



**City Council Regular Meeting Agenda
Tuesday, February 18, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE**

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To observe the meeting (no public comment ability)

- go to www.cityofcamas.us/meetings and click "Watch Livestream" (left on page)

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/82525742145>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

CONSENT AGENDA

NOTE: Consent Agenda items may be removed for general discussion or action.

1. [February 3, 2025 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [2025 Legislative Agenda](#)
(Submitted by Steve Hogan, Mayor)
4. [Camas Library HVAC Equipment Replacement Apex Mechanical LLC Final Acceptance](#)
(Submitted by Justin Monsrud, Engineer III)
5. [February 2025 Surplus Equipment List](#)
(Submitted by Will Noonan, Public Works Operations Manager)

NON-AGENDA ITEMS

6. Staff

7. Council

MAYOR

8. Mayor Announcements
9. [Council Appointments to Ad Hoc Committees](#)

MEETING ITEMS

10. [Resolution No. 25-003 Establishing Time Limits for Parking Spaces on NE Cedar Street](#)
[Presenter: James Carothers, Engineering Manager](#)
[Time Estimate: 5 minutes](#)
11. [Resolution No. 25-002 Department of Ecology - Camas Mill Cleanup](#)
[Presented by: Steve Hogan, Mayor](#)
[Time Estimate: 10 minutes](#)

PUBLIC COMMENTS

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Monday, February 3, 2025, 4:30 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published Agenda Packet for all item file attachments

CALL TO ORDER

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

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Tim Hein, Leslie Lewallen, John Nohr, Jennifer Senescu, and John Svilarich

Staff: Sydney Baker, James Carothers, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Brian Monnin, Doug Quinn, Bryan Rachal, Brian Smith, Heidi Steffensen, Matthew Thorup, Connie Urquhart and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

Gary Gaskill, Camas, commented about Light Rail.

Shannon Roberts, Camas, thanked Council Member Carter and commented about affordable housing.

WORKSHOP TOPICS

1. NE Cedar Street Parking Time Limit Change
 Presenter: James Carothers, Engineering Manager

A Resolution for this item will be placed on the February 18, 2025 Regular Meeting Agenda for Council's consideration.

2. National Pollutant Discharge Elimination System (NPDES) Phase II Stormwater Permit Update
 Presenter: Brian Monnin, Stormwater Permit Coordinator

This item was for Council's information only.

3. Interstate Bridge Replacement Program Presentation
 Presenter: Greg Johnson, Frank Green, and Paige Schlupp, Interstate Bridge Program

This item was for Council's information only.

4. Council Policies and Procedures Handbook
Presenter: Bonnie Carter, Council Member and Marilyn Boerke, Council Member

It was moved by Lewallen, and seconded, to remove this item and place it on another Council Workshop Meeting Agenda. The motion carried.

5. Council Code of Conduct
Presenter: Bonnie Carter, Council Member and Marilyn Boerke, Council Member

It was moved by Lewallen, and seconded, to remove this item and place it on another Council Workshop Meeting Agenda. The motion carried.

6. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator

Wall gave an update on Crown Park and commented about a change order on the consent agenda.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, Council Comments were moved to the February 3, 2025 Regular Meeting Agenda.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 6:27 p.m.



City Council Regular Meeting Minutes - Draft
Monday, February 3, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published Agenda Packet for all item file attachments

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Tim Hein, Leslie Lewallen, John Nohr, Jennifer Senescu, and John Svilarich

Staff: Sydney Baker, Cliff Free, Jennifer Gorsuch, Shawn MacPherson, Cathy Huber Nickerson, Tina Jones, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Matthew Thorup, and Connie Urquhart

PUBLIC COMMENTS

Douglas Tweet, Camas, commented about Light Rail.

Margaret Tweet, Camas, commented about Light Rail.

Randal Friedman, Camas, commented about the Georgia Pacific Mill.

Susan Courtney, Vancouver, commented on Light Rail.

Randy Curtis, Camas, thanked Council Member Carter for her service to the City of Camas.

Darcy Smith, Camas, commented about Light Rail and taxes.

Mike Hamilton, Camas, commented about Light Rail.

Lauren Colas, Camas, commented about Light Rail.

CONSENT AGENDA

1. January 21, 2025 Camas City Council Regular and Workshop Meeting Minutes
2. \$4,389,090.28 Automated Clearing House 701616 – 701680 and Claim Checks 159674 – 159818. \$1,069.20 Camas Assistance Program (CAP) Check 159673 and \$2,725.69 Silver Star Electric Reissued Check Approved by Finance Committee.

3. \$92,616.37 McDonald Excavating Inc. SR500 12-inch Waterline Relocation Change Order No. 1
(Submitted by James Carothers, Engineering Manager)
4. \$46,300.00 Annear Water Resources Professional Services Agreement for Lake Monitoring Plan Updates
(Submitted by Steve Wall, Public Works Director)
5. \$2,308,603.00 Aetta Professional Services Agreement for Design and Construction Services for Fire Station 41 Headquarters
(Submitted by Shaun Ford, Division Fire Chief and Steve Wall, Public Works Director)
6. \$9,500.00 Ecological Land Services (ELS) NW 38th Avenue Phase 1 Wetland Mitigation and Monitoring Professional Services Agreement Amendment 4
(Submitted by James Carothers, Engineering Manager)
7. \$66,000.00 Ecological Land Services (ELS) NW 38th Avenue Phase 2 Wetland Mitigation and Monitoring Professional Services Agreement Amendment 5
(Submitted by James Carothers, Engineering Manager)

It was moved by Boerke, and seconded, to approve the Consent Agenda. The motion carried unanimously.

NON-AGENDA ITEMS

8. Staff

Quinn gave an update on the Federal Funding Freeze.

9. Council

Nohr thanked council and staff for their efforts during the Council Planning Conference and thanked the Public Works staff for the efforts on trial clean up.

Senescu commented about homelessness.

Boerke commented about the Council Planning Conference, Crown Park, and Light Rail and thanked city staff for their efforts.

Lewallen commented about the Council Planning Conference, citizen concerns and legislative bills.

Hein commented about the Council Planning Retreat, Light Rail, and the council vacancy position. Hein attended the Parks and Recreation Commission meeting.

Carter commented about the draft Council Handbook and draft Code of Conduct. Carter thanked the city staff for their efforts.

MAYOR

10. Mayor Announcements

Mayor Hogan thanked Council Member Carter for her ten years of dedicated service on the Camas City Council.

Mayor Hogan congratulated Camas School District teacher, Ethan Chessin, on his Grammy nomination for the 2025 Music Educator Award.

11. Black History Month Proclamation

Mayor Hogan proclaimed February 2025 as Black History Month in the City of Camas.

12. City Staff Recognition Proclamation

Mayor Hogan recognized the efforts, dedication, and professionalism of all City staff.

MEETING ITEMS

13. 2025-2027 Collective Bargaining Agreement between the City of Camas and Office and Professional International Employees Union (OPEIU), Local 11
Presenter: Jennifer Gorsuch, Administrative Services Director

It was moved by Boerke, and seconded, to approve the 2025 – 2027 Collective Bargaining Agreement between the City of Camas and OPEIU, Local 11 as presented and authorize the Mayor and City Administrator to sign this agreement. The motion carried unanimously.

14. Ordinance No. 25-002 Amending CMC Chapter 3.88 Relating to Impact Fees
Presenter: Alan Peters, Community Development Director

It was moved by Boerke, and seconded, to approve Ordinance 25-002 and publish according to law. The motion carried unanimously.

15. Resolution No. 25-001 City Council Opposing Extension of Light Rail
Presenter: Tim Hein, Council Member and Leslie Lewallen, Council Member

It was moved by Lewallen, and seconded, to adopt Resolution 25-001. The motion carried unanimously.

PUBLIC COMMENTS

Sean, Camas, thanked Council Member Carter for her service on the Camas City Council.

Darcy Smith, Camas, commented about the Interstate Bridge replacement project and taxes.

Margaret Tweet, Camas, commented about Light Rail.

Meeting minutes created by Sydney Baker.

Douglas Tweet, Camas, commented about Light Rail.

EXECUTIVE SESSION

16. Executive Session - Topic: Property Acquisition (RCW 42.30.110)

The Council met in Executive Session to discuss property acquisition. No decisions were made. Executive session began at 8:30 p.m.

At 8:40 p.m. Mayor Hogan extended the executive session another five minutes.

The executive session ended at 8:45 p.m.

Those in attendance were Doug Quinn (City Administrator), Shawn MacPherson (City Attorney), Curleigh Carothers (Engineering Manager), and Council Members Boerke, Carter, Hein, Lewallen, Nohr, Senescu, and Svilarich.

CLOSE OF MEETING

The meeting closed at 8:45 p.m.



City of Camas 2025 Federal Agenda

Once considered a mill town that employed nearly 2,700 people at the Georgia Pacific paper plant, the City of Camas is undergoing a dramatic transformation. Camas with its great schools and outdoor amenities is now a destination for high-tech companies, recreational enthusiasts, and families. With this transformation comes the need to update the city's aging and inadequate infrastructure. However, the City of Camas is undergoing a budget crisis that is, in part, a result Georgia Pacific closing portions of their operations in recent years which, in addition to now only employing 150 people, has also impacted the proportion of property taxes collected.

Community Initiated Projects

Everett Street Corridor Safe Streets Improvements

\$2 million

Camas requests \$2 million to improve and upgrade portions of its Everett Street (State Route 500) Corridor to become a "Complete Street". Currently, this portion of Everett Street that serves the 2000+ students at Camas High School and the recently master planned North Shore Area is a rural two-lane road with no bike lanes, sidewalks, streetlights, or safety shoulders. With extensive public outreach, the city designed a project to further the multimodal improvements needed for the Corridor's 15,000+ daily users. It will also set the stage for significant economic development opportunities in the North Shore Area, which is master planned to include approximately 1,400 jobs, 8,000 residents and the development of the city's 170-acre Legacy Lands Park and recreation area. The improvements will also provide multi-modal connections to regional recreational areas along the Corridor, such as Lacamas Lake, Lacamas Regional Park, Round Lake, Fallen Leaf Lake, and Crown Park.

Improvements will also include a stormwater system that meets current standards and will collect and treat stormwater runoff before being discharged into the 303d listed Lacamas Lake. The current request for funding for this multi-phased project will go towards Phase 1 from Northeast 35th Avenue to Northeast 43rd Avenue, an approximate 0.4 mile stretch where most of the corridor's businesses and recreational opportunities are sited.

Camas's Library Improvements

\$2 million

Built in 1940, the Camas Library is adjacent to the historic Camas downtown and is thriving community hub. Even in a time when a lot of information is received digitally, the library has seen an increase in its patrons. Like any building built 84 years ago, the library is showing signs of wear and tear. Given the age of the building, renovations happen about every 25 years, with its last update occurring in 2002. In the past, the library had consistent had voter approval for its bonds (the last one passing in 2002), however, with inflation, current funding does not meet the need. This is further aggravated by the fact that the next two bonds Camas will put before voters will be for a fire station and city hall, meaning, the library must identify alternative funding. If successful with this request, money would go towards new equipment, furniture, flooring, and lighting.



Police Safety Device

\$75,000

The rise in drug overdoses in the United States has increased dramatically in recent years and has been made even more deadly with the amount of fentanyl that now floods our community. Fentanyl seems to be mixed in with every kind of drug on the streets, including counterfeit prescription pills. DEA statistics show that seven out of every ten pills seized has a lethal dose of Fentanyl. In the first five months of 2024, Camas Police Officers dealt with 24 cases involving drugs, many of which involved Fentanyl. The Camas Police Department requests federal funding to purchase a handheld device that can detect hazardous chemicals by scanning packaging, minimizing its officers' risk to exposure.

Future Projects

PFAS Mitigation

PFAS have been detected in Camas's groundwater supply, impacting the quality of the city's primary water source. The need for response is urgent – PFAS levels from Well 13 (which provides 15-20% of the city's water) exceed Washington State Action Levels (SALs); and sampling at the city's other 8 wells have yielded results that exceed the United States Environmental Protection Agency's (USEPA) maximum contaminant levels (MCLs). This project will quickly progress design and implementation of a PFAS mitigation strategy at Well 13 while establishing a sustainable and equitable approach for long-term PFAS mitigation across their system.

The three main goals of the project are to: (1) quickly develop and construct a near-term treatment plan at Well 13 to reduce the presence of PFAS below the State Action Levels; (2) thoughtfully develop a system-wide long-term mitigation plan; and (3) secure and maintain key stakeholder support. PFAS mitigation (and city compliance with the new EPA MCLs) may be best addressed via some combination of drilling new wells, adding PFAS treatment technologies, or modifying operational practices. The PFAS response plan will provide an adaptive strategy which will serve to highlight the best approach for the city to take while considering future water needs, cost, and project-specific risks and opportunities. Success of the project will be measured against the project's Level of Service Goals, guiding principles for overall regulatory compliance, system resilience and alignment with community values. The project's long-term PFAS response plan is intended to remain a working document that will be updated as new data and information are received, and our collective understanding of this issue continues to evolve.

Lacamas Lake Water Quality

The City of Camas, in partnership with Clark County, are developing plans to improve water quality within the Lacamas Watershed, Lacamas Lake and Round Lake. From 2019 through 2023, the City and its regional government and non-profit partners, including Clark County, Department of Ecology, Department of Fish and Wildlife, Department of Agriculture, Clark Conservation District, Lacamas Watershed Council and others, developed a Lakes Management Plan for Lacamas, Round and Fallen Leaf Lakes that establishes short-and long-term solutions for improving water quality and helping to prevent toxic algal blooms. The three lakes, that are the center of the City's outdoor recreation hub,



become eutrophic in the summer and experience high levels of phosphorus and nitrogen, which encourages algae growth. During the summer months, the lakes are often posted with advisories of hazardous conditions by the Public Health Department due to frequent harmful algal blooms that can sicken humans, wildlife and pets. A study in 2023 showed that concentrations of phosphorus in the sediment and deeper waters were higher in Round and Lacamas Lakes than in the past years. Through the multi-year effort to develop the Lakes Management Plan, Lacamas Creek and the broader 67 square mile Lacamas Creek Watershed, which feeds into Lacamas Lake and Round Lake, was found to make up approximately 80% of the total nutrient load.

Camas and Clark County have signed an Interlocal Agreement to recognize the importance in managing and improving the water quality within the watershed and Lakes, but the two partners know it is not possible to make significant improvements alone. In addition to identifying short-term actions to improve water quality in the lakes, the Lakes Management Plan also identifies long-term strategies to improve the Watershed, which not only include partnering with other public agencies, such as the Department of Ecology, Clark Conservation District and the Department of Natural Resources, but also with volunteer and non-profit groups such as the Lacamas Watershed Council who may be able to more easily work with private property owners.

While Camas began chemical treatments during the summer of 2024, but this is only treating the symptom. Future funding requests will be used for creek restoration and planting projects, stormwater improvements, public education, and agricultural practices improvements.

Contacts:

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CFM Advocates
Pages@cfmpnw.com
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SR 500 (Everett Street) Lacamas Lake Bridge Replacement

Total Project Cost: \$2.0 million (Prelim Engineering/Permitting Only)

Capital Budget Request: \$1.0 million

Other Funding: City Match as Needed



Item 3.

Background - The City of Camas is requesting \$1.0 million to assist with completion of design and permitting of the SR 500 (Everett Street) Lacamas Lake Bridge Replacement Project. The City of Camas, in coordination with WSDOT, has completed an evaluation of an approximate one-mile stretch of SR-500 (Everett Street) from NE Lake Road to the northerly City limits to determine necessary multi-modal improvements to serve existing and future users. The SR-500 (Everett Street) Corridor is the primary access route between high-traffic locations including Heritage and Lacamas Parks, Camas High School, and 800 acres of projected commercial and residential development north of Lacamas Lake known as the North Shore Subarea. Replacement of the Lacamas Lake Bridge is anticipated to be the second phase of a multi-phased effort to improve the Corridor. The planning-level total project cost for the Bridge Replacement is estimated to be \$26 million. Together with the 35th to 43rd Corridor Improvements to the north, the total of the two projects is estimated to be approximately \$44 million.

Project Purpose and Goals:

- **Complete permitting and design of a replacement for the SR 500 (Everett Street) Lacamas Lake Bridge.** Evaluate alternatives and their impacts; select a preferred alternative considering public input, cost and environmental impacts.
- **There is a known deficiency with the existing SR 500 bridge over the Lacamas Lake canal** connecting Lacamas Lake to Round Lake. This bridge, constructed in 1930, is **one of only five State Highway bridges in Clark County listed on WSDOT’s “Bridges in Poor Condition” list.** The bridge is functionally obsolete, entirely located within the floodway, has no shoulders or bike paths, and has an attached pedestrian path made of wood that has been closed for safety and inaccessibility in the past.
- **Regional Significance – Improving the corridor is vital to relieving traffic congestion for the corridor’s 15,000+ daily users.** This critical project furthers the multimodal improvements achieved by the recently completed NE Lake Road-SR500 (NE Everett Street) Roundabout Project that was funded through TIB and P WTF support.
- Replacement of the Bridge is a vital component of the SR 500 Corridor improvements that **will support existing school, recreational and businesses opportunities as well as vast economic development opportunities in the Camas North Shore area.**
- The project area is constrained on all sides by City and County park properties, private properties, and environmental areas requiring complex permitting and **will involve the City, County, WSDOT, Recreation Conservation Office, and utility providers to be successful.**



Existing SR500 (Everett Street) Lacamas Lake Bridge

SR 500 (Everett Street) Corridor Improvements – 35th Ave to 43rd Ave



Total Project Cost: \$2.1 million (Prelim Engineering/Permitting Only)

Capital Budget Request: \$1,000,000

Other Secured Funding:

- Federal Surface Transportation Block Grant (STBG) – Engineering: \$475,000
- City Match: \$525,000

Background – The City of Camas is **requesting \$1,000,000** to assist with completion of design and permitting of multi-modal improvements to the SR 500 (Everett Street) Corridor between NE 35th Avenue and NE 43rd Avenue. The City, in coordination with WSDOT, has completed an evaluation of an approximate one-mile stretch of SR-500 (Everett Street) from NE Lake Road to the northerly City limits to determine necessary multi-modal improvements to serve existing and future users. The SR-500 (Everett Street) Corridor is the primary access route between high-traffic locations including Heritage and Lacamas Parks (County), Camas High School, and 800 acres of projected commercial and residential development north of Lacamas Lake known as the North Shore Subarea. The planning level total project cost for this section of the Corridor (35th to 43rd) is estimated to be \$18.6 million. Along with the adjacent necessary Bridge Replacement Project, to complete the southern portion of the Corridor alone amounts to approximately \$35 million.

Project Purpose and Goals:

- **Complete design and permitting of approximately one-half mile section of SR 500 (Everett Street) between NE 35th Avenue and NE 43rd Avenue.** Specific design features will be based on the outcomes of the recently completed SR 500 Corridor Alternatives Analysis which included significant public input and coordination with WSDOT.
- **Regional Significance – Improving the corridor is vital to relieving traffic congestion and providing multi-modal facilities where there currently are none for the Corridor’s 15,000+ daily users.** Use a series of roundabouts to improve traffic flow and access. Improvements will include five-foot wide separated bike paths and sidewalks to support access for several thousand residents to businesses on SR-500/Everett Street, and enhance access to Lacamas, Round and Fallen Leaf Lakes and the area’s regional parks.
- This critical project **further the multimodal improvements achieved by the recently completed NE Lake Road-SR500 (NE Everett Street) Roundabout Project that was funded through TIB and PWTF support.**
- **Improvements will support existing school, recreational and businesses opportunities and vast economic development opportunities in the Camas North Shore area projected to generate over 1,400 jobs** and housing for over 8,000 people which will produce approximately 3,000 new vehicle trips during the peak hours.



SR 500 (Everett Street) Corridor at NE 35th Ave looking north

Camas Library Improvements

Total Project Cost: \$4,410,000 (Phase I and 2) *Phase 1 is funded and in process

Capital Budget Request: \$1 million

Other Funding: Matching funds would be available through City General Fund, community donations, and community grants.

Background – The Camas Library building celebrates its 85th birthday this year. Over the last eight decades, the building has undergone a handful of significant renovations, with the last one in 2003. In the Library’s current two-phased project, accessibility, safety, and user experience are prioritized.

Phase 1 is currently underway and focuses on exterior improvements, as well as a renovation of the Children’s Library. Phase 1 was funded with a combination of State Library Capital Improvement Program funds and Local matching funds.

Phase 2 Purpose and Goals:

Three hundred community members visit the Camas Library on average every day, and the Library is open 301 days per year. That’s nearly 2 million bodies walking on carpet, sitting on furniture, and scuffing up walls since the renovated Library reopened 22 years ago.

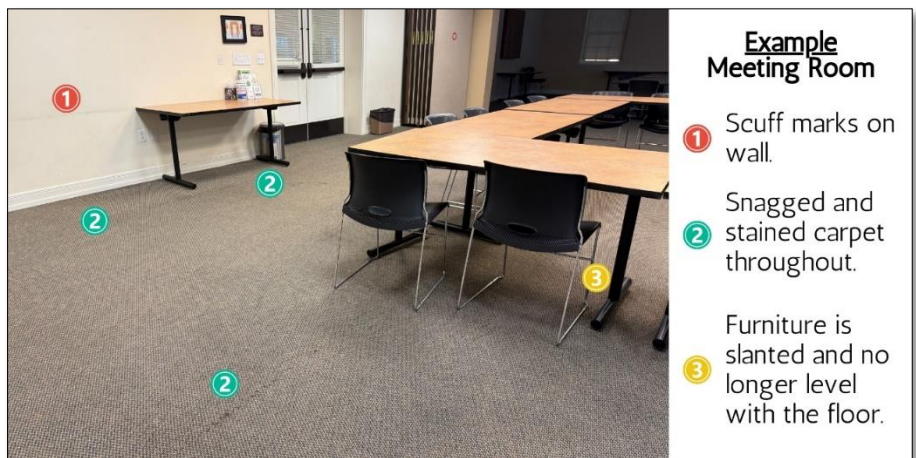
Approximately two-thirds of the 35,000 square foot building needs new carpet and wall and ceiling treatment, as it is original to the last renovation 22 years ago. The furniture is also worn and well-used from more than two decades of use.

Improved lighting has also been requested by patrons because the books on the shelves are difficult to see with the current natural light and fluorescent light combination being offered.

Goals for Phase 2 are functionality, safety, and accessibility.

Budget Phase 2

Demo	\$120,000
Flooring	\$200,000
Wall + Ceiling Finish	\$350,000
Light Fixtures	\$230,000
Casework	\$50,000
Roller Shades	\$50,000
Furniture	\$1,100,000
Total	\$2,100,000





West Camas Slough Bridge Project

Request: \$125M

Project Description:

The project will add a new 2-lane bridge for westbound traffic, including multimodal capacity that connects to the existing regional system. When complete, the proposed corridor improvements will provide a seismically resilient bridge and route for freight and multi-modal travel, serving Clark County and communities along SR-14.

Problem Statement:

- The current Bridge is not seismically resilient and sub-standard in design, offers no multimodal aspects for regional connectivity, and is a pinch-point for acute congestion during peak hours.
- Adding a new westbound bridge structure, will complete the multi-phase corridor improvements along SR-14, and will provide a more seismically resilient route for commerce and community connectivity. The project will improve route safety, increase capacity, and reduce travel time on SR 14 to accommodate expected residential, commercial and industrial growth.

Background Conditions:

- SR 14 is a designated critical urban freight route, and the primary corridor serving east Clark County and into the Columbia River Gorge communities. SR-14 is heavily utilized by commuters and freight and is the designated detour route for E-W travel through the Columbia River Gorge, when Interstate 84 is closed.
- The existing West Camas Slough Bridge is a two-lane bridge built in 1964. The current bridge rating is Fair condition (*all primary structural elements are in sound condition, and minor deficiencies like cracking, deterioration, spalling, or scour may exist*).
- Collisions on SR-14 near or on the bridge can block traffic in both directions, closing down this key E-W corridor, requiring detours into city street networks.
- Corridor performance conditions forecast SR-14 to operate at LOS E within 2 years assuming modest growth (1%). Growing congestion contributes to safety issues.
- WSDOT completed a comprehensive Cost Estimate Validation Study of the proposed project during Q3, 2024. The proposed project scope and estimate have been validated as current and is accepted by all local agency, Port and regional project partners.

Contact:

Doug Quinn, City
Administrator
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David Scott, City Manager
City of Washougal
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Trang Lam, Chief Executive Officer
Port of Camas-Washougal
360-835-2196
Trang@portcw.com

See reverse side for project visuals.

FUNDING REQUEST: \$125M

TPP project for SR-14 included: widening of highway with split diamond intersections, frontage roads, and frontage roundabouts.

Port of Camas/Washougal

Columbia River

SR-14

Project Location: add a new 2-lane westbound Slough Bridge with multi-modal elements.

SR-14 (prior phases) included: widening of highway, which ends on both sides of the Camas Slough Bridge

West Camas Slough Bridge

Proposed Project: add new 2-lane westbound Slough Bridge with multi-modal elements. (\$125 Million - CEVP estimate, fall 2024)

(Note: SR-14 corridor improvements are a multi-phase program, funded across several funding packages: Transportation Partnership Program and Connecting Washington. A Bridge project was previously allocated in Connecting Washington package, and that funding moved to the SR-14 (I-205 to SE 164th Ave) corridor segment.

Transportation Partnership Program (TPP) Project Boundaries

Camas Library HVAC Replacement

Project Type: Facilities Rehabilitation
 Total Project Cost: \$1,260,127
 Project Timeline: Spring 2023- Fall 2025



Project Location

Project Description

Over the past several years the Heating Ventilation and Cooling (HVAC) system has become burdensome to maintain. This project replaces the existing HVAC equipment, which is at end of useful life, providing improved comfort for patrons while reducing energy use and maintenance cost.

Project Details and Benefits

- Replaced Failing HVAC Equipment (Boilers, Air Handlers, Thermostats, Control System)
- Lowered energy use through improved energy efficiency
- Addressed comfort issues throughout facility
- Installed Bipolar Ionization which will better protect patrons and staff against airborne infectious diseases such as COVID-19
- Project partially funded through Department of Commerce Library Improvement Grant Program
- Total contract change orders were 6.8% of original construction contract

Project Funding

Project Phase	Year	Commerce Grant	Capital Facilities Fund	Total
Design	2023-2024	\$131,809		\$131,809
Construction	2024-2025	\$367,741	\$760,577	\$1,128,318
Total		\$499,550	\$760,577	\$1,260,127
Original Budget Estimate				\$1,135,000



New Chiller (left) and New Boilers (right)

Item 4.

CITY OF CAMAS PROJECT NO. G1024 (FAC23004) Camas Library HVAC Equipment Purchase			PAY ESTIMATE: ELEVEN (FINAL) PAY PERIOD: 11/31/2024 TO 1/23/2025 ORIGINAL CONTRACT AMOUNT: \$ 1,055,705.00				Apex Mechanical LLC 1507 SE Eaton Blvd Battle Ground WA 98604 windy@apexmechanical.org 360-666-8735				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
Schedule A											
1	HVAC System Upgrade and Replacement	LS	1	\$948,000.00	\$948,000.00	1.00	\$948,000.00		\$0.00	1.00	\$948,000.00
2	Construction Documentation Min. Bid \$25K	LS	1	\$25,000.00	\$25,000.00	0.00	\$0.00	1.00	\$25,000.00	1.00	\$25,000.00
SUBTOTAL:					\$973,000.00		\$948,000.00		\$25,000.00		\$973,000.00
Sales Tax (8.5%):							\$82,705.00		\$80,580.00		\$2,125.00
Total:							\$1,055,705.00		\$1,028,580.00		\$27,125.00

Change Order #1											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
1A	PRE-TAB SURVEY	LS	0.00	\$3,386.00	\$0.00	1.00	\$3,386.00	0.00	\$0.00	1.00	\$3,386.00

Change Order #3											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
3A	Boiler Flue and Chiller Frame	LS	0.00	\$40,516.00	\$0.00	1.00	\$40,516.00		\$0.00	1.00	\$40,516.00

Change Order #4											
ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
4A	Additional Conduits	LS	0.00	\$14,190.68	\$0.00	1.00	\$14,190.68		\$0.00	1.00	\$14,190.68
4B	Boiler Room Valves	LS	0.00	\$4,856.00	\$0.00	1.00	\$4,856.00		\$0.00	1.00	\$4,856.00
4C	TAB Additional VAV's	LS	0.00	\$4,750.00	\$0.00	1.00	\$4,750.00		\$0.00	1.00	\$4,750.00
4D	Fire Sprinkler Repair	LS	0.00	(\$773.75)	\$0.00	1.00	(\$773.75)		\$0.00	1.00	(\$773.75)

Note: Change Order #2 was no cost

SUBTOTAL:		\$0.00	\$66,924.93	\$0.00	\$66,924.93
Sales Tax (8.5%):		\$0.00	\$5,688.62	\$0.00	\$5,688.62
Total:		\$0.00	\$72,613.55	\$0.00	\$72,613.55

	ORIGINAL CONTRACT SUBTOTAL	\$973,000.00	TOTAL PREVIOUS	\$948,000.00	TOTAL THIS EST.	\$25,000.00	TOTAL TO DATE	\$973,000.00
	ADDITIONS / DELETIONS	\$0.00		\$66,924.93		\$0.00		\$66,924.93
	SUBTOTAL	\$973,000.00		\$1,014,924.93		\$25,000.00		\$1,039,924.93
	SALES TAX (8.5%)	\$82,705.00		\$86,268.62		\$2,125.00		\$88,393.62
	TOTAL CONTRACT	\$1,055,705.00		\$1,101,193.55		\$27,125.00		\$1,128,318.55
	LESS 5% RETAINAGE			(\$50,746.25)		(\$1,250.00)		(\$51,996.25)
	EST #8 RETAINAGE RELEASE (OVER COLLECTED EST 1-7)			\$6,506.47		\$0.00		\$6,506.47
	TOTAL			\$1,056,953.77		\$25,875.00		\$1,082,828.77

Account Number: 3180.00.0000.000.5947200.562000 THIS PAY EST: **\$25,875.00**

F.I. Signed by: Justin Mansrud 1/24/2025
 Project Engineer Date

Signed by: [Signature] 1/24/2025
 Contractor Date

DocuSigned by: Jim Hodges 1/28/2025
 Project Manager Date

City of Camas Surplus Equipr

EQ #	Description	Model Year	Manufacturer ID
371	Service Truck w/crane	2006	Chevy
434	Mower	2015	Toro
	Pallet of Obsolete Truck Racks and Parts		
	Liquid Storage Tanks (Replaced)		
	Pallet Of Obsolete Wheels		

nent

Model ID	VIN	Odometer	License #
Kodiak C5500	1GBE5C1276F418445	57,046	47024D
3280-D	30345 / 314000326	1791	

COUNCIL APPOINTMENTS 2025

Board/Committee/Commission	Full Name	Position
C-TRAN	Tim Hein	Representative
	Jennifer Senescu	Alternate
City/School Committee	Marilyn Boerke	Representative
	Leslie Lewallen	Representative
Columbia River Economic Development Council (CREDC)	Steve Hogan	Appointed
	Doug Quinn	Alternate
Council Policies & Procedures Ad Hoc Committee	Tim Hein	Representative
	Marilyn Boerke	Representative
Council Vacancy Ad Hoc Committee	Marilyn Boerke	Representative
	John Nohr	Representative
Camas-Washougal Chamber of Commerce	Leslie Lewallen	Representative
	John Svilarich	Alternate
Downtown Camas Association	John Nohr	Representative
	John Svilarich	Alternate
East County Ambulance Advisory Board (ECAAB)	John Nohr	Representative
Finance Committee	John Nohr	Representative
	Tim Hein	Representative
GP Mill Clean-Up Advisory Committee	Jennifer Senescu	Representative
	John Svilarich	Representative

COUNCIL APPOINTMENTS 2025

Homelessness Strategy Ad Hoc Committee	Vacant	Representative
	Marilyn Boerke	Representative
	Leslie Lewallen	Representative
Joint Policy Advisory Committee (JPAC) and Regional Fire Authority Ad Hoc Committee	Marilyn Boerke	Representative
	John Nohr	Representative
	Vacant	Representative
LEOFF Board	John Nohr	Representative
	Marilyn Boerke	Representative
Library Board of Trustees	Marilyn Boerke	Representative
	Vacant	Alternate
Lodging Tax Advisory Committee	Marilyn Boerke	Representative
Mayor Pro Tem	Tim Hein	Appointed
	John Nohr	Alternate
Parks & Recreation Commission	Tim Hein	Liaison
	John Svilarich	Alternate
Planning Commission	John Svilarich	Liaison
	Leslie Lewallen	Alternate
Port of Camas-Washougal	Vacant	Liaison
	Leslie Lewallen	Alternate
Regional Transportation Council (RTC) (C-W 2023-25 Representative)	David Fritz	Representative

COUNCIL APPOINTMENTS 2025

Item 9.

City of Camas

Leslie Lewallen

Alternate

RESOLUTION NO. 25-003

A RESOLUTION establishing time limits for parking spaces on North East Cedar Street between North East 6th Avenue and North East 7th Avenue.

WHEREAS, CMC10.08.010, allows the City Council from time to time to impose parking time limits for designated streets and locations within the city; and

WHEREAS, the parking time limit for all the spaces on the east side of North East Cedar Street between North East 6th Avenue and North East 7th Avenue, excepting the designated ADA parking, is currently two hours; and

WHEREAS, the Council desires to change the parking time limit for all of the spaces from two hours to three hours;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

The parking time limit for all spaces on the east side of North East Cedar Street between North East 6th Avenue and North East 7th Avenue, excepting the designated ADA parking, shall be three hours.

Section II

The City Engineer is directed to erect signs giving notice of the new time limits.

Section III

This Resolution shall be effective upon the erection of new signs by the City Engineer.

ADOPTED by the Council at a regular meeting this 18th day of February 2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney

RESOLUTION NO. 25-002

A RESOLUTION of the City Council of the City of Camas, Washington relating to the Agreed Order and Remedial Investigation Work Plan development process by and between the Department of Ecology and Georgia Pacific Consumer Operations.

WHEREAS, the City of Camas (City) has been closely following the Agreed Order and Remedial Investigation Work Plan development process between the Department of Ecology (Ecology) and Georgia Pacific Consumer Operations, LLP (GP); and

WHEREAS, the City understands the clean-up process is a legally binding order between Ecology and GP that is outside of the City's direct control and will likely take decades to come to fruition; and

WHEREAS, the City nonetheless remains invested in the process and desires the best possible outcome for the Camas community; and

WHEREAS, the City deeply values the role the GP Camas Mill has played in our history and recognizes its continued significance as an economic driver; and

WHEREAS, the City is mindful that as we look to the future it is also critical that we take steps today to secure the broadest range of possibilities for this key property, which occupies approximately 660 acres in the heart of the City of Camas, roughly 7% of the City's current total land area; and

WHEREAS, much of the surrounding property to the GP Camas Mill site is residential and includes mixed-use and commercial property and parks, is one of the primary gateways into the City, is immediately adjacent to our historic and vibrant downtown and further is also located on the shores of the Washougal and Columbia Rivers; and

WHEREAS, given the site's legacy and its importance to our community, it is imperative to ensure the cleanup efforts are fully protective of human health and the environment and preserve future private and public redevelopment options including the flexibility needed to

support a broad range of future uses from residential and commercial development to natural and recreational spaces; and

WHEREAS, per the City's Comprehensive Plan and Zoning map, the site is currently zoned "Heavy Industrial," which supports industrial uses such as GPs current operations but also includes a wide range of Commercial and recreational uses which, for example, would currently allow new retail amenities, restaurants, medical clinics, professional offices, schools, and recreational amenities including parks, trails, libraries, and museums, among others: and

WHEREAS, based on the City's understanding of Ecology's cleanup and decision-making process, we believe moving towards an unrestricted cleanup level would ultimately be warranted based not only on the current zoning but the desire to complement and enhance the surrounding community, provide for the greatest flexibility of uses in the future, and to safeguard public health and environmental quality; and

WHEREAS, by contrast, an "industrial cleanup" designation could significantly limit the site's future development potential and likely preclude residential or natural area uses, restricting the ability to adapt to changing community needs; and

WHEREAS, following city staff review of the current draft Work Plans for the site the City, by letter dated January 10, 2025 to the Department of Ecology, clearly indicated support for utilizing MTCA Method B for both soil and groundwater and noted other specific concerns associated with cleanup levels, all of which the Council supports by means to preserve the ability for both GP and the City to establish a future vision for the site to support diverse and innovative redevelopment that benefits our local community and the wider region as well as being supportive of the goals and guidelines of the Shoreline Management Act; and

WHEREAS, the City understands the defined Cleanup Process through the State is complicated and will take many years, if not decades, to complete, especially on an active, profitable business site that GP intends to continue operating into the foreseeable future, with the process by necessity including the input of our community and other critical stakeholders including indigenous peoples, such as the Yakama Nation; and

WHEREAS, acknowledging that there are many in the community following the process and as such the City will continue to stay informed and fully participate in the public participation plans otherwise mandated as Ecology and GP pursue final resolution of these important matters, with the anticipation that Ecology will look directly to the City as the authority concerning Comprehensive Planning and Zoning designations, as well as the local agency having concurrent jurisdiction over water resources, including drinking water, stormwater, shorelines, and other environmental resources within the City limits; and

WHEREAS, the City remains committed to supporting Georgia Pacific and Ecology in this crucial endeavor through the years to come in acknowledgment of GP's continued operations which have been, and remain, an important part of the Camas community while at the same time providing necessary input to allow for the continued economic vitality of our city, ensuring the appropriate balancing of our community's aspirations for a vibrant and sustainable future;

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

Section I

The City Council of the City of Camas hereby adopts the foregoing findings and conclusions as an expression of the ongoing commitment and support of the Agreed Order and

Remedial Investigation Work Plan development process between the Department of Ecology and Georgia Pacific Consumer Operations, LLP in furtherance of assuring that our city is engaged to the extent necessary to allow development of the GP Mill site consistent with the goals and uses of the City’s adopted Comprehensive Plan and Zoning designations.

ADOPTED at a regular meeting of the Council of the City of Camas, this 18th day of February 2025.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney