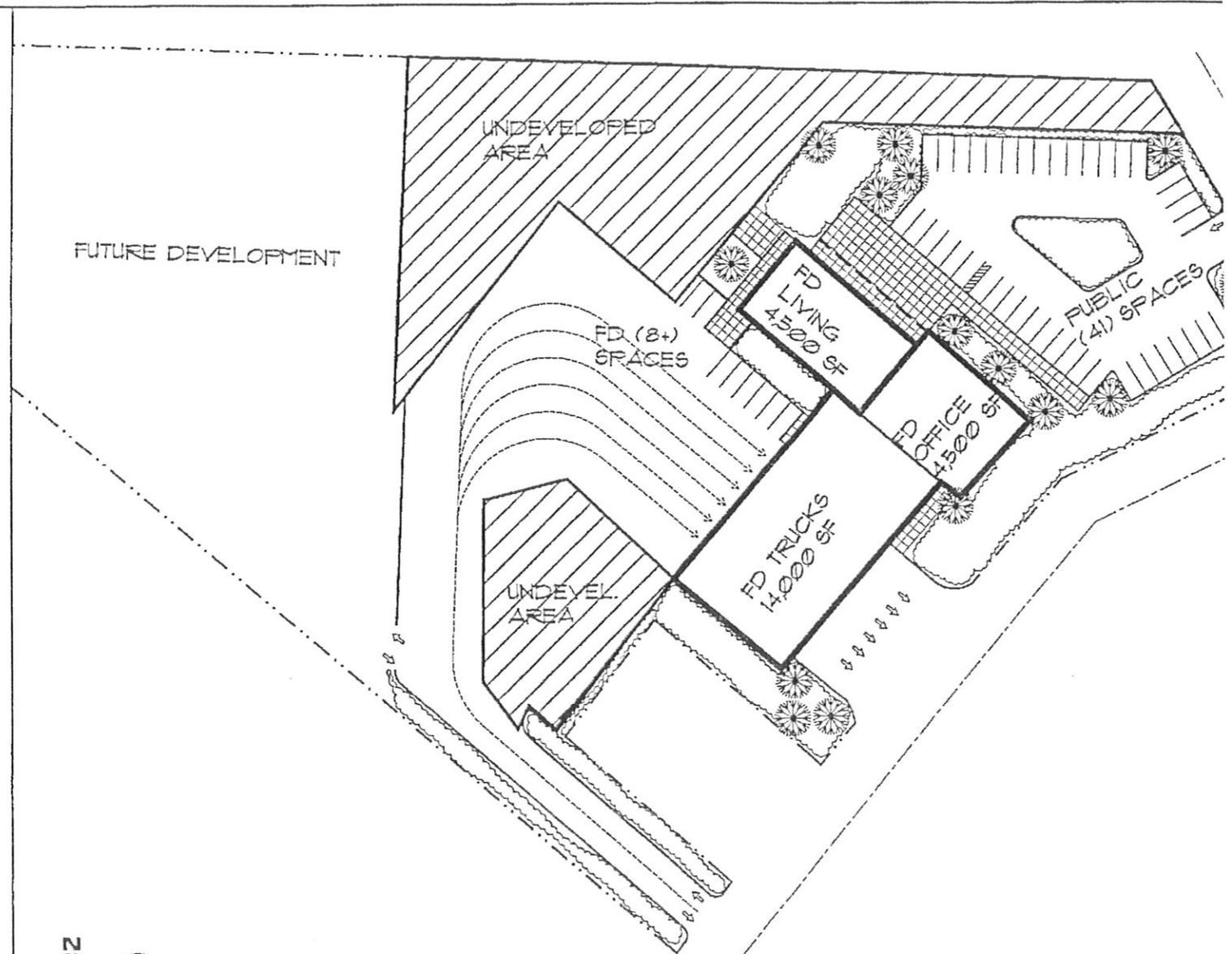
Existing Building Demolition	7,200 SF	\$5.00 per SF
Site work preparation	3,926 CY	\$3.50 per CY
Surface Paving/Site Development		
6" Concrete Paving	57,630 SF	\$11.00 per SF
Surface Parking/Site Development		
Asphalt Paving	32,300 SF	\$5.50 per SF
Hard Surface Area	6,200 SF	\$2.50 per SF
Landscaping	28,200 SF	\$2.00 per SF
Proposed Building		
(New Building Construction)	31,000 SF	\$130 per SF
Construction Hard Costs Subtotal*		
Tax		7.50%

Construction Hard Costs Total - Scheme 1

Soft Cost Budget - Scheme 1

Design & Estimating Contingency	6.50%
Construction Contingency	8.00%
Construction testing	
Cowlitz County Fees:	
Pre Application / Site Plan Review	
Building Permit	
Additional Fees (Sewer / Septic / SDC / Impact / Land Use):	
Survey	
Geological Investigation	
Architectural/Engineering Fees (Architectural, Mechanical, Electrical, Structural, Civil, Landscape, Estimator):	10%
Reimbursable Expenses	
Furniture	10%
Hazardous material removal	
Equipment - including Telephone, AV equipment, etc.	
Moving costs	
<hr/> Soft Cost Budget Total - Scheme 1 <hr/>	

**Note: Construction Hard Costs Total does not include a Training Tower.*



PUBLIC SAFETY BUILDING SITE PLAN

S-FSB-02130 1" = 80'-0"

SCH

0 40' 80'



SCALE: 1" = 80'-0"



WOODLAND PUBLIC SAFETY BUILDING
BUDGET SUMMARY

BUDGET SUMMARY - Scheme 2

Property Acquisition
Construction Budget
Soft Cost Budget

pr

Budget

Inflation - 4% per year

(Assumes Start of Construction - October 2005)

5.3%

TOTAL BUDGET - Scheme 2



WOODLAND PUBLIC SAFETY BUILDING
CONSTRUCTION / SOFT COST BUDGETS

Construction Budget - Scheme 2

Existing Building Demolition	7,200 SF	\$5.00 per SF
Site work preparation	3,926 CY	\$3.50 per CY
Surface Paving/Site Development		
6" Concrete Paving	40,000 SF	\$11.00 per SF
Surface Parking/Site Development		
Asphalt Paving	17,600 SF	\$5.50 per SF
Hard Surface Area	5,750 SF	\$2.50 per SF
Landscaping	29,000 SF	\$2.00 per SF
Proposed Building (New Building Construction)	23,000 SF	\$130 per SF
Construction Hard Costs Subtotal*		
Tax		7.5%

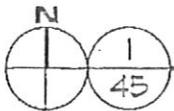
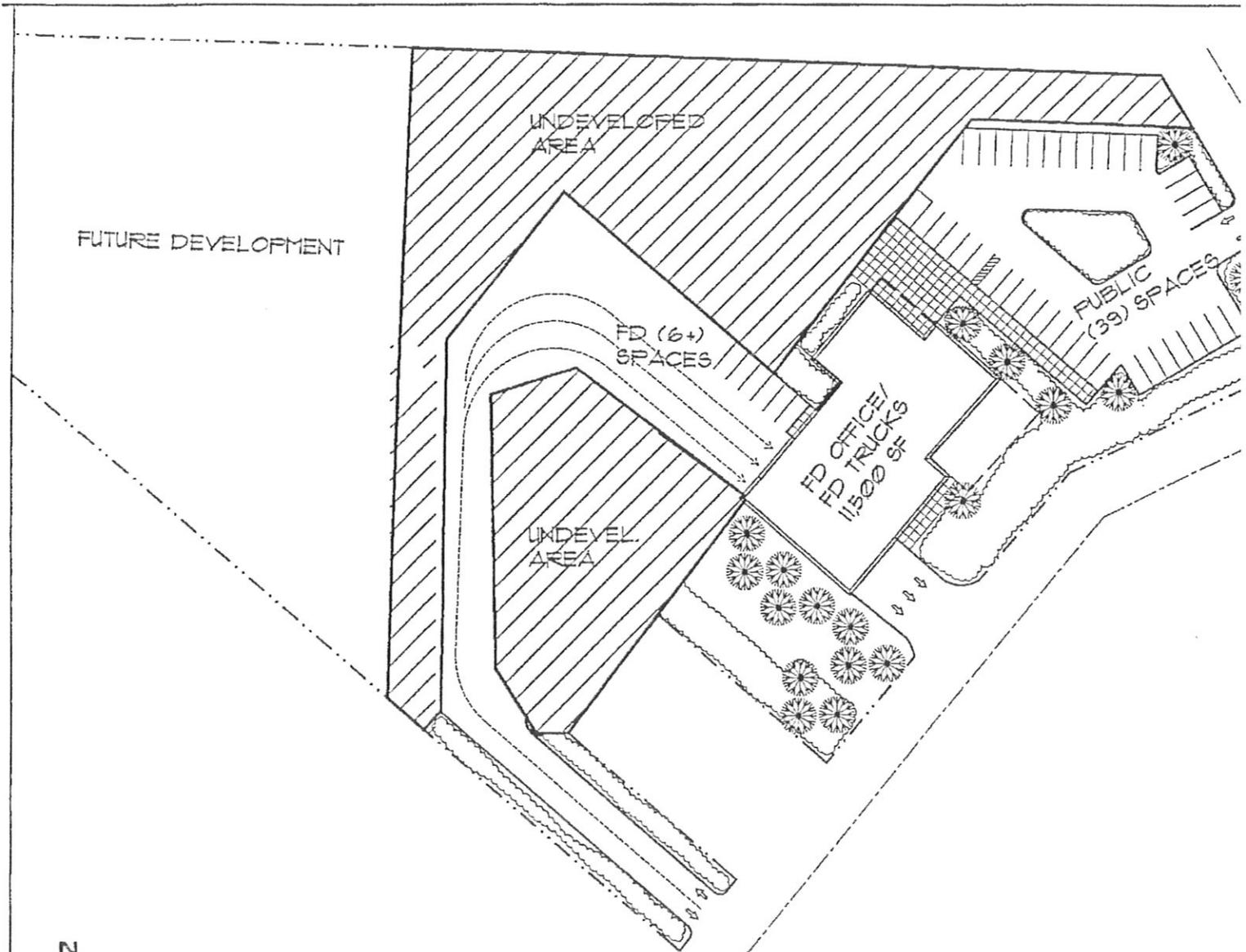
Construction Hard Costs Total - Scheme 2

Soft Cost Budget - Scheme 2

Design & Estimating Contingency	6.50%
Construction Contingency	8.00%
Construction testing	
Cowlitz County Fees:	
Pre Application / Site Plan Review	
Building Permit	
Additional Fees (Sewer / Septic / SDC / Impact / Land Use):	
Survey	
Geological Investigation	
Architectural/Engineering Fees	
(Architectural, Mechanical, Electrical, Structural, Civil, Landscape, Estimator):	10%
Reimbursable Expenses	
Furniture	10%
Hazardous material removal	
Equipment - including Telephone, A/V equipment, etc.	
Moving costs	

Soft Cost Budget Total - Scheme 2

**Note: Construction Hard Costs Total does not include a Training Tower.*



PUBLIC SAFETY BUILDING SITE PLAN

S-P&B-02132 1" = 80'-0"

SCH

0 40' 80' 1



SCALE: 1" = 80'-0"



WOODLAND PUBLIC SAFETY BUILDING
BUDGET SUMMARY

BUDGET SUMMARY - Scheme 3

Property Acquisition	pre
Construction Budget	
Soft Cost Budget	

Budget	
Inflation - 4% per year	
(Assumes Start of Construction - October 2005)	5.3%

TOTAL BUDGET - Scheme 3



WOODLAND PUBLIC SAFETY BUILDING
CONSTRUCTION / SOFT COST BUDGETS

Construction Budget - Scheme 3

Existing Building Demolition	7,200 SF	\$5.00 per SF
Site work preparation	3,926 CY	\$3.50 per CY
Surface Paving/Site Development		
6" Concrete Paving	22,300 SF	\$11.00 per SF
Surface Parking/Site Development		
Asphalt Paving	16,300 SF	\$5.50 per SF
Hard Surface Area	3,550 SF	\$2.50 per SF
Landscaping	35,000 SF	\$2.00 per SF
Proposed Building		
(New Building Construction)	11,500 SF	\$130 per SF

Construction Hard Costs Subtotal*
Tax

7.5%

Construction Hard Costs Total - Scheme 3

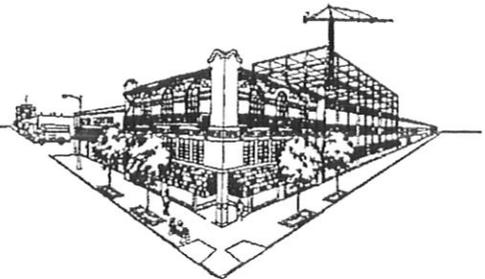
Soft Cost Budget - Scheme 3

Design & Estimating Contingency	6.50%
Construction Contingency	8.00%
Construction testing	
Cowlitz County Fees:	
Pre Application / Site Plan Review	
Building Permit	
Additional Fees (Sewer / Septic / SDC / Impact / Land Use):	
Survey	
Geological Investigation	
Architectural/Engineering Fees	
(Architectural, Mechanical, Electrical, Structural, Civil, Landscape, Estimator):	10%
Reimbursable Expenses	
Furniture	10%
Hazardous material removal	
Equipment - including Telephone, A/V equipment, etc.	
Moving costs	
<hr/> <hr/>	
Soft Cost Budget Total - Scheme 3	

**Note: Construction Hard Costs Total does not include a Training Tower.*

E. D. Hovee & Company

Economic and Development Services



PROJECT MEMORANDUM

To: Dan Vasquez, Architects Barrentine Bates Lee
From: Denise Whitney & Paul Dennis
Subject: Woodland Public Safety Facility Funding Options
Date: August 21, 2003

Architects Barrentine Bates Lee is preparing a public facilities needs analysis and facilities plan for the City of Woodland, Washington. E. D. Hovee & Company, as subconsultant to Architects Barrentine Bates Lee, has conducted a review of funding options.

The review provides a comparison of potential sources of federal and state grant or loan funding that may be available for the full funding of the public safety facility. This memorandum includes our review and is organized to cover:

Potential Funding Sources
City of Woodland Debt Capacity
Conclusion

Potential Funding Sources

This section identifies potential sources of federal and state grant or loan funding that may be available for payment of the Woodland Public Safety Facility. The tables on the following pages summarize for each potential funding source the eligibility requirements, potential funding levels, and pros and cons of the funding source.

Name of Fund	Description	Allowed Uses	Eligibility Requirements	Pros
Community Development Block Grant - General Purpose Grant	Federal entitlement funds disbursed through the U.S. Department of Housing and Urban Development.	Local housing, public and community facilities, or economic development projects that principally benefit low and moderate income populations (defined as 80% of county median household income).	Eligible through Clark County Community Development Department. Maximum grant amount \$300,000. Woodland has received the maximum several times. The due date for the 2004 application cycle is November 20, 2003. Award notification typically occurs in March.	Often used for similar facilities.
General Obligation Bonds	Municipal borrowing to be repaid with future general taxes and revenues (voted and non-voted).	All capital projects.	City Council and voter decisions, subject to debt capacity and legal limits. Current remaining non-voted bond debt capacity at \$4,469,000 and voted bond debt capacity at \$7,448,480 or total maximum indebtedness which ever is smaller. Total maximum indebtedness currently at \$7.2 million.	Most frequent source for funding for similar facilities.
General Fund	General tax and revenue resources of the city including sales and property taxes.	All capital projects.	City Council decision, subject to available resources. As of July 2003 the cash reserves are \$168,500 and the fund balance is \$128,950.	Set-asides for future capital projects can aid in development of quality bond rating.
USDA Rural Development Community Facilities Program	Federal program provides loans and grants to develop essential community facilities in towns and cities with populations under 20,000. Work to ensure community is getting reasonable rates and terms that work within municipal budget.	Funds can be used to construct, enlarge, or improve community facilities for health care, public safety, and community and public services. May include costs for land, legal fees, and equipment.	Go through local program contact. Applications may be submitted at any time. Funds usually committed between January and April of each year. Grants awarded are typically \$15,000-\$30,000. Loans do not have an upper limit, but loans statewide typically total \$8 million per year.	Prioritize small communities (with population of 5,000 or less) and projects that provide public safety.
Impact Fees	System of fees charged to new development authorized under the Growth Management Act to finance public facilities.	Usually equipment could be used for buildings.	Would require city council action. Monies must be used within 6 years of collection. Funds could be allocated to growth related facility needs, not for existing need. A fire impact fee levied at \$0.20 per square foot for housing and \$0.40 per square foot for commercial/industrial construction (continued next pg.)	Potential future funding source.

			with Woodland 2002 development levels might result in an additional \$40,000 per year in revenue.	
Other Contributions	Donors including developers may donate land, construct public facilities needed and dedicate those facilities to the public. Also various agreements may be secured from developers to participate in the financing of needed facilities at a later date.	Depends on donor specifications.	Dollar amount or value of contribution. The City of Woodland has received land donations primarily for parks. This is a requirement for subdivisions. Residential lot in River Bend subdivision is the most recent donation and valued at approximately \$45,000.	Can reduce total costs to City.
Real Estate Excise Tax (REET)	Sales of real estate measured by the full selling price, including the amount of any liens, mortgages or other debts. The tax also applies to transfers of controlling interests in entities that own property in the state. Two categories, now both may be used for all types of growth management plan defined capital projects, not just streets.	Cities and counties may levy at a rate of 0.25 percent used for capital improvements. An additional 0.25 percent may be levied exclusively for capital projects specified in a comprehensive plan.	City currently levies a total of 0.5% real estate excise tax. Collection estimate for this year is \$80,000. Goes into general fund unless committed to specific project.	Reduces need to use bonds or other revenue going to general fund. Can be used to contribute to general obligation bond payments.
Federal Emergency Management Agency Grants for State and Local Homeland Security Activities: Emergency Operations Centers	Local governments may receive assistance as sub-grantees of the state. State grant applications must reflect deficiencies documented in a completed self-assessment that reflects statewide needs.	Development or improvement of state and local Emergency Operations Centers.	Deficiencies in EOC and grant request must be submitted by state, request must be consistent with national priorities. Total of \$56 million allocated to EOCs for all states. (See Cons for timeframes)	New construction second highest priority where it is the most cost effective action (cost-benefit ratio >1).
Federal Emergency Management Agency/U.S. Fire Administration Assistance to Firefighters Grants Program	The purpose of the program is to award one-year grants directly to fire departments of a State to enhance their abilities with respect to fire and fire-related hazards.	Firefighter training, wellness and fitness, firefighting equipment, personal protective equipment, and modifications to fire stations and facilities. Fire-based EMS units are limited to equipment, training, and wellness and fitness initiatives. Firefighting vehicles such as pumpers, brush trucks, tankers, rescue, ambulances, quints, aerials, foam units, and fireboats. You may apply for only one vehicle per year.	Eligible applicants are an agency or organization that has a formally recognized arrangement with a State, local or tribal authority (city, county, parish, fire district, township, town or other governing body) to provide fire suppression to a population within a fixed geographical area. Completed Applications for 2003 were accepted from March 10 to April 11. Awards announced June through August 2003 in Washington ranged from \$13,860 to \$622,350. Total awarded to departments in Washington State for year as of 8/15/03 was \$4.8 million.	

Community development block grants, general obligation bonds (both voted and non-voted), and general funds are finance facilities similar to the Woodland Public Safety Facility.

The City of Battle Ground recently used a combination of non-voted or Councilmanic general obligation bonds and fund monies and utility funds accumulated since 1983 to finance a similar facility. The dedication of general funds provide proof of credit worthiness and allowed them to achieve a solid A bond rating. In addition, they used the ac build the leasable areas of the building which would not have been eligible for bond funding.

In addition to those mentioned above, other funding options which offer the most advantages include:

- Working with the USDA Rural Development Community Facilities Program can help to provide gap funding. The City of Woodland is getting reasonable funding rates and terms that work within the limitations of the program.
- The Federal Emergency Management Agency/U.S. Fire Administration Assistance to Firefighters Grants Program is oriented to provide funding for training and equipment. Working with this program to pay for those items is a good use of funds for facility development.
- The City's real estate excise tax funds could be used to contribute to general obligation bond payments.

City of Woodland Debt Capacity

Use of general obligation bonds and capital leases are subject to debt capacity and legal limits. The existing remaining debt of the City of Woodland is approximately \$7.2 million. The City has several mechanisms readily available for financing. They are non-voted general obligation bonds, non-voted capital leases, and voted general obligation bonds. Each of these mechanisms has its own maximum legal limit.

The remaining maximum legal limit for the City's indebtedness (debt capacity) is less than the sum total of the individual available funding mechanisms. This means the City can mix and match combinations of the funding mechanisms and not exceed the total limit. In addition, the City will not want to tap out its entire debt capacity for one project as this limits resources for emergency funds.

The following list identifies these mechanisms and their individual maximums:

- Non-voted or councilmanic general obligation bonds: Up to \$4,469,000 of debt.
- Non-voted capital lease structure: Up to \$4,228,850. This mechanism could include a future option to buy out the lease for an amount.

- Voted general obligation bonds: Up to \$7,448,480 or total maximum indebtedness which ever is smaller.

Costs associated with bond issuance are based on a percentage of total proceeds. The percentage is determined by a including the city's bond rating. Repayment terms and structuring, including debt repayment schedules, also vary in purchase and credit worthiness of jurisdictions. As mentioned earlier, working with the USDA Rural Development Facilities Program can help to ensure that the City of Woodland is getting reasonable funding rates and terms that within limitations of the municipal budget.

CONCLUSION

The three schemes for the proposed Public Safety Facility have cost estimates ranging \$3,894,000 to \$8,398,000. The available resources are likely to provide the best base for financing with programs offering smaller grants as potential funding.

In the 1997 Woodland Capital Facilities Plan Update provided by this firm identified non-voted or councilmanic general obligation bonds as the preferred method for purchase of land for the public safety & services building and voter approved bonds identified for the building construction.

General obligation bonds (non-voted) or a USDA Rural Development Community Facilities Program loan (where there are no bonds) are likely the best base for funding. Some work will need to be done to determine which approach will result in the best financing rates and terms.

Using community development block grants and the FEMA Assistance to Firefighters Grants Program for equipment could also provide notably smaller in dollar value but consequential financing assistance. Real estate excise taxes and if enacted could provide smaller still ongoing financial contributions.

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
COMMON AREAS 5 - 20 YEAR PROGRAM (UPDATED)**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
1	Lobby Airlock	1	80	80	
2	Lobby/Reception	1	336	336	Counter, Chairs(12), Accommodate 12 visitors @ seating Proximity to multi-agency office.
3	Men's Restrooms/ADA	1	173	173	Proximity to Lobby and Community Room; 1WC, 2 Urina
4	Women's Restrooms/ADA	1	173	173	Proximity to Lobby and Community Room; 3 WC, 2 Lavs
5	Reception	1	500	500	Receptionists (4 total) will have windows.
6	Lockers - Male with Restroom	1	450	450	Lockers (2 ft. x 3 ft.-6 in.+/-), 2 Lavs, 1 WC, 1 Urinal. (3)
7	Lockers - Female with Restroom	1	275	275	Lockers (2 ft. x 3 ft.-6 in.+/-), 2 Lavs, 1 WC. (3)
8	Showers - Male	1	425	425	Showers, ADA Accessible. (3)
9	Showers - Female	1	150	150	Showers, ADA Accessible. (3)
10	Laundry	1	80	80	
Total SF				2,642	
Efficiency Factor @ 30%		0.3	793	3,435	

General Notes:	1) Audio/Video recording equipment will be provided throughout building in designated 2) Targets can be stored off-site. 3) Community lockers and showers indicate approximate square footages. Actual num on occupancy.
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Parking Requirements:	total sf	space per sf	spaces	
Common Areas	1,789	400	4	(Total sf does not include restroom/shower areas)
Total Parking spaces			4	
Regular spaces (9'x20')			3	
Compact spaces (7.5'x15')			2	

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT 5 - 20 YEAR PROGRAM (UPDATED)**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
	<u>OFFICE AREA</u>				
1	Work Room	1	100	100	Dispatch / Work Room
2	File Office	1	100	100	
3	Office - Chief	1	180	180	
4	Office - Assistant Chief	1	155	155	
5	Office - Deputy Fire Marshal (2 occupants)	1	300	300	Ability to divide space in future
6	Conference Room/Resource Library	1	300	300	8 people w/ one wall for books
7	Classroom/Training Room	1	1350	1350	40 people at tables w/ AV Support. 100 people at c
8	Training Storage	1	150	150	
	Office Area Subtotal:			2,635	
	<u>APPARATUS AREA</u>				
9	Truck Bays - Drive through and 2 deep	4	1375	5500	Maintenance at one bay
10	SCBA Room	1	100	100	
11	EMS Storage	1	100	100	Medical EMT
12	Equipment Storage	1	105	105	Hose, tires, chairs, etc.
13	Storage - Truck Accessories	1	150	150	
14	Shop	1	150	150	
15	Storage - Shop	1	150	150	General Storage
16	Clean Room/Decon/Gear Storage and Bio-Hazard Room	1	150	150	Exterior entrance
17	Mezzanine Storage				
	Apparatus Area Subtotal:			6,405	

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
FIRE DEPARTMENT 5 - 20 YEAR PROGRAM (UPDATED)**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
	<u>LIVING AREA</u>				
18	Captain's Office	1	140	140	
19	Day Use	1	290	290	"Day Room" for 6 persons + storage
20	Dining	1	300	300	
21	Kitchen / Storage	1	300	300	3 Refrigerators - commercial
22	Fitness Room	1	400	400	Bigger if possible
23	Sleeping Areas (6)	6	100	600	
	Living Area Subtotal:			2,030	
	<u>"OTHER" AREAS</u>				
24	Mechanical/Electrical Rooms	1	170	170	
	"OTHER" AREAS TOTAL:			170	
	Total SF			11,240	
	Efficiency Factor @ 30%	0.3	3,372	14,612	

Parking Requirements:	total sf	space per sf	spaces
"Assembly" spaces	1,350	40	34
Other areas**	6,687	400	17
Total Parking spaces			50
Regular spaces (9'x20')			33
Compact spaces (7.5'x15')			17

** Does not include apparatus areas, exterior storage or mechanical/electrical rooms

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
POLICE DEPARTMENT 5 - 20 YEAR PROGRAM (UPDATED)**

Seq.	Room Name	No.	SF Ea.	Total	Requirements
1	Chief's Office	1	140	140	Desk, workstation, table (3-4), lateral file.
2	Supervisor's Office	1	120	120	Desk, workstation, lateral file, locker, 2 side chairs.
3	Detective/Investigator	1	140	140	Shared by 2; Desks, workstation, 5 ft. equipment table, 2 file ca
4	Interview Room -- Victim	1	80	80	Soft room; Couch, end table with storage, 2 side chairs -- Priva five people.
5	Interview Room -- Suspect	1	80	80	Hard room; Table (1), chairs (3) -- Privacy required.
6	File Room/Storage	1	120	120	Room for 10 lateral files.
7	Report Writing/Storage	1	250	250	4-5 workstations with swing arms; cabinetry, landscape partitio
8	Evidence Processing/Storage	1	200	200	Countertops, undercounter refig., storage, chair, slam lockers, cabinetry -- Tables (4), shelving, bins -- Storage up to 3 years.
9	Holding Cell "A" (HC)	1	90	90	HC; 'Detention' doors, sink, toilet.
10	Holding Cell "B" - Holds 2	1	90	90	'Detention' doors, concrete bench with cuffing, sink, toilet.
11	Holding Cell "C" - Juvenile/ADA (Holds 4)	1	90	90	'Detention' door, concrete bench with cuffing, sink, toilet.
12	Intake Area	1	115	115	Intox, fingerprinting, photo, workstation (bench), chair floor drai
13	Briefing/Training/Conf. Room	1	300	300	Capacity 15 at training tables.
14	Storage/Supply/Armory	1	125	125	Secure: Closets, lockable ammo storage cabinets (6,000 - 8,00 armory, lockable cabinet.
15	Janitor Room	1	50	50	
16	Generator	1	*	*	*Exterior pad mounted generator.
Total SF				1,990	
Efficiency Factor @ 30%		0.3	597	2,587	

Parking Requirements:	total sf	space per sf	spaces
Police areas	2,587	400	6
Total Parking spaces			6
Regular spaces (9'x20')			4
Compact spaces (7.5'x15')			2

**WOODLAND PUBLIC FACILITIES NEEDS ANALYSIS
TOTALS 5 - 20 YEAR PROGRAM (UPDATED)**

Area	Total SF	Notes
Common Areas	3,435	
Fire	14,612	
Police	2,587	

Total Square Footage	20,634
-----------------------------	---------------

Parking Requirements:	spaces
Common Areas	4
Fire	50
Police	6
Total Parking spaces	61
Regular spaces (9'x20')	40
Compact spaces (7.5'x15')	21



WOODLAND PUBLIC SAFETY BUILDING
BUDGET SUMMARY - FINAL SCHEME

BUDGET SUMMARY

Property Acquisition
Construction Budget
Soft Cost Budget

PI

Budget

Inflation - 4% per year

(Assumes Start of Construction - October 2005)

5.3%

TOTAL BUDGET (Approximate):



WOODLAND PUBLIC SAFETY BUILDING
CONSTRUCTION / SOFT COST BUDGETS - FINAL SCHEME

Construction Budget

Existing Building Demolition	7,200 SF	\$5.00 per SF
Site work preparation	3,926 CY	\$3.50 per CY
Surface Paving/Site Development		
6" Concrete Paving	50,000 SF	\$11.00 per SF
Surface Parking/Site Development		
Asphalt Paving	20,000 SF	\$5.50 per SF
Hard Surface Area	6,200 SF	\$2.50 per SF
Landscaping	29,000 SF	\$2.00 per SF
Proposed Building		
(New Building Construction)	20,634 SF	\$130 per SF

Construction Hard Costs Subtotal*

Tax

7.50%

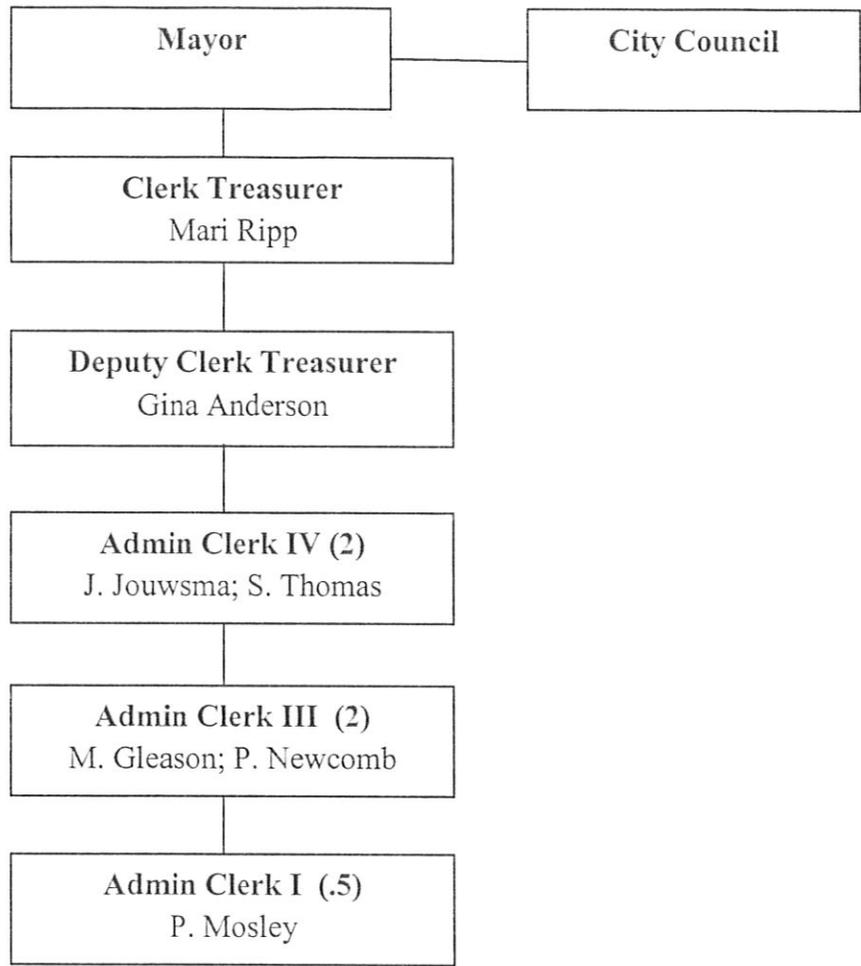
Construction Hard Costs Total - Final Scheme

Soft Cost Budget

Design & Estimating Contingency	6.50%	
Construction Contingency	8.00%	
Construction testing		
Cowlitz County Fees:		
Pre Application / Site Plan Review		
Building Permit		
Additional Fees (Sewer / Septic / SDC / Impact / Land Use):		
Survey		
Geological Investigation		
Architectural/Engineering Fees		
(Architectural, Mechanical, Electrical, Structural, Civil, Landscape, Estimator):		10%
Reimbursable Expenses		
Furniture		10%
Hazardous material removal		
Equipment - including Telephone, A/V equipment, etc.		
Moving costs		
<hr/>		
Soft Cost Budget Total - Final Scheme		

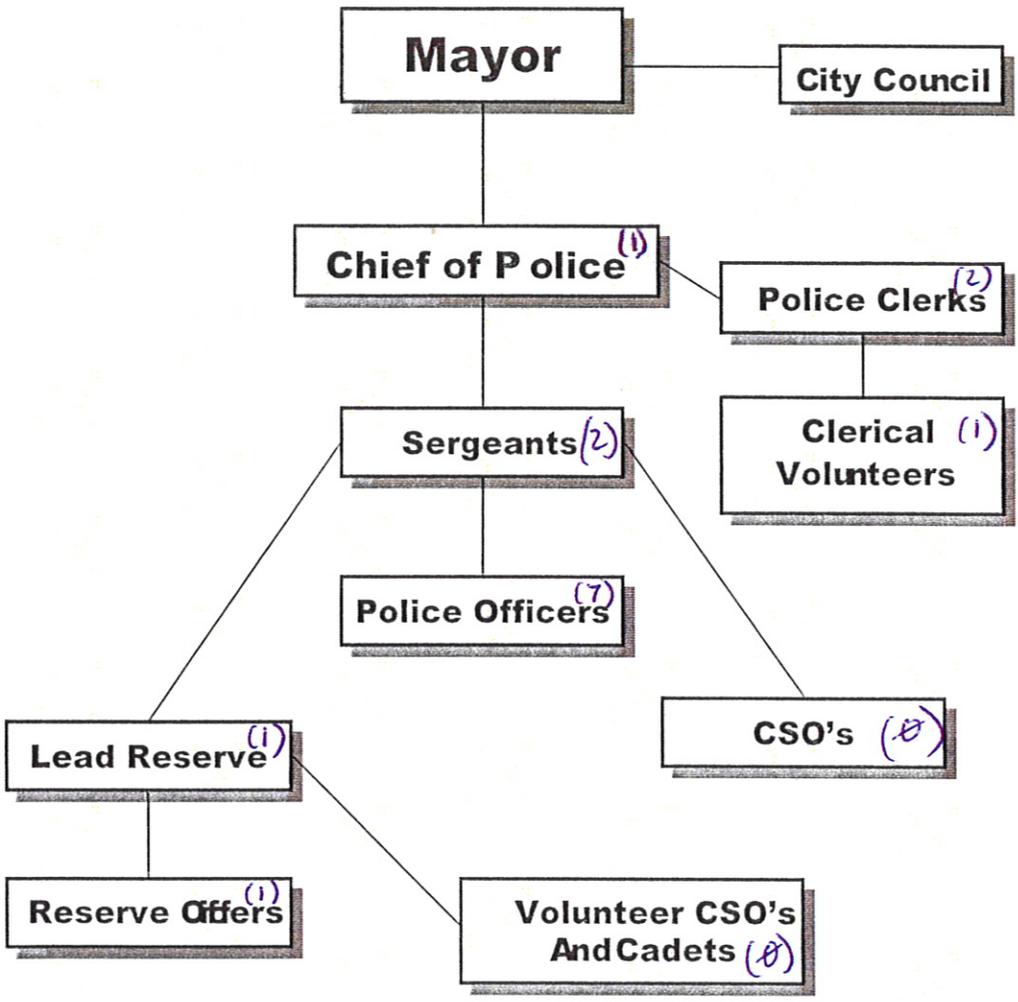
**Note: Construction Hard Costs Total does not include a Training Tower.*

City of Woodland – Clerk Treasurer Organizational Chart – April, 2010



Mari Ripp

From: Chief Rob Stephenson [StephensonR@woodlandpd.org]
Sent: Tuesday, April 20, 2010 4:08 PM
To: Mari Ripp
Subject: RE: Org Chart



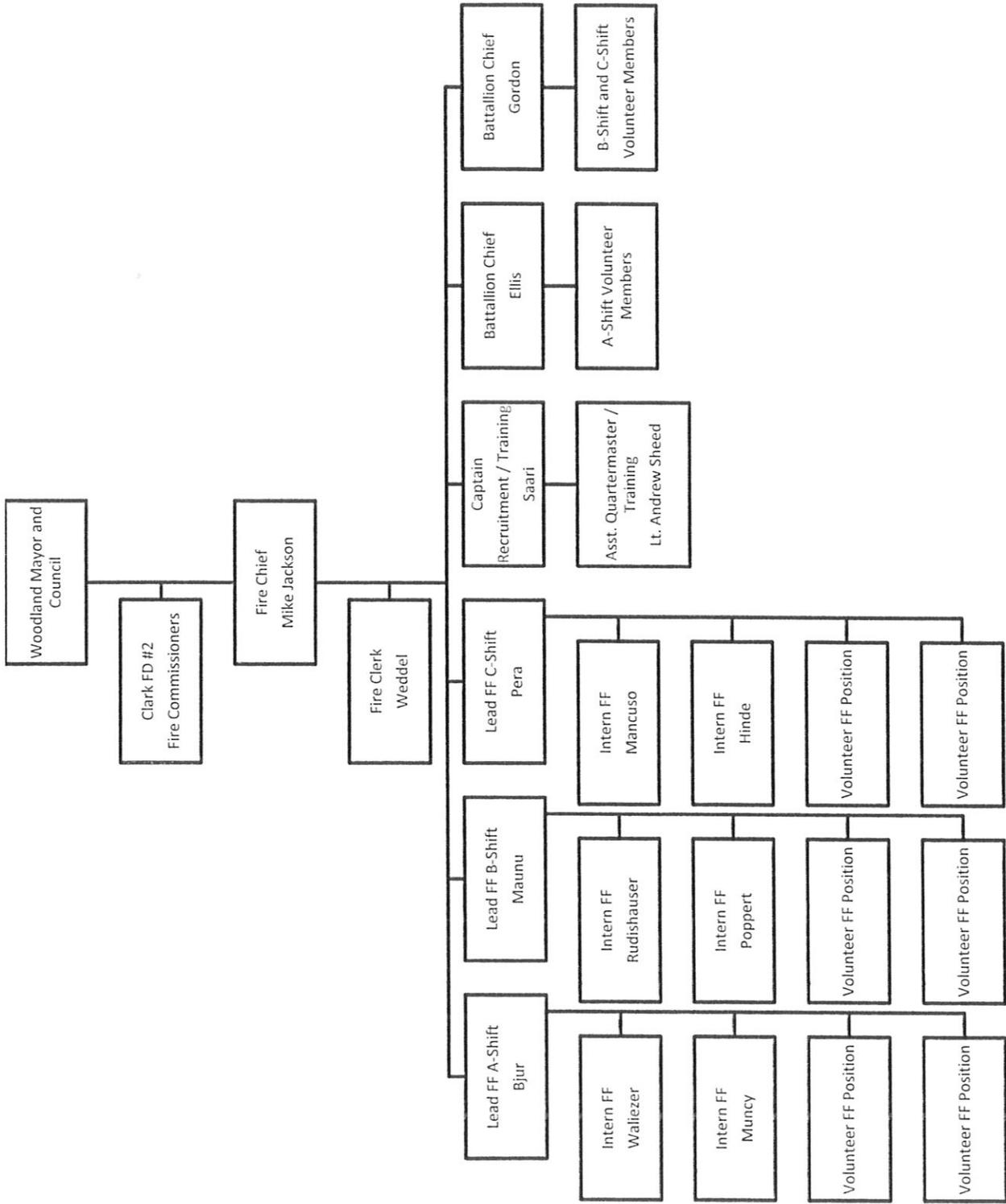
"Your beliefs are your reality...if you don't like the reality, change your beliefs."
"One person's complaint does not make it a problem...it makes it ONE person's complaint"
"Ignoring the fact will not make the fact go away."

This e-mail and related attachments and any response may be subject to public disclosure under state law.

Chief Rob Stephenson
Woodland Police Department
stephensonr@woodlandpd.org

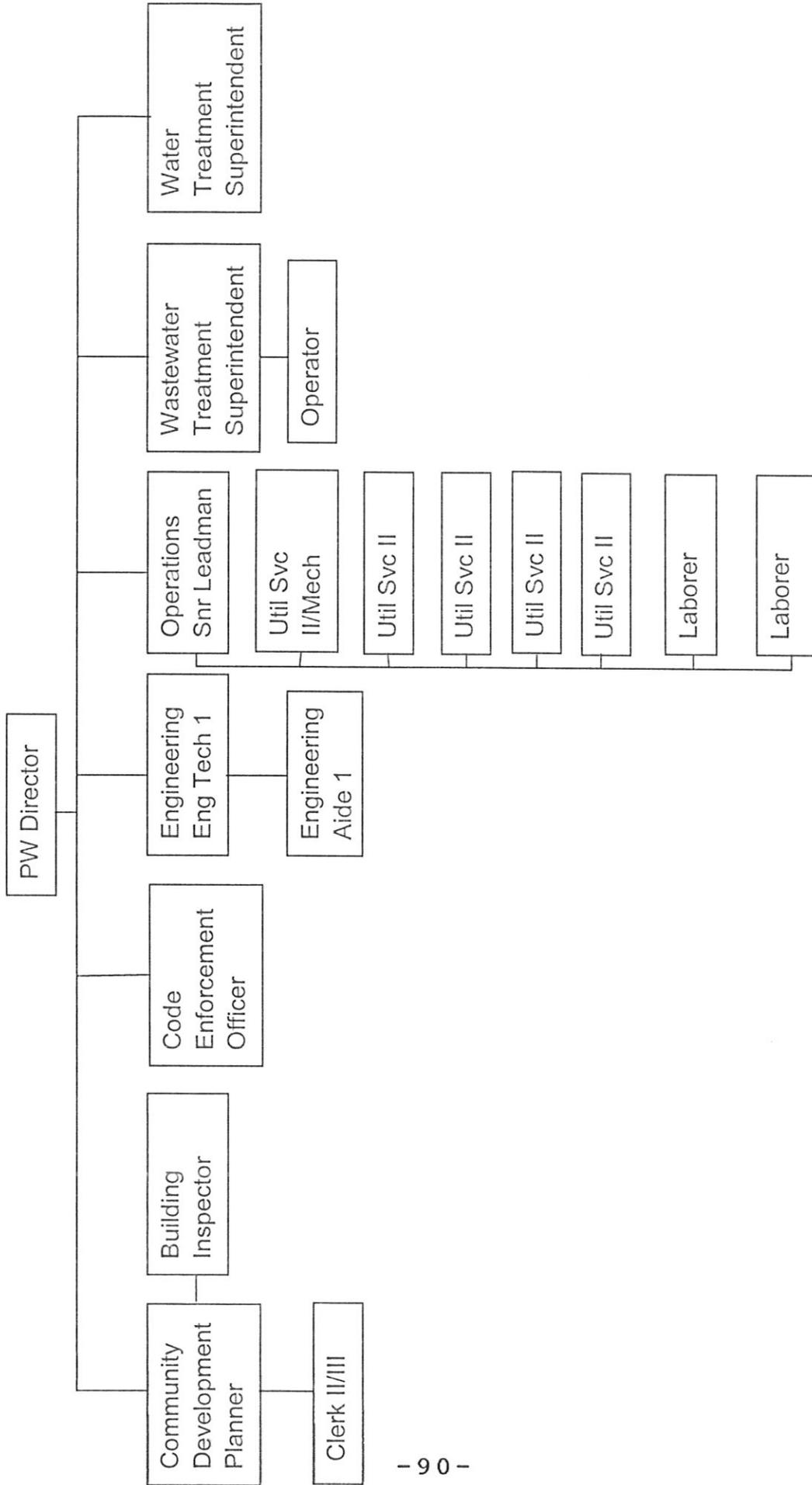
100 Davidson Ave., PO Box 9
Woodland, Wa. 98674
(360) 225-6965 – Bus.
(360) 225-8981 – 24-Hr Dispatch
(360) 225-1201 – Fax

Woodland Fire Department Organizational Chart



Updated: 4/20/10

Public Works Organizational Chart: April 2010



Long Term Debt Summary - 2008

g:\Annual Report\2008 Debt Summary worksheet_20090520.xls

Year	2008 General Obligation Debt	2008 Revenue Bonded Debt	2008 Other Debt	2008 TOTAL Debt	Get info by Sch 9
1989		17,410		17,410	
1990		44,999		44,999	
1994	688,841	439,656		1,128,497	
1997		855,943		855,943	
1999	27,710	2,018,218		2,045,928	
2002		1,190,449		1,190,449	
2003				0	
2004	0			0	
2005	850,674			850,674	
2006				0	
2007				0	
2008					
TOTALS	1,567,225	4,566,675	0	6,133,900	6,133,900

Proof

Year	General Obligation Debt	Revenue Bonded Debt	Other Debt	2008 TOTAL Debt	
2008	295,945	534,336	0	830,281	
2009	270,493	528,902	0	799,396	
2010	241,531	506,060	0	747,591	
2011	241,075	478,648	0	719,723	
2012	235,593	473,960	0	709,554	
2013-2017	702,772	2,147,417	0	2,850,189	
2018-2022	186,451	810,211	0	996,662	
2023	0	87,551	0	87,551	
TOTALS	2,173,860	5,567,086	0	7,740,946	7,740,946

Note: CLID Assessment Debt
Reported in Notes separately
Do not include in Other
Debt above per Tina Watkins.

City of Woodland - Debt Schedule

Amount paid annually with interest

Does NOT include lease payments

GO Bonds	PWTF		Muni Svcs		LOCAL		LOCAL		Muni Svcs		LOCAL		LOCAL		2005 PD Veh		BNY LTGO		BNY LTGO		TOTALS
	TIM 203	TIM 204	Pierce Pumper	Marq/First Muni	2002 Chev	2002 Tahoe	2004 Chev	2004 Chev	2005 PD Veh	ALF Pumper	Land Acq'n	ALF Pumper	Land Acq'n	ALF Pumper	Land Acq'n	ALF Pumper	Land Acq'n	ALF Pumper	Land Acq'n	ALF Pumper	
2008	101,465	29,415	28,816					10,129						10,251	54,700	61,168	295,945				
2009	99,685	28,899	28,816												53,220	59,873	270,493				
2010	97,905	28,383													51,700	63,543	241,531				
2011	96,124	27,867													55,120	61,963	241,075				
2012	94,344	27,651													53,275	60,323	235,593				
2013	92,564	26,835													51,385	63,643	234,427				
2014	90,784	26,319													54,450	61,708	233,261				
2015															52,250	59,728	111,978				
2016															62,703	62,703	62,703				
2017															60,403	60,403	60,403				
2018															63,078	63,078	63,078				
2019															60,493	60,493	60,493				
2020															62,880	62,880	62,880				
Total	672,871	195,370	57,633		0	0	0	10,129	10,251	426,100	801,506	2,173,860									

*Does not include all prior years in the totals

Revenue Bonds	PWTF Res#3 89 (401)	PWTF Sewer 90 (402)	CERB Timber* T93-028 (227)	CERB C93-098 (226)	PWTF Water Filtm'97 (401)	PWTF Sewer 99(402)	DOE SRF 01 (402)	WWTP	TOTALS
2008	18,451	23,174	41,883	34,150	123,636	205,491	87,552	87,552	534,336
2009	17,929	22,949	41,883	34,150	120,783	203,656	87,552	87,552	528,902
2010		22,724	41,883	34,150	117,929	201,822	87,552	87,552	506,060
2011			41,883	34,150	115,076	199,987	87,552	87,552	478,648
2012			41,883	34,150	112,223	198,152	87,552	87,552	473,960
2013			41,883	34,150	109,370	196,318	87,552	87,552	469,272
2014			41,883	34,150	106,517	194,483	87,552	87,552	464,584
2015			41,883	34,150	103,664	192,648	87,552	87,552	459,897
2016					100,811	190,813	87,552	87,552	379,175
2017					97,958	188,979	87,552	87,552	374,488
2018					187,144	187,144	87,552	87,552	274,695
2019						185,309	87,552	87,552	272,861
2020							87,552	87,552	87,552
2021							87,552	87,552	87,552
2022							87,552	87,552	87,552
2023							87,551	87,551	87,551
Total	36,380	68,847	335,066	273,200	1,107,966	2,344,801	1,400,825	0	5,567,086

*Due Jan annually, so paid in prior year to meet due date

*Does not include all prior years in the totals

Other Debt	CLID 94-01/02 Assmt Debt (Prin Only)	Other	Other	Other	Other	Other	Other	Other	Other	TOTALS
	2008	80,000								80,000
	2009	80,000								80,000
	2010	80,000								80,000
	2011	80,000								80,000
	2012	85,000								85,000
	2013									0
	2014									0
	2015									0
	2016									0
	2017									0
	2018									0
	2019									0
	2020									0
	2021									0
	2022									0
	2023									0
Total		405,000	0	0 405,000						

*Does not include all prior years in the totals

Mari Ripp

From: Jim Nelson [jimnelson@martinnelsonco.com]
Sent: Tuesday, January 12, 2010 2:18 PM
To: Mari Ripp
Subject: 2005 LTGO Bond

Hi Mari,

I enjoyed talking with you today. As you know, the 2005 Limited Tax General Obligation Bond (financed a fire truck over 10 years and a land purchase over 15 years) become callable/prepayable on December 1, 2010.

Currently, it is not cost-effective to refinance the 2005 LTGO Bond prior to the call date. We will continue to monitor the market conditions. If current interest rates are lower later this year, then it may become cost-effective to refinance the 2005 LTGO Bond.

If the City has another financing need (i.e., police/fire facility) and desires to issue bonds (current average 20-year interest rate is 4.00%), then there are economies of scale (with reduced transaction costs) by bundling the new money bond with the refunding bond.

If you have any questions or would like additional information, please call 1-888-342-6864.

Sincerely,

Jim Nelson, Vice President/Sr. Municipal Underwriter
Martin Nelson & Company
Public Finance Department
1500 Westlake Avenue North, Suite 200
Seattle, WA 98101
Phone: 206-682-2763 or 1-888-342-6864
Fax: 206-695-7139

December 31, 2009 Ending Cash/Investment balance \$481,917.86

Consulted with Jim Nelson, Martin & Nelson, Bond Underwriter and Hugh Spitzer, Bond Counsel. Advised to call the 1997 CLID 2011 and 2012 bonds early since they will pay out 5.8% and 5.9% interest to the bondholders. Since current interest rates are earning only .4% to 1.10% (as of 3/15/2010) it was advised to make the April 1, 2010 early call for the bonds 234-266 for \$80,000 and \$85,000.

The current fund balance of #225 CLID will support this. The portion of the fund balance was \$133,000 of which is the bond reserve fund. If the City calls the bonds early and pays off the maturities, then the bond reserve fund and any remaining funds can be transferred back to the City General Fund (Fund 001) or General Reserve (Fund 301). It is estimated to have the following:

Fund Balance 12/31/2009 \$481,917.86

April 1, 2010 bond call	\$ 94,215 (\$80,000 principal + \$14,215 interest)	bond #218-233
April 1, 2010 early bond call	\$ 80,000	for 2011 bonds #234-249
April 1, 2010 early bond call	<u>\$ 85,000</u>	for 2012 bonds #250-266
Total	\$259,215	

Estimated available balance to transfer to 001 or 301 \$222,702

*Note: The CLID debt from the property owners is still being paid for 2010, 2011 and 2012, so revenue will continue to be collected. For 2009 we billed and received payment for \$55,746 principal (with one early payoff from the Port), \$17,504 interest for a TOTAL of \$73,250.

2010 principal to be billed is \$34,920 and interest of \$5,558 with an unpaid principal balance of \$74,988. This will be deposited to Fund #225 and is available to transfer back to 001 or 301 also.

FUND	DESCRIPTION	CASH	INVESTMENT	TOTAL
001	Current Expense	44,774.57	3,000.00	47,774.57
002	Petty Cash/Change	450.00	0.00	450.00
003	Advance Travel	2,000.00	0.00	2,000.00
101	Park	9,127.47	9,700.00	18,827.47
102	Library	6,165.00	33,600.00	39,765.00
104	Street	14,078.83	0.00	14,078.83
105	Document Recording Fee	511.82	13,000.00	13,511.82
107	Hotel/Motel Tax	5,104.92	17,250.00	22,354.92
108	Criminal Justice	5,690.85	9,500.00	15,190.85
224	94 PWTF Loans	11,287.65	27,500.00	38,787.65
225	CLID #94-01/94-02	1,917.86	480,000.00	481,917.86
226	CERB Loan - Water	91.66	0.00	91.66
227	CERB Loan - Sewer	68.87	0.00	68.87
300	Park Acquisition/Impvmt	(75,586.25)	498,000.00	422,413.75
301	CPR: General	(824,170.09)	1,433,104.63	608,934.54
302	CPR: Utilities	1,929.00	394,709.00	396,638.00
303	Fire Dept Reserve	1,864.34	22,000.00	23,864.34
304	Equipment Acq Reserve	19,534.22	41,000.00	60,534.22
305	Downtown Revitalization	491.64	400.00	891.64
307	Dike Road Interchange Drainage	4,287.58	0.00	4,287.58
310	Davidson Avenue Reconstruction	closed - Ord 1096	closed	closed
312	Public Works Shop	148.64	7,600.00	7,748.64
316	SR503 Improvements	14,453.74	48,400.00	62,853.74
318	Dunham Avenue Reconstruction	closed - Ord 1086	closed	closed
319	Public Safety Facility Bond	103,088.16	347.00	103,435.16
320	Sidewalk Project	323.49	0.00	323.49
321	Horseshoe Lake Trail	110.82	10,000.00	10,110.82
322	Goerig Park	2.92	0.00	2.92
323	Schurman Way Repair	429,798.92	278,000.00	707,798.92
350	Impact Fees: School	2,750.00	0.00	2,750.00
351	Impact Fees: Fire	42.98	16,000.00	16,042.98
352	Impact Fees: Park	34,005.99	87,000.00	121,005.99
401	Water	150,271.83	65,700.00	215,971.83
402	Sewer	(338,525.33)	423,500.00	84,974.67
403	Garbage	14,222.14	15,500.00	29,722.14
406	Sewer Plan/Improvements	closed - Ord 1104	closed	closed
407	Restroom Project	17,074.05	45,000.00	62,074.05
408	Water Pumping Treatment	855.40	200.00	1,055.40
409	Bond Reserve Fund	(26,350.00)	26,350.00	0.00
410	Water Reservoir Cover	closed	closed	closed
411	Water Main Street Refurbishment	119,911.88	201,000.00	320,911.88
412	Utility Deposits	18,097.95	18,480.00	36,577.95
631	Municipal Court Suspense	closed - Ord 1086	closed	closed
641	Cash Bond Trust Fund	0.00	0.00	0.00
801	Payroll Clearing Fund	135,369.14	0.00	135,369.14
802	Claims Clearing Fund	271,070.20	0.00	271,070.20
	TOTAL	176,342.86	4,225,840.63	4,402,183.49

NEW ISSUE

CITY OF WOODLAND NON-RATED

In the opinion of Bond Counsel, assuming compliance by the City of Woodland, Washington (the "City") with applicable requirements of the Internal Revenue Code of 1986, as amended, including arbitrage requirements, interest on the Bonds is excluded from gross income of registered owners for federal income tax purposes under existing federal law and is not an item of tax preference for purposes of the alternative minimum tax applicable to individuals. However, while interest on the Bonds also is not an item of tax preference for purposes of the alternative minimum tax applicable to corporations, interest on the Bonds received by corporations is taken into account in the computation of adjusted current earnings for purposes of the alternative minimum tax applicable to corporations, interest on the Bonds received by certain S corporations may be subject to tax, and interest on the Bonds received by foreign corporations with United States branches may be subject to a foreign branch profits tax. Receipts of interest on the Bonds may have other federal tax consequences for certain taxpayers. The Bonds are not private activity bonds. See the captions "UNDERWRITING AND LEGAL - Tax Exemption" and "Certain Other Federal Tax Consequences".

\$1,334,283.16

CITY OF WOODLAND, WASHINGTON CONSOLIDATED LOCAL IMPROVEMENT DISTRICT NO. 94-01/94-02 BONDS

DATED: April 1, 1997

DUE: April 1, 2014

The City of Woodland, Washington (the "City") Consolidated Local Improvement District No. 94-01/94-02 Bonds (the "Bonds") will be issued as fully registered bonds in denominations of \$5,000 each, except for Bond No. 1 which will be issued in the amount of \$9,283.16. Unless redeemed earlier as described below, the principal of the Bonds shall be payable on April 1, 2014 upon presentation and surrender of the Bonds by the Registered Owners or nominees of such owners at the principal corporate trust office of either of the Fiscal Agencies of the State of Washington in New York, New York or Seattle, Washington, currently The Bank of New York and Wells Fargo Bank, National Association, respectively. Interest on the Bonds, calculated on the basis of 360-day year comprised of twelve 30-day months, will be paid on April 1, 1998, and annually thereafter on April 1 of each year, until maturity or earlier redemption. Interest on the Bonds will be paid by check or draft mailed (on the date such interest is due) to the Registered Owners or nominees of such owners at the addresses appearing on the Bond Register on the 15th day of the month immediately preceding each interest payment date.

The principal of and interest on the Bonds will be payable from assessments levied against the benefited properties located within the boundaries of Local Improvement District No. 94-01 ("LID 94-01") and Local Improvement District No. 94-02 ("LID 94-02"), which together comprise Consolidated Local Improvement District No. 94-01/94-02 ("CLID 94-01/94-02"). The assessments are secured by a statutory lien against the respective parcels of property assessed until fully paid. The Bonds are additionally secured by funds on deposit in the City's Local Improvement Guaranty Fund (the "Guaranty Fund"). See "SOURCES OF PAYMENT AND SECURITY FOR THE BONDS."

ESTIMATED REDEMPTION OF BONDS

Table with 10 columns: April 1, Amount, Bond Numbers, Interest Rate, Price. It lists redemption schedules from 1998 to 2012, including bond numbers and interest rates.

The Bonds are term bonds subject to redemption in ascending numerical order, commencing with Bond No. 1, at a price of par plus accrued interest to the date of redemption on any interest payment date beginning April 1, 1998. Any such redemption will be made from assessment payments deposited in the CLID 94-01/94-02 Bond Fund (the "Bond Fund"), together with other money on deposit in such fund, if any, to the extent that such amounts exceed the interest requirements for the Bonds. The Estimated Redemption of Bonds shown above is based on anticipated annual payments of assessments. The Estimated Redemption of Bonds is only an estimate. Bonds may be called earlier or later than shown depending on the actual receipt of such assessment payments. See "DESCRIPTION OF THE BONDS - Redemption Prior to Maturity."

THE BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE CITY AND ARE NOT OBLIGATIONS OF THE STATE OF WASHINGTON OR ANY POLITICAL SUBDIVISION THEREOF OTHER THAN THE CITY, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY IS PLEDGED TO THE PAYMENT OF THE BONDS.

The City has designated the Bonds as "qualified tax-exempt obligations" under the Internal Revenue Code of 1986, as amended. See "UNDERWRITING AND LEGAL - Certain Other Federal Tax Consequences."

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision.

The Bonds are offered by the Underwriter when, as and if issued, subject to the approving legal opinion of Foster Pepper & Shefelman, Seattle, Washington, Bond Counsel. It is expected that the Bonds in definitive form will be ready for delivery in Seattle, Washington on or about April 1, 1997.

Notice of Redemption*
City of Woodland, Washington
Consolidated Local Improvement District Bonds, 1997

NOTICE IS HEREBY GIVEN that the City of Woodland, Washington, has called for redemption on April 1, 2010, all of its then-outstanding Consolidated Local Improvement District Bonds, 1997 (the "Bonds").

The Bonds will be redeemed at a price of one hundred percent (100%) of their principal amount, plus accrued interest to April 1, 2010. The redemption price of the Bonds is payable on presentation and surrender of the Bonds at the office of:

[By Mail or in Person]

[In Person Only]

The Bank of New York
 Worldwide Securities Processing
 2001 Bryan Street, 9th Floor
 Dallas, TX 75201

Any branch of Wells Fargo Bank,
 National Association in the State
 of Washington

Interest on all Bonds or portions thereof which are redeemed shall cease to accrue on **April 1, 2010**.
 The following Bonds are being redeemed:

<u>Maturity Years</u> (April)	<u>Principal</u> <u>Amounts</u>	<u>Interest</u> <u>Rates</u>	<u>Bond Nos.</u>
2011	\$ 80,000	5.80%	234-249
2012	\$ 85,000	5.90%	250-266

*IF BONDS ARE TO BE SELECTED BY LOT. PLEASE INDICATE SO IN THE AREA DESIGNATED BY BOND NUMBER. (ATTACH ADDITIONAL PAGES IF REQUIRED).

Special Instructions Redeem Bonds #234-266 on April 1, 2010

Is this an Intra-Period Call? No Days of Accrual: 0 Total Intra-Period Interest Amount \$0

TOTAL AMOUNT TO BE CALLED: \$ 165,000.00

IF PUBLISHED, WHEN? _____

APPROVED BY _____ DATE 3/12/2010

Mari E. Ripp, Clerk Treasurer

SENDER'S: TELEPHONE # (360)225-8281 x14 FAX#: (360)225-7336

COMPLETED FORMS MAY BE FAXED TO THE BANK OF NEW YORK @ 212-815-5595. ALL REQUESTS SHOULD BE SENT TO THE ATTENTION OF THE RELATIONSHIP MANAGER LISTED BELOW AND CONFIRMED AS RECEIVED BY TELEPHONING THAT INDIVIDUAL.

SADIE RICHARDS 212 815-5092

By Order of the City of Woodland,
 Washington
 The Bank of New York, as Paying Agent

Dated: _____

*This notice shall be given immediately by first class mail to each registered owner of the Refunded Bonds and to each Nationally Recognized Securities Information Repository.

CITY OF WOODLAND
MONTHLY SCHEDULE OF CASH AND INVESTMENT ACTIVITY
FOR THE PERIOD ENDING DECEMBER 31, 2009

FUND	DESCRIPTION	CASH	INVESTMENT	TOTAL
001	Current Expense	44,774.57	3,000.00	47,774.57
002	Petty Cash/Change	450.00	0.00	450.00
003	Advance Travel	2,000.00	0.00	2,000.00
101	Park	9,127.47	9,700.00	18,827.47
102	Library	6,165.00	33,600.00	39,765.00
104	Street	14,078.83	0.00	14,078.83
105	Document Recording Fee	511.82	13,000.00	13,511.82
107	Hotel/Motel Tax	5,104.92	17,250.00	22,354.92
108	Criminal Justice	5,690.85	9,500.00	15,190.85
224	94 PWTF Loans	11,287.65	27,500.00	38,787.65
→ 225	CLID #94-01/94-02 <i>pd off Bond 2010; yr 13 of 15</i>	1,917.86	480,000.00	481,917.86
226	CERB Loan - Water	91.66	0.00	91.66
227	CERB Loan - Sewer	68.87	0.00	68.87
300	Park Acquisition/Impvmt	(75,586.25)	498,000.00	422,413.75
→ 301	CPR: General <i>Reserve</i>	(824,170.09)	1,433,104.63	608,934.54
302	CPR: Utilities	1,929.00	394,709.00	396,638.00
303	Fire Dept Reserve	1,864.34	22,000.00	23,864.34
304	Equipment Acq Reserve	19,534.22	41,000.00	60,534.22
305	Downtown Revitalization	491.64	400.00	891.64
307	Dike Road Interchange Drainage	4,287.58	0.00	4,287.58
310	Davidson Avenue Reconstruction	closed - Ord 1096	closed	closed
312	Public Works Shop	148.64	7,600.00	7,748.64
316	SR503 Improvements	14,453.74	48,400.00	62,853.74
318	Dunham Avenue Reconstruction	closed - Ord 1086	closed	closed
319	Public Safety Facility Bond	103,088.16	347.00	103,435.16
320	Sidewalk Project	323.49	0.00	323.49
321	Horseshoe Lake Trail	110.82	10,000.00	10,110.82
322	Goerig Park	2.92	0.00	2.92
323	Schurman Way Repair	429,798.92	278,000.00	707,798.92
350	Impact Fees: School	2,750.00	0.00	2,750.00
351	Impact Fees: Fire	42.98	16,000.00	16,042.98
352	Impact Fees: Park	34,005.99	87,000.00	121,005.99
401	Water	150,271.83	65,700.00	215,971.83
402	Sewer	(338,525.33)	423,500.00	84,974.67
403	Garbage	14,222.14	15,500.00	29,722.14
406	Sewer Plan/Improvements	closed - Ord 1104	closed	closed
407	Restroom Project	17,074.05	45,000.00	62,074.05
408	Water Pumping Treatment	855.40	200.00	1,055.40
409	Bond Reserve Fund	(26,350.00)	26,350.00	0.00
410	Water Reservoir Cover	closed	closed	closed
411	Water Main Street Refurbishment	119,911.88	201,000.00	320,911.88
412	Utility Deposits	18,097.95	18,480.00	36,577.95
631	Municipal Court Suspense	closed - Ord 1086	closed	closed
641	Cash Bond Trust Fund	0.00	0.00	0.00
801	Payroll Clearing Fund	135,369.14	0.00	135,369.14
802	Claims Clearing Fund	271,070.20	0.00	271,070.20
	TOTAL	176 342.86	4,225,840.63	4,402,183.49

*(300 E Scott)
Debt pd
from here*

ACCOUNT NUMBER	DESCRIPTION	M.T.D. RECEIPTS	Y.T.D. RECEIPTS	ESTIMATED	% OF TOTAL	REMAINING EXPECTATION
 CAPITAL PROJ RESERVE: GENERAL						
301 000 000 308 00 00 00	BEGINNING FUND BALANCE	.00	614,074.27	614,074.00	100.00	.27-
	TOTAL BEGINNING FUND BALANCE	.00	614,074.27	614,074.00	100.00	.27-
301 000 000 317 34 00 00	REAL ESTATE EXCISE TAX-1 Q%	9,886.74	50,215.89	50,000.00	100.43	215.89-
301 000 000 317 34 00 01	REAL ESTATE EXCISE TAX-2 Q%	9,886.69	50,086.94	50,000.00	100.17	86.94-
301 000 000 319 80 00 00	REAL ESTATE EXCISE TAX INT.	.00	14.99	100.00	14.99	85.01
301 000 000 334 03 10 00	DOE GRANT: RECYCLING	.00	.00	.00	.00	.00
301 000 000 336 00 98 00	REPT: CITY-COUNTY ASSISTANCE	.00	.00	.00	.00	.00
301 000 000 361 11 00 00	INVESTMENT INTEREST	1,655.75	22,602.05	26,000.00	86.93	3,397.95
301 000 000 361 30 00 00	GAIN/(LOSS) ON INVESTMENT	.00	.00	.00	.00	.00
301 000 000 366 10 10 00	LOAN REPYMT FROM 351: INTEREST	.00	661.18	661.00	100.03	.18-
301 000 000 366 10 50 00	LOAN REPYMT FROM 001: INTEREST	.00	10,384.42	10,385.00	99.99	.58
301 000 000 369 90 00 00	MISCELLANEOUS	.00	.00	.00	.00	.00
	TOTAL REVENUES	21,429.18	133,965.47	137,146.00	97.68	3,180.53
301 000 000 381 20 10 00	LOAN REPYMT FROM 351: PRIN	.00	37,000.00	38,500.00	96.10	1,500.00
301 000 000 381 20 50 00	LOAN REPYMT FROM 001: PRIN	.00	40,000.00	40,000.00	100.00	.00
301 000 000 397 00 05 00	CONTRIBUTION FROM 001/SALES TX	54,966.19	85,021.80	102,500.00	82.95	17,478.20
301 000 000 397 00 07 00	CONTRIBUTION FROM 001/DWNTWN	.00	.00	.00	.00	.00
	TOTAL OTHER FINANCING SOURCES	54,966.19	162,021.80	181,000.00	89.51	18,978.20
	TOTAL CAP PROJECT RRS: GENERAL	76,395.37	910,061.54	932,220.00	97.62	22,158.46

City of Woodland
MONTHLY EXPENDITURE REPORT
12/31/2009 [Printed 03/04/2010 17:38]

ACCOUNT NUMBER	DESCRIPTION	M.T.D. EXPENDITURES	Y.T.D. EXPENDITURES	APPROPRIATED	% OF TOTAL	UNEXPENDED BALANCE
PARK ACQUISITION/IMPROVEMENT						
300 000 000 508 00 00 00	ENDING FUND BALANCE	.00	.00	430,879.00	.00	430,879.00
	TOTAL ENDING FUND BALANCE	.00	.00	430,879.00	.00	430,879.00
300 000 000 574 90 00 00	SKATE PARK PROJECT	.00	.00	.00	.00	.00
	TOTAL EXPENDITURES	.00	.00	.00	.00	.00
	TOTAL NON-EXPENDITURES	.00	.00	.00	.00	.00
300 000 000 594 00 60 00	C/O MISC EQUIP & IMPROVEMENTS	.00	5,000.00	5,000.00	100.00	.00
300 000 000 596 00 60 00	C/O MISC EQUIP & IMPROVEMENTS	.00	.00	.00	.00	.00
300 000 000 597 00 00 00	CONTRIBUTION TO 101/PARK	.00	89,384.00	89,384.00	100.00	.00
300 000 000 597 00 00 01	CONTRIBUTION TO 407/RESTROOM	.00	.00	.00	.00	.00
	TOTAL OTHER FINANCIAL USES	.00	94,384.00	94,384.00	100.00	.00
	TOTAL PARK ACQ'N./IMPROVEMENT	.00	94,384.00	525,263.00	17.97	430,879.00
 CAPITAL PROJ RESERVE: GENERAL						
301 000 000 508 00 00 00	ENDING FUND BALANCE	.00	.00	621,093.00	.00	621,093.00
	TOTAL ENDING FUND BALANCE	.00	.00	621,093.00	.00	621,093.00
301 000 000 581 10 10 00	INTERFUND LOAN TO 001/CURRENT	.00	.00	.00	.00	.00
301 000 000 581 10 20 00	INTERFUND LOAN TO 351/FIRE IMP	.00	27,000.00	37,000.00	72.97	10,000.00
	TOTAL NON-EXPENDITURES	.00	27,000.00	658,093.00	4.10	631,093.00
301 000 000 597 00 00 02	CONTR'B'N TO 303/FIRE RESE	1,685.34	20,224.00	20,224.00	100.00	.00
301 000 000 597 00 01 00	CONTR'B'N TO 001/CRC PUD REPAYMT	.00	.00	.00	.00	.00
301 000 000 597 00 02 00	CONTR'B'N TO 001/GENERAL FUND	198,966.00	198,966.00	198,966.00	100.00	.00
301 000 000 597 00 04 00	CONTR'B'N TO 104/STREET	.00	25,000.00	25,000.00	100.00	.00
301 000 000 597 00 05 00	CONTR'B'N TO 319/PS7 BOND	2,494.75	29,937.00	29,937.00	100.00	.00
301 000 000 597 00 06 00	CONTR'B'N TO 323/SCHURMAN WAY	.00	.00	.00	.00	.00
301 000 000 597 00 15 00	CONTR'B'N TO 001/S & B	.00	.00	.00	.00	.00
	TOTAL OTHER FINANCIAL USES	203,146.09	274,127.00	274,127.00	100.00	.00
	TOTAL CAPITAL PROJ RES:GENERAL	203,146.09	301,127.00	932,220.00	32.30	631,093.00

Finance options for Public Safety Facility

- Project:** Police Station-New 5,000 sq. ft. at E. Scott Avenue
Fire – remodel 100 Davidson Avenue
Fire – build X,XXX sq ft Pole barn type structure to replace 1711 Lewis River Road

Revenue sources:

Sales Tax – Estimated revenue from Walmart beginning end of 2010 \$35-40k/month

Annual estimate = \$420k-480k

Debt ending 2014-PWTF loans- TIM 203 and TIM 204 Budget = \$133,000 annually from Property taxes

Debt ending 2015-ALF Fire Truck 62% 351 Fire Impact fees; 38% 001/303 \$40-50k annual

Debt ending 2009-Pierce Pumper- \$28,816 from General Fund

Non-voted debt capacity = 2010 \$7,550,000

Community Facilities Credit Analysis

Community Facilities Credit Analysis April 21, 2010

Applicant Organization Woodland
 Project City & State _____

Loan Payment Calculations Guaranteed & Direct Loan Combinations

		Direct to Guaranteed Conversion Amount	
Direct Loan	\$2,000,000	Direct Loan	\$2,000,000
Interest Rate	3.2500%	Interest Rate	3.2500%
Repayment Years	40	Repayment Years	40
No. Pmts. per Year	2	No. Pmts. / Year	2
Amortization Factor	\$22.43	Amortization Factor	\$22.43
Direct Loan Payment	\$44,860	Direct Loan Payment	\$44,860
Direct Annual Payment	\$89,720	Direct Annual Pmt	\$89,720

		per \$1000 loan with 2 Pmts per year	
Guaranteed Loan	\$2,000,000	Guaranteed Loan	
Interest Rate		Interest Rate	
Repayment Years		Repayment Years	
No. Pmts. per Year		No. Pmts. / Year	
Amortization Factor		Amortization Factor	
Guar Loan Payment		Guar Loan Payment	
Guar Annual Payment		Guar Annual Pmt	
		Increase over 100% Direct	

Part 1 - Financial Summary

Restricted Fund accounts		CURRENT LIABILITIES	
Cash on Hand		Accounts less than 30 days	
Other Current Assets		Accounts 30-90 days	
		Accounts over 90 days	
LONG-TERM ASSETS		LONG-TERM LIABILITIES	
Real Estate		Secured by Real Estate	
Other Long-Term Assets		Other Long Term Debt	
TOTAL ASSETS	\$0	TOTAL LIABILITIES	\$0
		NET WORTH	\$0

Part 2- Pro-Forma Income Statement Summary

Operating Revenue (less adjustments)		Operating Expense	
Nonoperating Revenue		Nonoperating Expense	
Grants, Gifts, etc.		Administrative Expense	
Net Revenue	\$0	P & I Debt Payments *	
+ Interest in Operating Exp		Capital Lease Payments	
+ Depreciation Expense		Reserve Account Deposit	
Total Available for Debt & Reserve	\$0	Total Above	\$0

* Existing Debt

Part 3- Ability to finance with Guaranteed Loan

Available for New Debt Service	\$0	Loan Amount	\$2,000,000
Debt Payment for Loan - Guaranteed		Direct	\$89,720
Increase in Revenue required to finance guaranteed loan			
Increased Revenue to obtain 110% debt service			

CITY OF WOODLAND

SCHEDULE OF LIMITATION OF INDEBTEDNESS

(This schedule applies only to General Obligation Debt.)

As of December 31, 2009

Total Taxable Property Value \$593,315,465

(Remember: this calculation applies only to the statutory debt limits. Reevaluate your debt limitations in the context of constitutional requirements.)

			Remaining Debt Capacity
1	2.5% general purposes limit is allocated between:	14,832,887	
2	Up to 1.5% debt without a vote (councilmanic)	8,899,732	0
3	Less: outstanding debt (outstanding bonds, notes, etc.)	<u>775,674</u>	<<<Preliminary
4	Less: contracts payable (leases-purchases, conditional sales contracts, COPS)	<u>574,034</u>	
5	Less: excess of debt with a vote	<u>0</u>	
6	Add: available assets	<u>0</u>	
7	Equals: remaining debt capacity without a vote		<u>\$7,550,024</u>
8	1% general purposes debt with a vote	<u>5,933,155</u>	
9	Less: outstanding debt	<u>0</u>	
10	Less: contracts payable	<u>0</u>	
11	Add: assets available	<u>0</u>	
12	Equals: remaining debt capacity with a vote		<u>\$5,933,155</u>
13	2.5% utility purpose limit, voted	<u>14,832,887</u>	
14	Less: outstanding debt	<u>0</u>	
15	Less: contracts payable	<u>0</u>	
16	Add: assets available	<u>0</u>	
17	Equals: remaining debt capacity -- utility purpose, voted		<u>\$14,832,887</u>
18	2.5% open space, park and capital facilities, voted	<u>14,832,887</u>	
19	Less: outstanding debt	<u>0</u>	
20	Less: contracts payable	<u>0</u>	
21	Add: assets available	<u>0</u>	
22	Equals: remaining debt capacity - open space park and capital facilities, voted		<u>\$14,832,887</u>

*See WA State BARS Manual for complete instructions on completion of this schedule and special conditions.



Cowlitz County Assessor
Levy Limit Calculation

WOODLAND CITY-REG

2009 Assessment for 2010 Payable

Auth. # 678000004

A. Highest Levy Allowed	<u>2009</u> Year	<u>1,093,794.24</u> Highest Lawful Levy	x 101%	=	<u>\$1,104,732.18</u>
B. New Construction	<u>\$6,252,410</u> N C Assessed Value	x	<u>1.92087</u> Prior Year's Levy	÷ 1,000	= <u>\$12,010.07</u>
C. State Assessed Property	<u>\$697,447</u> Increase from Prior Year	x	<u>1.92087</u> Prior Year's Levy	÷ 1,000	= <u>\$1,339.71</u>
D. Annexations	<u>\$0</u> Annexed Area's A.V.	x	<u>0</u> Annexation factor	÷ 1,000	= <u>\$0.00</u>
E. REGULAR PROPERTY TAX LIMIT (total of lines A, B, C, & D):					<u>\$1,118,081.95</u>
F. AMOUNT AUTHORIZED BY RESOLUTION (Previous Year's ACTUAL levy times stated increase PLUS lines B, C, & D)					<u>\$1,118,081.95</u>
G. AMOUNT CERTIFIED BY TAXING DISTRICT (RCW 84.52.020 and RCW 84.52.070)					<u>\$1,116,742.25</u>
H. Refund Levy (RCW 84.55.070)	<u>Property Owner</u>	+	<u>0.00</u> Amt to be Refunded		
I. Lesser of	<u>1,118,081.95</u> Line E + Line H	or	<u>1,118,081.95</u> Line F + Line H	or	<u>1,116,742.25</u> Line G
J. Less any Recovered Disputed Value (RCW 84.52.018)	<u>Property Owner</u>	-	<u>0.00</u> Amt Held in Abeyance		
K. Line I less Line J (the amount of taxes recovered on disputed value)					<u>1,116,742.25</u>
L. STATUTORY MAXIMUM:	<u>\$593,315,465</u> Total District A.V.	<u>3.1500</u> Est Statutory Limit (\$3.60 less FVRL rate)	÷ 1,000		
M. LEVY CORRECTIONS - Applied to lesser of Line K or Line L					
1. Minus amount over levied (if applicable)	Year of error: _____				
2. Plus amount under levied (if applicable)	Year of error: _____				
	Levy allowed after corrections:				<u>\$1,116,742.25</u>
N. FINAL LEVY RATE CALCULATION					
<u>\$1,116,742.25</u> Final Levy (Lesser of L or M)	÷	<u>\$593,315,465</u> Total District A.V.	x	\$1,000	= <u>1.882207</u> Levy Rate
<u>\$586,538,739</u> Cowlitz Co A.V.	x	1.882207	=	<u>\$1,103,987</u> Cowlitz Co Levy	
<u>\$6,776,726</u> Clark Co A.V.	x	1.882207	=	<u>\$12,755</u> Clark Co Levy	

* Note: Next year's highest allowable levy to begin the levy limit calculation is: \$1,118,081.95

The procedure for calculating the 101% levy limitation is provided in RCW 84.55.101, RCW 84.55.0101, RCW 84.55.030, RCW 84.55.092 and WAC 458-19-015 through WAC 458-19-065.

CITY OF WOODLAND
FOR DISCUSSION PURPOSES (AS OF 5/22/09)

ESTIMATED PAYMENTS FOR NON-VOTED BONDS FOR THE FIRE STATION & POLICE STATION PROJECTS

20 YEAR FINANCING SCENARIO

Bond Size:	\$1,000,000	\$2,000,000	\$2,500,000	\$3,000,000	\$4,000,000	\$5,000,000
Estimated Total Interest (1):	\$470,395	\$949,191	\$1,180,926	\$1,417,971	\$1,890,771	\$2,363,461
Average Payment:	\$73,520	\$147,460	\$184,046	\$220,899	\$294,539	\$368,173
Average Interest Rate % (1):	4.06%	4.06%	4.06%	4.06%	4.06%	4.06%

25 YEAR FINANCING SCENARIO

Bond Size:	\$1,000,000	\$2,250,000	\$2,500,000	\$3,000,000	\$4,000,000	\$5,000,000
Estimated Total Interest (1):	\$640,623	\$1,443,130	\$1,595,636	\$1,918,241	\$2,556,605	\$3,195,497
Average Payment:	\$65,625	\$147,725	\$163,825	\$196,730	\$262,264	\$327,820
Average Interest Rate % (1):	4.28%	4.28%	4.28%	4.28%	4.28%	4.28%

1. Interest cost is preliminary and subject to change.
2. A \$2,250,000 Non-voted Bonds has an average annual payment of \$147,725 financed over 25-years (target payment is \$150,000).
3. A \$2,000,000 Non-voted Bonds has an average annual payment of \$147,460 financed over 20-years (target payment is \$150,000).

City of Woodland
Assessed Value History
 As of May 22, 2009

<u>Year</u>	<u>Assessed Value</u>	<u>Annual AV Growth Rate</u>	
2009	560,503,975	11.69%	
2008	501,852,201	14.91%	
2007	436,732,982	12.14%	
2006	389,469,209	8.15%	
2005	360,121,450	1.94%	9.76% 5-Year Average Annual Growth Rate
2004	353,272,106	19.00%	
2003	296,858,426	2.37%	
2002	289,989,654	6.11%	
2001	273,280,983	9.03%	
2000	250,644,558	14.67%	10.00% 10-Year Average Annual Growth Rate
1999	218,572,118	12.70%	
1998	193,934,159	27.25%	
1997	152,398,224	4.94%	11.15% 13-Year Average Annual Growth Rate
1996	145,220,895		

Examples of Recent Fire Station/Public Safety Projects

Financed by Martin Nelson & Company

As of May 22, 2009

<u>Fire Station Projects</u>	<u>Dollar Amount</u>	<u>Contact</u>	<u>Phone</u>
Graham Fire & Rescue (multiple stations)	\$12,000,000	Cathy Halle, Administrator	253-847-8811
King County Fire District No. 44 (two stations)	\$7,000,000	Greg Smith, Fire Chief	253-735-0284
Grant County Fire District No. 3	\$3,500,000	Don Fortier, Fire Chief	509-787-2713
East County Fire & Rescue	\$2,810,000	Scott Koehler, Fire Chief	360-834-4908
Thurston County Fire District No. 1	\$3,500,000	Robert Scott, Fire Chief	360-273-5582
Thurston County Fire District No. 11	\$4,240,000	Russ Kaleiwahea, Fire Chief	360-352-1614
Thurston County Fire District No. 9	\$7,900,000	Steve North, Fire Chief	360-866-1000
Camano Island Fire & Rescue (multiple stations)	\$10,000,000	Mike Ganz, Fire Chief	360-629-3008
Thurston County Fire District No. 5	\$3,230,000	Bob Black, Fire Chief	360-866-1000
Lewis County Fire District No. 6	\$2,600,000	Ed Goodwillie, Fire Chief	360-748-6019
City of Snoqualmie	\$3,630,000	Bob Rowe, Fire Chief	425-888-1551

(We suggest contacting King County Fire 44, Graham Fire & Rescue and Camano Island Fire & Rescue who have recently calculated square-footage costs for a fire station.)

(We also suggest contacting Thurston County Fire 9 and Thurston County Fire 5 who recently completed fire station projects.)

<u>Police Station Projects</u>	<u>Dollar Amount</u>	<u>Contact</u>	<u>Phone</u>
City of Fife (portion for public safety)	\$4,910,000	Steve Marcotte, Finance Director	253-922-2489
City of Washougal	\$1,700,000	Nabiel Shawa, City Manager	360-835-8501
City of Yelm	\$4,675,000	Grant Beck, Community Dev. Dir.	360-458-3244

(We suggest contacting City of Yelm and City of Washougal who recently completed police station projects.)



- Fire Stn 92 - Lewis River Rd
- Shows Lift Stn ; possible short plat to divide property