



City Council Workshop Agenda

Monday, October 20, 2025, 4:30 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 <https://vimeo.com/event/5454525>

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/88548119347>

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [Johnston Dairy Development Agreement with SunCal](#)
[Presenter: Robert Maul, Planning Manager](#)
[Time Estimate: 30 minutes](#)
2. [2026 Fee Schedule Presentation](#)
[Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 5 minutes](#)
3. [2026 Capital Budget Presentation](#)
[Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 30 minutes](#)
4. [Legacy Lands Master Plan – Greenworks Professional Services Amendment #3](#)
[Presenter: Chris Witkowski, Parks & Recreation Director](#)
[Time Estimate: 10 minutes](#)
5. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING



Staff Report

October 20th, 2025 Council Workshop

Johnston Dairy Development Agreement with SunCal

Presenter: Robert Maul, Planning Manager

Time Estimate: 30 minutes

Phone	Email
360.817.1568	rmaul@cityofcamas.us

BACKGROUND: This will be one of two workshop meetings with the Camas City Council regarding a proposed Development Agreement (DA) with SunCal. This is an introduction only for the project team, and the proposed Master Plan concept.

A more detailed workshop will be scheduled in November 2025 to review the draft DA, exhibits, and master plan to allow Council an opportunity for a detailed discussion.

LACAMAS NORTH SHORE MASTER PLAN

Item 1.



TEAM



Nick Pappas
Matt Keenen
Matthew Vissotzky



Mark Raggett



Mike Zilis
Brian Bishop
Cameron Blakely



Lindsey Perticone
Peter Tuck



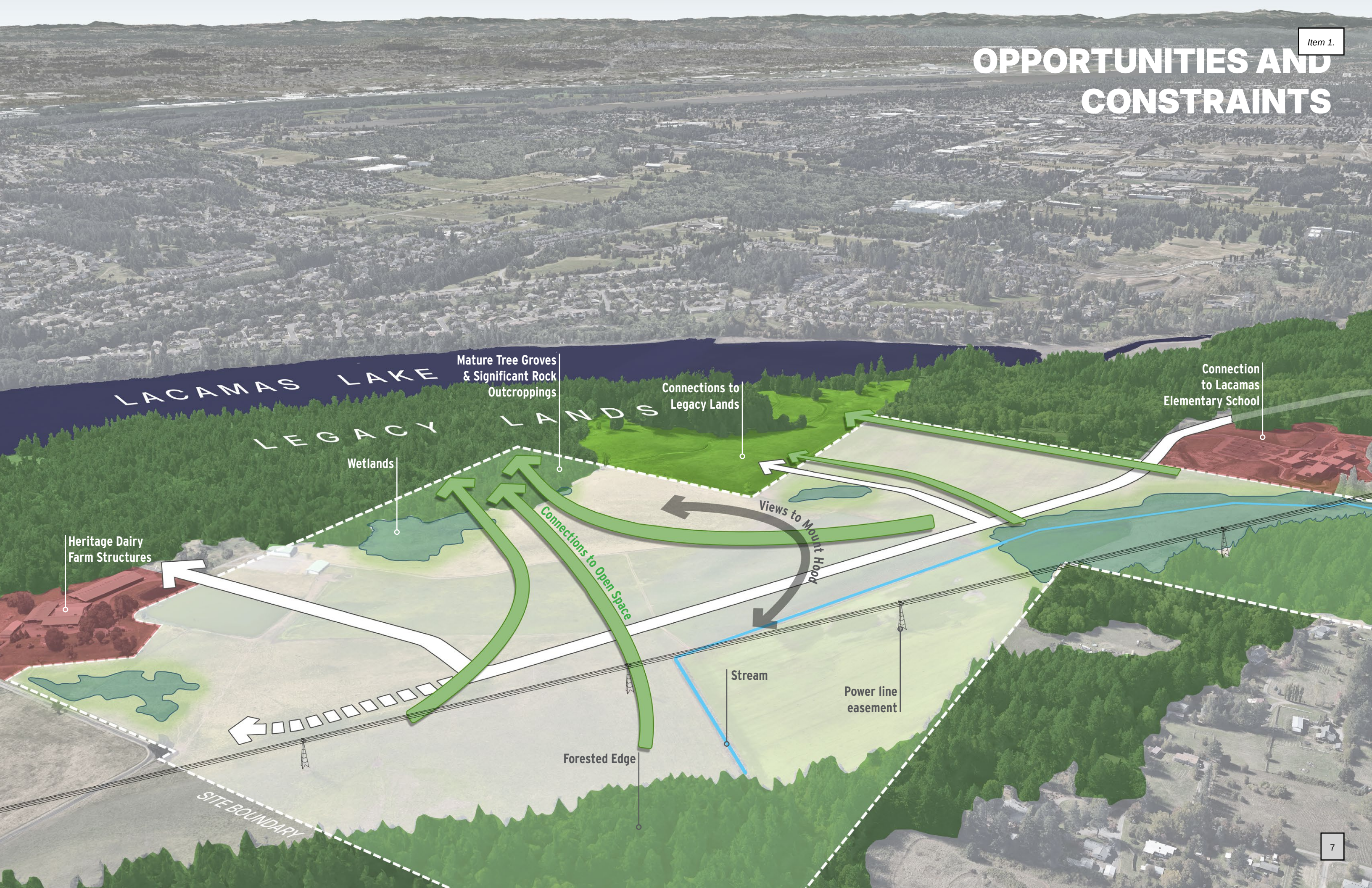
James Carothers
Rob Charles
Robert Maul
Alan Peters
Chris Witkowski

SETTING

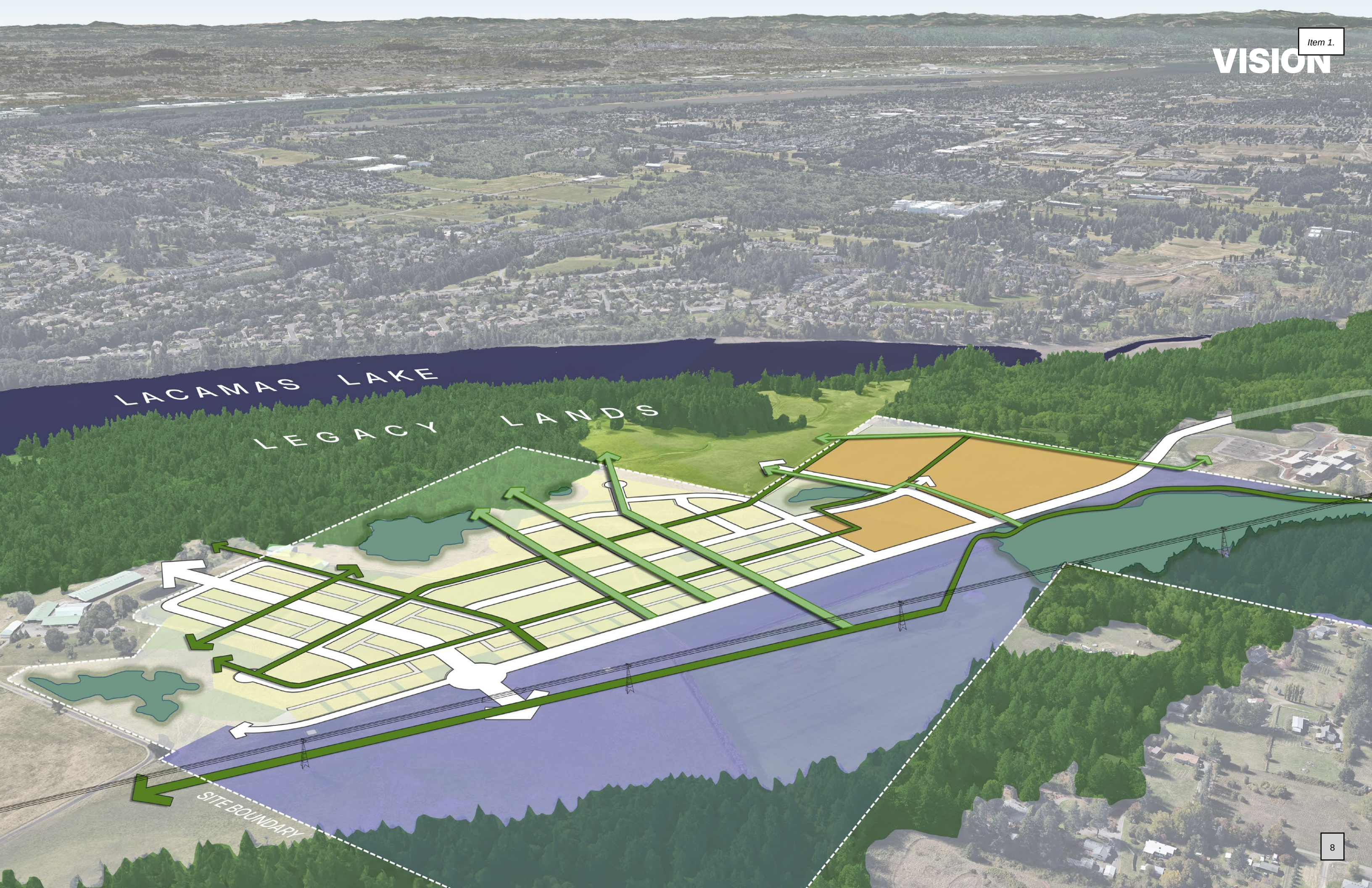
Item 1.



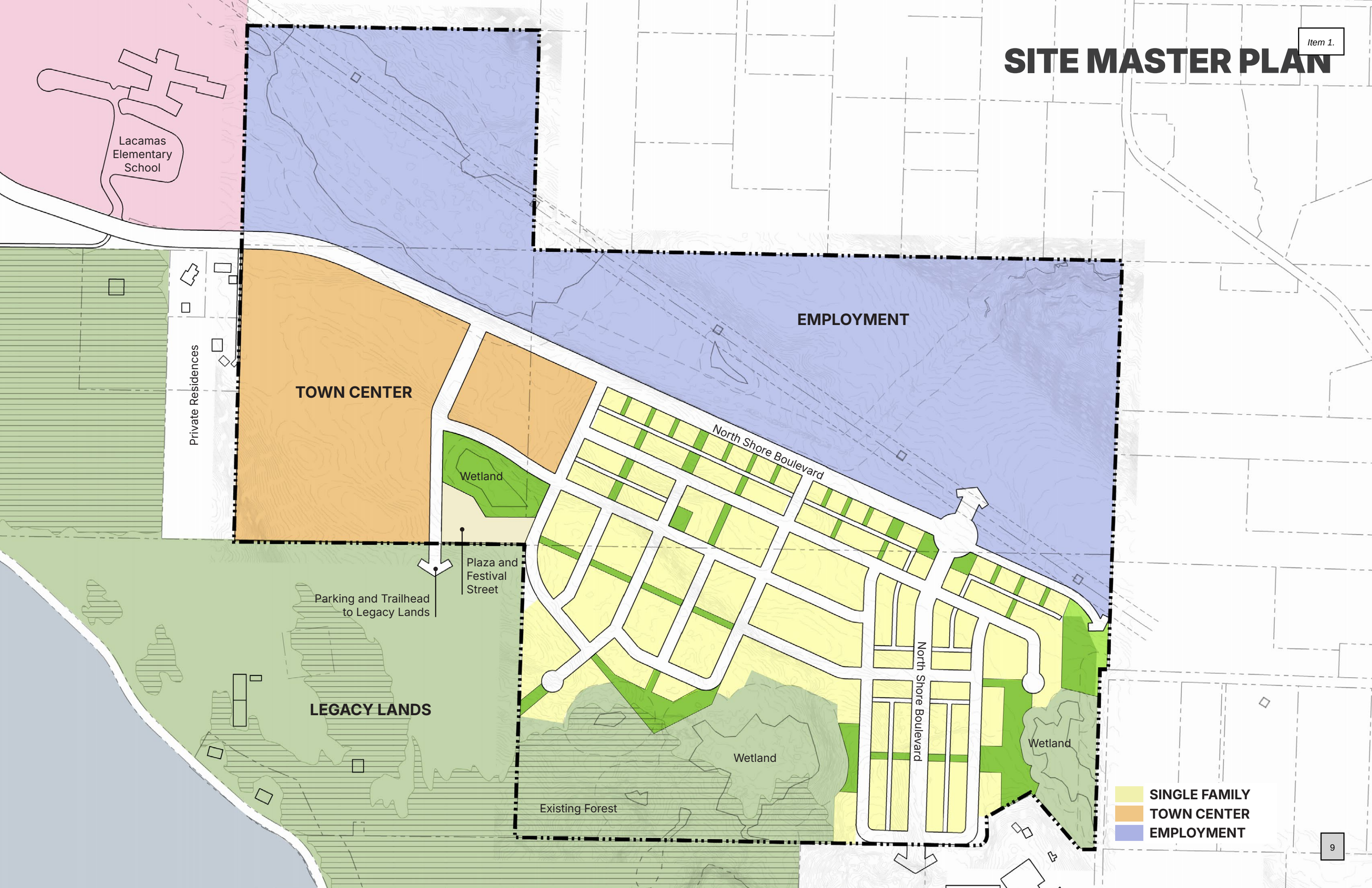
OPPORTUNITIES AND CONSTRAINTS



VISION



SITE MASTER PLAN



- SINGLE FAMILY
- TOWN CENTER
- EMPLOYMENT

OPEN SPACE

The open space vision is anchored by the park spaces of Legacy Lands and extends green into the sitethrough features such as natural wooded areas, improved wetlands, pocket parks, mid-block greenways, special streets, and trails.



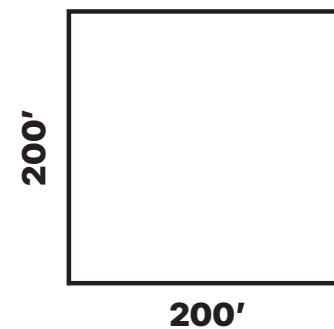
- NATURAL AREA**
- COMMUNITY OPEN SPACES**
- POCKET PARKS**
- PRIMARY PEDESTRIAN ROUTES**
 - Shared Use Paths
 - Mid-Block Connection
 - Soft surface trails
 - Sidewalk

PLAZA EXAMPLES

There are a wide variety of potential plazas that could be developed. Examples below show how other communities have addressed this need. Please see following page for our proposed approach.

PIONEER SQUARE

PORTLAND, OR



CENTENNIAL PLAZA

REDMOND, OR



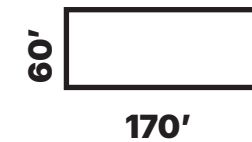
FEDERAL STREET PLAZA

THE DALLES, OR



JERRY WILEY PLAZA

HILLSBORO, OR



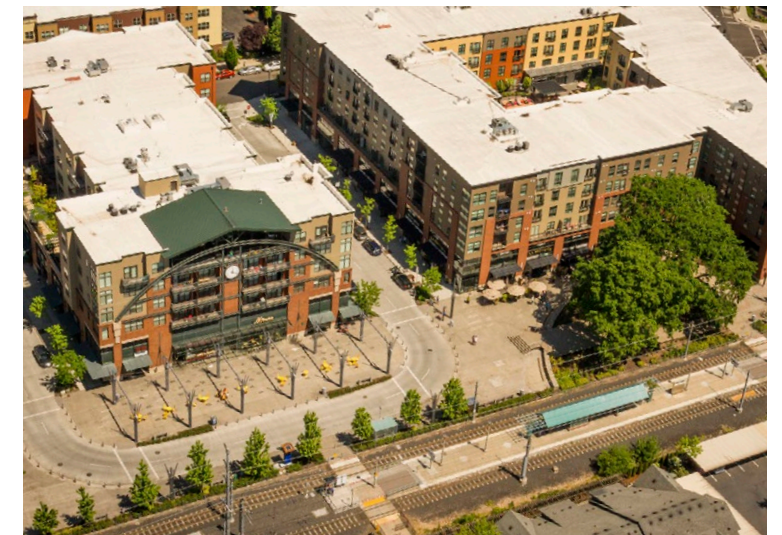
- **Concerts**
- **Festivals**
- **Temporary Markets**
- **Water feature**
- **Cafe**
- **Food Carts**



- **Splash Pad**
- **Shade Structure**
- **Restrooms**
- **Concession Stand**
- **Flexible Lawn**
- **Temporary Markets**



- **Splash Pad**
- **Shaded Seating**
- **Restrooms**
- **Temporary Markets**

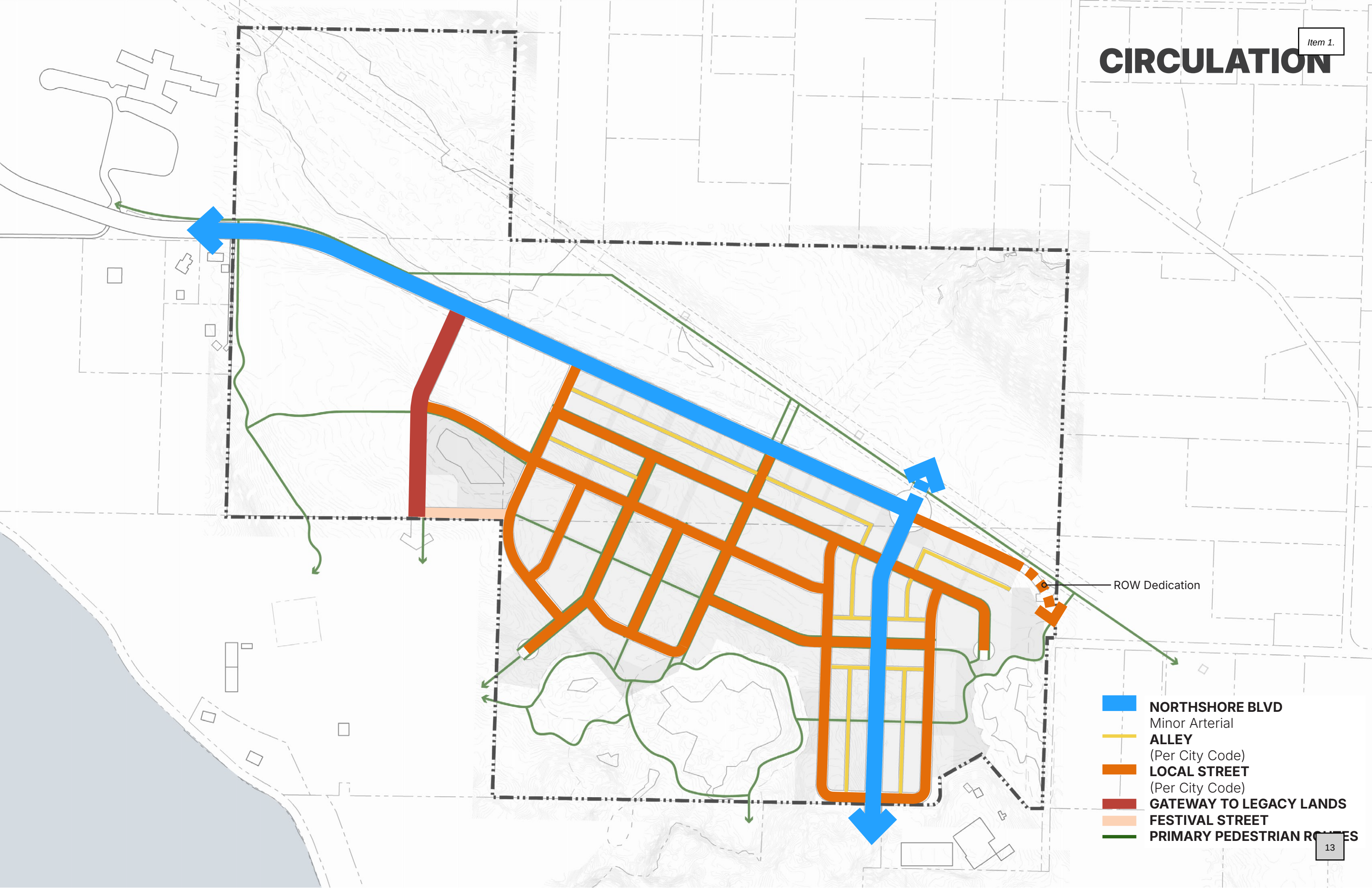


- **Overhead structure**
- **Seating**
- **Temporary Markets**

PLAZA

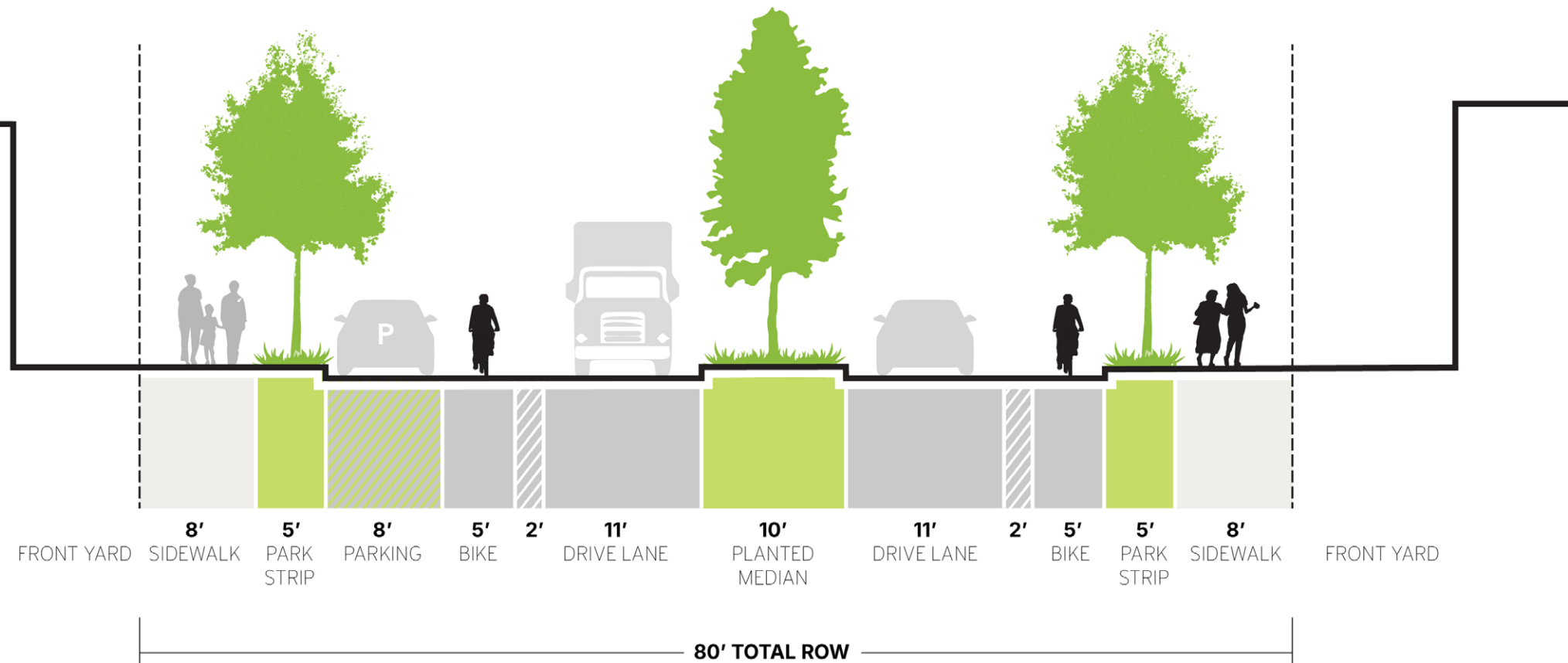


CIRCULATION

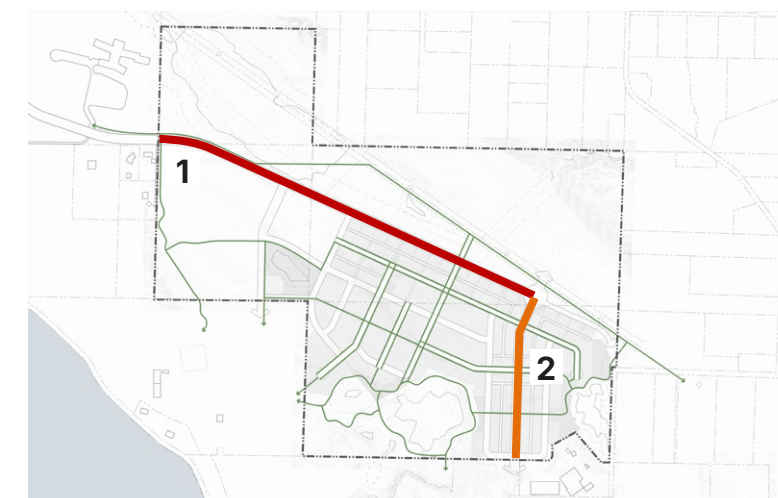


CIRCULATION

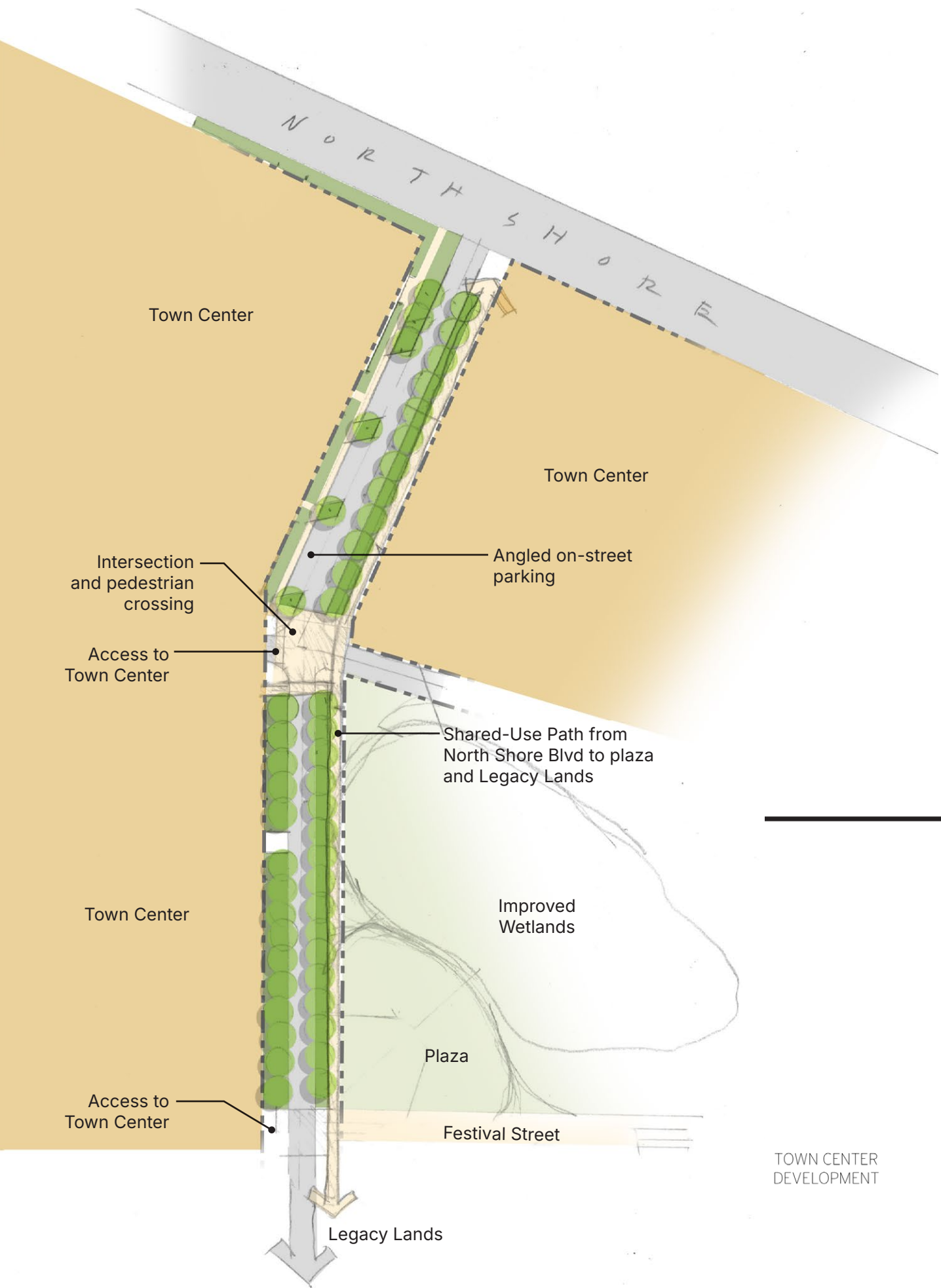
NORTH SHORE BOULEVARD (EAST WEST)



NORTH SHORE BOULEVARD (NORTH SOUTH)



GATEWAY TO LEGACY LANDS



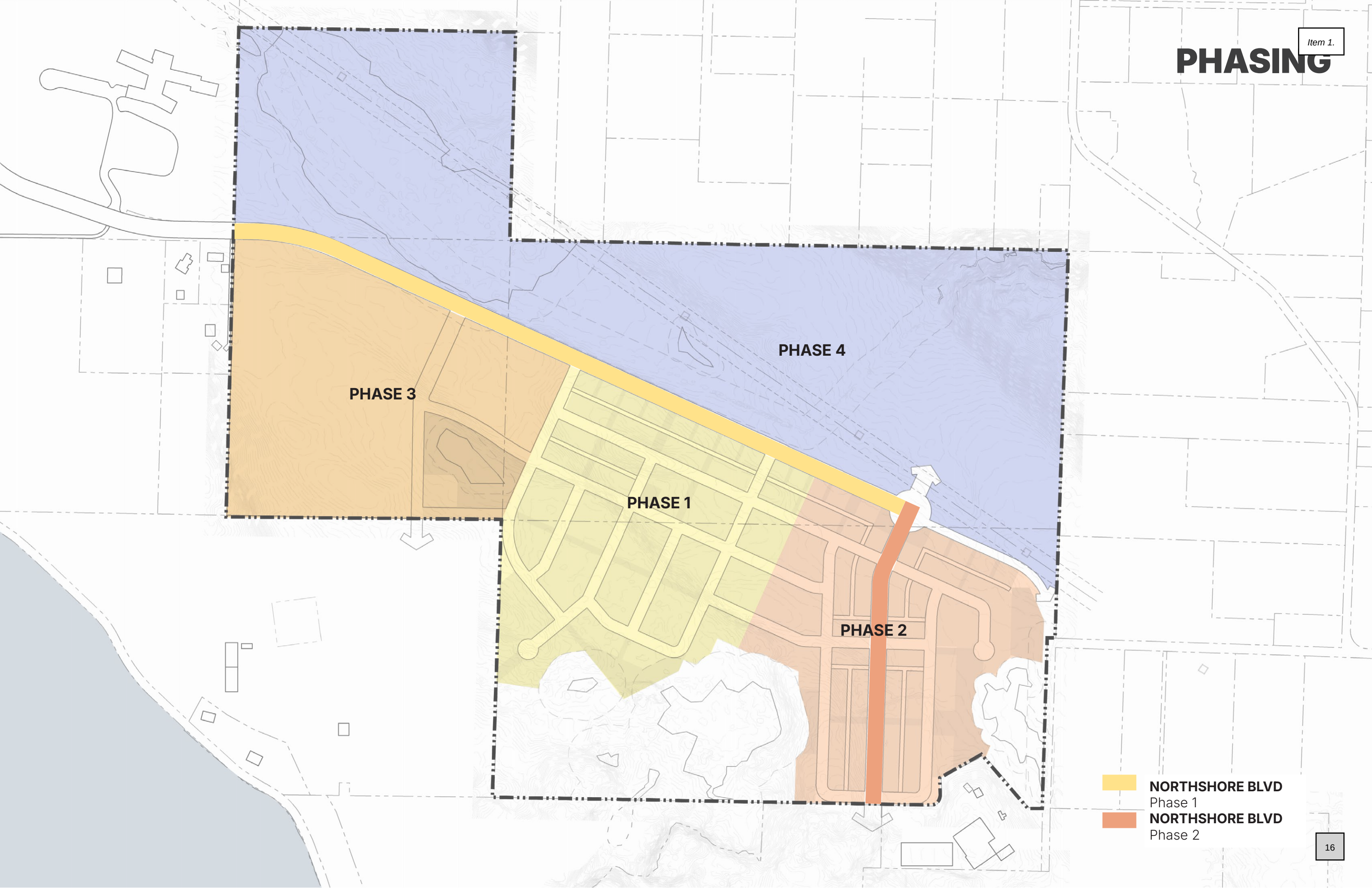
TOWN CENTER DEVELOPMENT

LANDSCAPE SETBACK / SEATING



PARK / TOWN CENTER

PHASING



PHASE 3

PHASE 4

PHASE 1

PHASE 2



NORTHSHORE BLVD
Phase 1



NORTHSHORE BLVD
Phase 2

WET UTILITIES PLAN

GRADING PLAN

Northshore will be a vibrant, walkable community rooted in its connection to Lacamas Lake, the Legacy Lands, and surrounding natural areas. Anchored by an active public plaza, the neighborhood will offer a mix of residential, commercial, and employment uses connected by multimodal streets, trails, and parks. Architecture will reflect Pacific Northwest character while encouraging variety, creativity, and a strong sense of place—building on Camas’ small-town feel.

General Development and Design Requirements for the North Shore Area

- **Architectural Character**
Developments must include a cohesive mix of high-quality architectural styles that promote variation, pedestrian orientation, and compatibility with the natural and enhanced setting throughout the North Shore Area.
- **Pedestrian Safety, and Comfort**
 - Principal entries must face public streets or common open spaces
 - Weather protection (awnings, overhangs, or canopies) shall be provided at entries.
 - A combination of sidewalks, trails, and multimodal paths are required throughout the North Shore Area.
 - Safe intersections, crossings, and traffic calming measures are required throughout the North Shore Area to promote a walkable environment.
- **Public Spaces, Parks, and Trails**
 - Wayfinding and Signage is required throughout the North Shore Area and to guide users to key areas, including the Legacy Lands, public plaza, and commercial areas.
 - Signage shall be integrated into the streetscape (trails and links), pocket parks and overall open space design.
 - Landscaping/Plaza/Open Space (Plantings, native plantings, etc.)
 - Local Streets and Alleys are required to be built to City standards North Shore Blvd will be designed in accordance with the cross sections in the Master Plan
- **Environment**
 - All outdoor lighting must be dark-sky compliant and downward facing fixtures are required.
 - On-site stormwater management (retention and treatment) is required.
 - Wetland and natural area enhancements are required.
 - Native species and plantings are required, and non-native species are not permitted.



Intent:
To support a variety of housing types at a density of 6–24 units per acre, encouraging homeownership opportunities, family-style housing, and neighborhood diversity at a more compact density. Housing types include rowhouses, duplexes, and single-family detached.

The following Design Elements are required in North Shore Residential Area:

- **Façade and Materials:**
 - Sloped roofs are required
 - Front façade must include windows
 - Durable building materials are required
 - Garage architecture must match the primary structure
 - Fencing in front yards must be visually permeable
 - In front-loaded homes, the front door of the house must be proud of the garage by a minimum of 2 feet
 - Porches are encouraged, but not required
- **Entry and Connections**
 - Main entrances must face the street (applicable to single-family detached only)
 - Main entrances must be covered
 - All homes must have direct pedestrian access from the main entrance to the sidewalk
 - Residential lots must be connected to common open spaces, natural areas and/or pocket parks, etc., via trails (this can include sidewalks)
- **Variety**
 - To ensure visual diversity and avoid monotony throughout the North Shore Residential Area rooflines, façades, and color schemes must vary:
 - A minimum of 3 different building elevations and a minimum of 3 different color schemes will meet this requirement.
 - Identical roofline, façade, or color scheme may not be repeated on adjacent lots or directly across the street (only applicable to single-family detached).

North Shore Residential Development Standards:

Item	Stan- dard
Density Minimum/Maximum Dwelling Units/ Acre	6 / 24
Minimum Lot Size	1,800 SF
Minimum Lot Width	18'
Minimum Lot Depth	60'
Maximum Building Height	50'
Maximum Gross Floor Area	None
Front Setback / Garage Setback (Front Load)	8' / 18'
Front Setback (Alley Load)	8'
Side Setback / Zero Lot Line	3' / 0'
Street Side Setback	8'
Rear Setback (Front Load)	10'
Rear Setback (Alley Load)	5'

Setback Exceptions:

- Porches/Patios may extend up to 6’ into front or rear yards, as long as they are not in conflict with public utility easements
- Overhangs may extend up to 3’ into any setback



Architectural Styles and Elements Allowed in the North Shore Residential Area

To create an organic, visually interesting community that reflects the values and aesthetics of the Pacific Northwest, a range of permitted architectural styles are allowed within North Shore Residential Area:

1. Pacific Northwest Inspired

- Natural materials: wood, stone, concrete, mass timber
- Large windows and extended roof overhangs
- Low-slope or shed roofs
- Earth-tone or neutral color palettes

2. Craftsman / Northwest Craftsman

- Deep eaves with exposed rafters
- Covered porches with stone or tapered columns
- Horizontal lap or shingle siding
- Gabled or cross-gabled roofs
- Earth-tone color schemes
- Double-hung or multi-pane windows

3. Cottage / Storybook

- Steeply pitched roofs and asymmetrical massing
- Arched entries or windows
- Multi-pane windows, wood shutters
- Combination of wood, brick, or stucco siding
- Front stoops or porches
- Compact scale and playful detailing

4. Modern Farmhouse

- Gabled rooflines and simple massing
- Vertical board-and-batten or lap siding
- Black-framed windows and light-colored exteriors
- Wood or rustic metal accents
- Covered porches or stoops
- Minimalist detailing

6. Transitional

- Blends modern and traditional forms
- Simple hipped or gabled roofs
- Balanced façades and neutral color palettes
- Mix of traditional materials with modern detailing
- Trimmed or untrimmed windows depending on application
- Flexible use across housing types

Item 1.

DESIGN GUIDELINES



Intent:
To enable compact, walkable mixed-use development that integrates residential and non-residential uses, fostering connection and activation of a public plaza, the Legacy Lands, and Lacamas Lake through strategic placement of uses, trails, circulation, and enhancement of critical areas. Residential types may include multifamily apartments.

The following Design Elements are required in North Shore Town Center Area:

A Public Plaza

- Minimum Size: 1 acre
- A Woonerf or Festival Street is permitted to further activate the plaza for public market, festivals, and similar uses and count towards size requirements.
 - Food Carts, Public Markets, and other seasonal events or festival uses are permitted on the plaza and woonerf or festival street.
- Location: Nearby or adjacent to enhanced critical wetland area, Legacy Lands and connected to residential and non-residential uses via streets and trail systems.
- Pedestrian Amenities: Must include bike racks, seating, signage, expanded streetscapes.
- Landscaping: native plantings, spacing, etc.
- Materials: Can include landscaped areas, paved areas, or other materials

Grocery Anchored Retail Center

- A minimum of 25,000 square feet in building size
- Parking shall be landscaped or screened to minimize view from North Shore Boulevard
- Main entrances must face a sidewalk or street
- Main entrances must be covered
- Architectural Elements
 - Large Blank walls facing streets are not permitted. Break up large blank walls through material changes, murals, landscaping, or modulation, or other architectural design elements
 - Natural and/or neutral color scheme is required
 - Natural materials (such as timber) as accents are encouraged, but not required

Retail / Commercial Area

- A minimum of two smaller pad areas to support smaller scale commercial and retail uses and activate the North Shore Town Center area are required
- Fuel station is an allowed use as part of grocery-anchored retail center
- Parking shall be landscaped or screened to minimize view from North Shore Boulevard and other adjacent public streets
- Pedestrian entrances must be covered
- Outdoor lighting must be at pedestrian scales
- Outdoor areas that support uses are encouraged but not required (i.e., covered and outdoor seating for restaurants).
- Architectural Elements
 - Durable building materials are required
 - Natural and/or neutral color scheme is required
 - Natural materials (such as timber) as accents are encouraged, but not required

Multifamily Areas

- Garden Style or Low-Rise are buildings permitted
- Multifamily can be located in one or more area within the North Shore Town Center
- Ground-Floor Privacy is required for residential units. The use of privacy screens, landscaping, or design features for window privacy meet this requirement
- Parking shall be landscaped and located internal to the multifamily site(s)
- Architectural Elements
 - A sloped roof is required
 - Patios/balconies are required
 - All units must have a covered entrance
 - All units must have direct pedestrian access from the main entrance to the sidewalk
 - All buildings must be a neutral or natural color palette
 - Materials must be durable
 - Multifamily buildings must be connected to open spaces and pocket parks, etc., via trails, (this can include sidewalks)

North Shore Town Center Development Standards:

Item	Standard
Density Minimum/Maximum Dwelling Units/ Acre	10 / 40
Minimum Lot Size	None
Average Lot Coverage	75%
Maximum Building Height	100’
Front Yard Setback	10’
Side Yard	10’
Street Side Yard	10’
Rear Yard	10’



North Shore Employment

Intent:
To accommodate a range of employment-generating uses, including office, retail, light manufacturing, and warehouse, providing opportunity for people to live near where they work, complimenting the amenities of the North Shore Town Center and supported by the North Shore Residential Area.

Permitted Uses:

- Grocery, retail, restaurants
- Offices and flex spaces
- Warehousing and light industrial
- Electrical substation for Clark PUD

North Shore Employment Development Standards:

Item	Standard
Minimum Lot Size, Width, Depth	None
Maximum Building Height	100’
Lot Coverage	None
Usable Open Space	5% of net acre-age
Setbacks (Front, Side, Street)	None

Usable Open Space Definition:
Areas planned for recreation, relaxation, or community use, accessible to residents, workers, or customers. May include plazas, sport courts, or viewpoints.

The following Design Elements are required in North Shore Employment Area:

- Primary entrances must face public streets
- Main entrances must be covered
- Rooftop equipment must be screened from view (from public right-of-way) through landscaping, or other screening/fencing, or architectural design features.
- Parking areas must be behind or beside buildings and screened with landscaping
- Office elements of warehouses should front public streets
- A natural or neutral color palette is required





Staff Report

October 20, 2025 Council Workshop Meeting

2026 Fee Schedule Presentation

Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director

Time Estimate: 5 minutes

Phone	Email
360.817.7025	dbrooks@cityofcamas.us
360.817.1537	chuber@cityofcamas.us

BACKGROUND: The City of Camas indexes fees to CPI per the City's municipal code with a few exceptions. The exceptions are based on current circumstances and are reviewed by staff and approved by City Council annually. This presentation will cover the current staff recommendation for the 2026 fees.

SUMMARY: The CPI index 3% for July 2025 is 3% which was applied for the 2026 Fee Schedule with Equipment Rental Rates at 1.2%. Parks and Recreation rates were reassessed by staff and were increased to local market rates. The Parks and Recreation rates were unchanged for several years and are scheduled for full cost recovery analysis in 2027.

BENEFITS TO THE COMMUNITY: The City assesses fees and charges to cover the cost of providing services or programs and regulatory activities. Examples of these fees include:

- Animal licensing
- Recreational programming
- Development and building permits
- Street use permits

The intent of these fees and charges is that be set at a level that recovers all or some of the direct and indirect costs associated with an activity, including administrative overhead.

These fees allow the City to broaden service delivery beyond basic services or provide services which benefit a segment of the community.

The fee schedule itself benefits the community by providing transparency of the fees and charges with an explanation of annual increases.

STRATEGIC PLAN: The City's 2025-2030 Strategic Plan's Economic Prosperity priority has a goal of "Perform a fee analysis study on all fees and identify adequate cost recovery thresholds. The City is on target with the first action for 2025 by preparing a Facilities Fee Analysis Study. This study is underway and will be presented to Council in November.

POTENTIAL CHALLENGES: The potential challenge in the Fee Schedule is finding the balance of cost recovery and market tolerance for the fee structure. Staff is anticipating this challenge by planning to conduct a series of studies internally to determine the appropriate fee and rate structure as part of the City's strategic plan.

BUDGET IMPACT: With the fees index to inflation, the fees should keep in correlation with the expenses the fees intend to cover. The goal is most fees and expenses are budget neutral. There may be certain fees Council may choose to subsidize for the residence depending upon the priority and burden the fees have certain populations.

RECOMMENDATION: Staff will have a resolution for City Council to consider on November 17, 2025.



2026 FEE SCHEDULE UPDATE OVERVIEW

City of Camas Council
October 20, 2025 – Workshop

STRATEGIC PLAN AREA: ECONOMIC PROSPERITY



2026 INCREASES

- ▷ CPI: Western Region CPI-U, July-July is 3%.
 - Most City fees index to CPI, as allowable under City Resolution.
- ▷ Increased some Parks & Recreation room rental fees after consultation with director. This brings the fees more closely in line with market rates after several years without increases.
 - Any increases over CPI were minimal, under \$25.
- ▷ ENR: Engineering News-Record City Cost Index for Seattle, October-October is 1.2%.
 - System Development Charges and Impact Fees index to ENR's Seattle index, as adopted under City Resolutions when adopting long-term planning documents.



THE ROAD AHEAD



2025:
Staff continue to refine the facilities R&R model for accuracy and resilience



2026:
A technology rental model roadmap will be developed and evaluated for feasibility of implementation in 2026 or be pushed to the 2027-2028 biennium



2027-2028:
A cost recovery analysis for Community Development and Parks & Recreation will coincide with new biennial budget and fee schedule.

2026 BUDGET READOPT NEXT STEPS





Staff Report

October 20, 2025 Council Workshop Meeting

2026 Capital Budget Presentation

Presenter: Debra Brooks, Budget Analyst and Cathy Huber Nickerson, Finance Director

Time Estimate: 30 minutes

Phone	Email
360.817.7025	dbrooks@cityofcamas.us
360.817.1537	chuber@cityofcamas.us

BACKGROUND: The 2026 Capital Budget presentation is to review the proposed capital projects with both revenues and expenses. The presentation will also cover how the City determines the projects to be funded and scheduled by reviewing long-term planning efforts and how the projects fit in the City's Strategic Plan.

SUMMARY: Capital budgets fund the construction and equipment projects of the City. These budgets include street construction, park development, stormwater, water and sewer infrastructure projects as well as fleet acquisitions.

Funding sources for these projects include capital dedicated revenues such as real estate excise tax, impact fees, service development charges, grants, and in some cases for larger projects debt financing.

BENEFITS TO THE COMMUNITY: Capital project budgets are generally at the end of a long process of planning, policy requirements, feasibility studies, rate studies, public engagement, engineering and architectural designs, and council presentations. This process is essential to ensure the City is utilizing resources prudently given the size of projects. These projects are intended to last a long time to benefit current and future residents.

STRATEGIC PLAN: Capital projects for 2026 meet the following priorities:

- Safe and Accessible Community
- Stewardship of City Assets
- Vibrant Community Amenities
- Economic Prosperity

Several projects fall in safety and accessibility include transportation projects which include as part of the Complete Streets design include ADA accommodations for example. Other projects enhance or extend to life of older City assets such as water and sewer transmission lines or reservoir replacements. Some projects enhance the City's

parks and the Library amenities while others such as new city arterial meet Economic Prosperity goals.

POTENTIAL CHALLENGES: The potential challenges for any capital projects currently are unanticipated cost escalators such as inflationary pressures, tariffs, supply chain issues, and high bid responses.

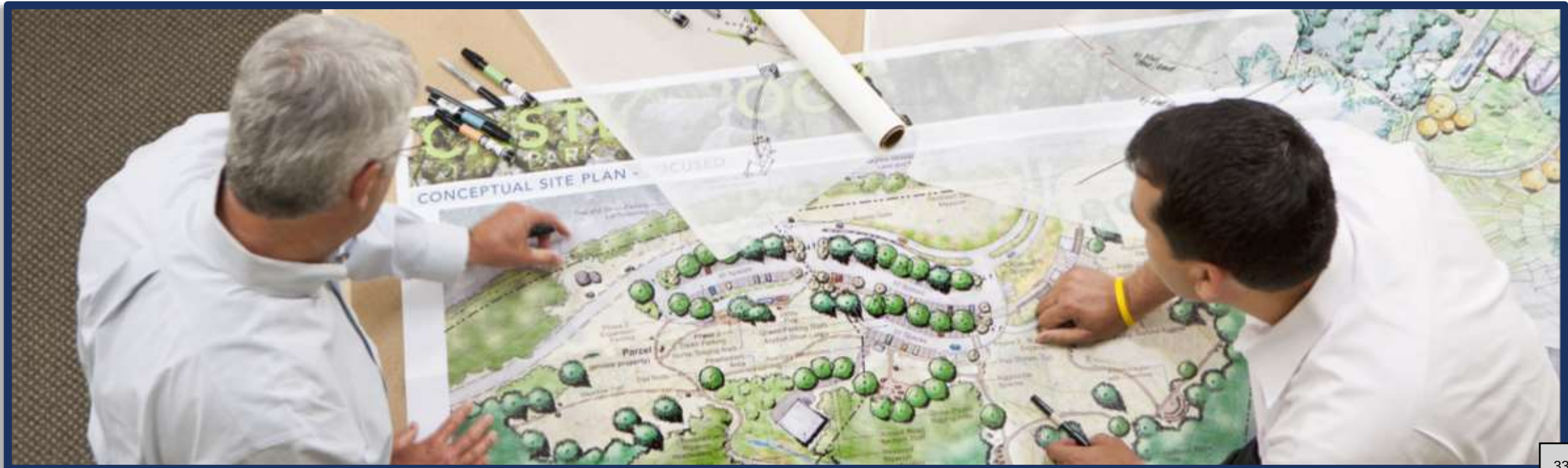
BUDGET IMPACT: The 2026 Capital Budget is largely a continuous of projects designed or started in 2025 as well as several projects funded with the 2025 UTGO bond, LTGO bond and the 2025 Revenue bonds.

RECOMMENDATION: Next steps include the public hearing and consideration for the 2026 Budget Ordinance on December 1, 2025.



MAYOR’S RECOMMENDED BUDGET: 2026 READOPTION – CAPITAL BUDGET

CITY OF CAMAS COUNCIL WORKSHOP OCTOBER 20, 2025



CAPITAL BUDGETING: THROUGH THE STRATEGIC PLAN



Economic Prosperity

- Ensure long-term financial stability through alternative revenue sources, attracting businesses, scaling infrastructure, and managing smart and sustainable growth to enhance livability.



Safe and Accessible Community

- Foster a safe and inclusive community through comprehensive public safety services, mobility, and accessibility.



Stewardship of City Assets

- Preserve and invest in critical infrastructure and systems, including roads, trails, water systems, buildings and open spaces.



Vibrant Community Amenities

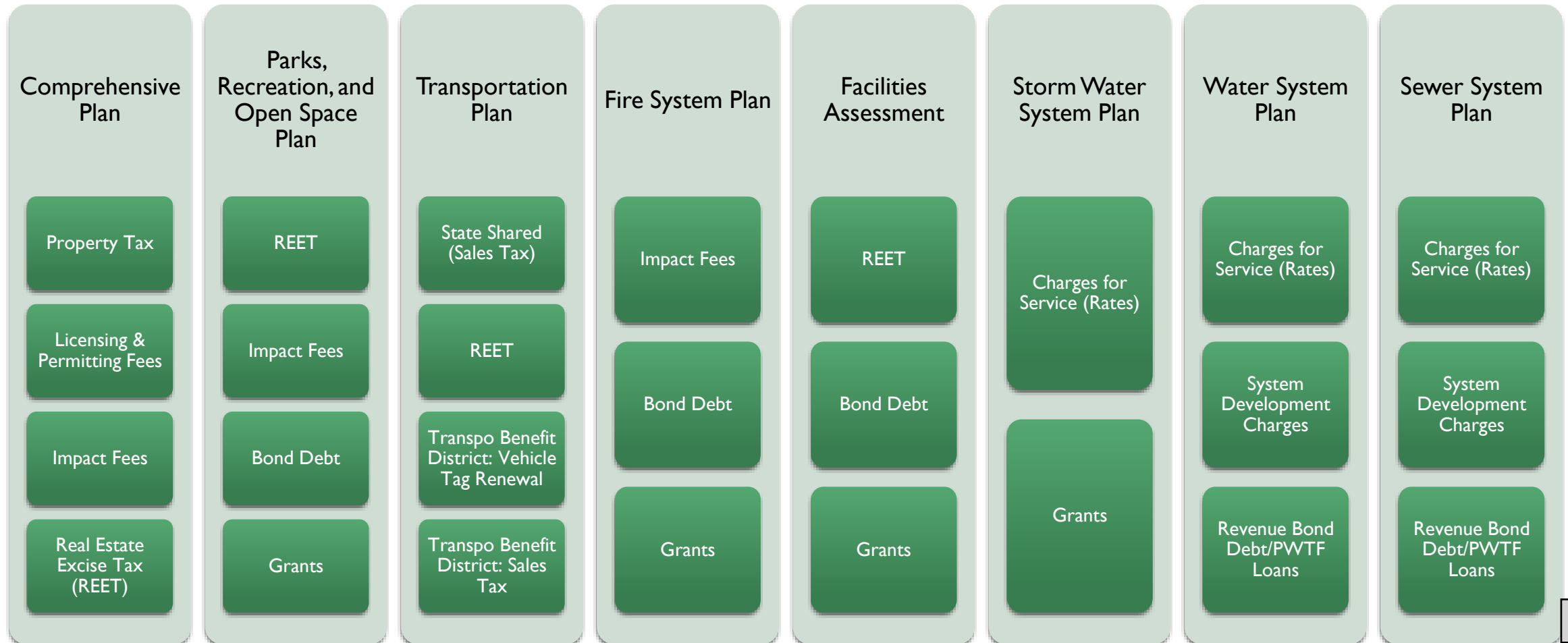
- Invest in City amenities that enhance quality of life, foster connections and meet the diverse needs of the community.



Engaged Workforce

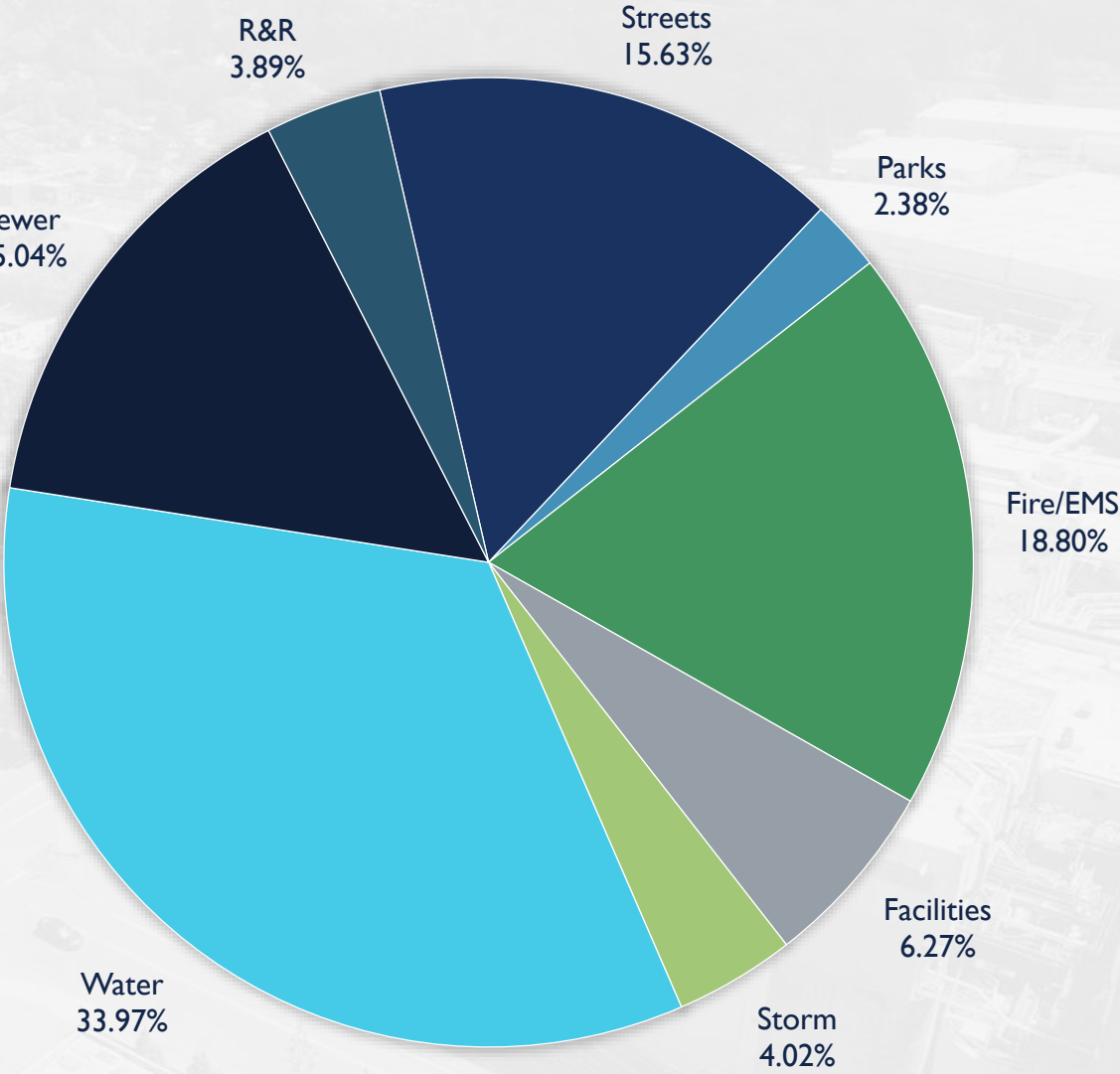
- Value and support a City team that is transparent, accountable, diverse and focused on working together.

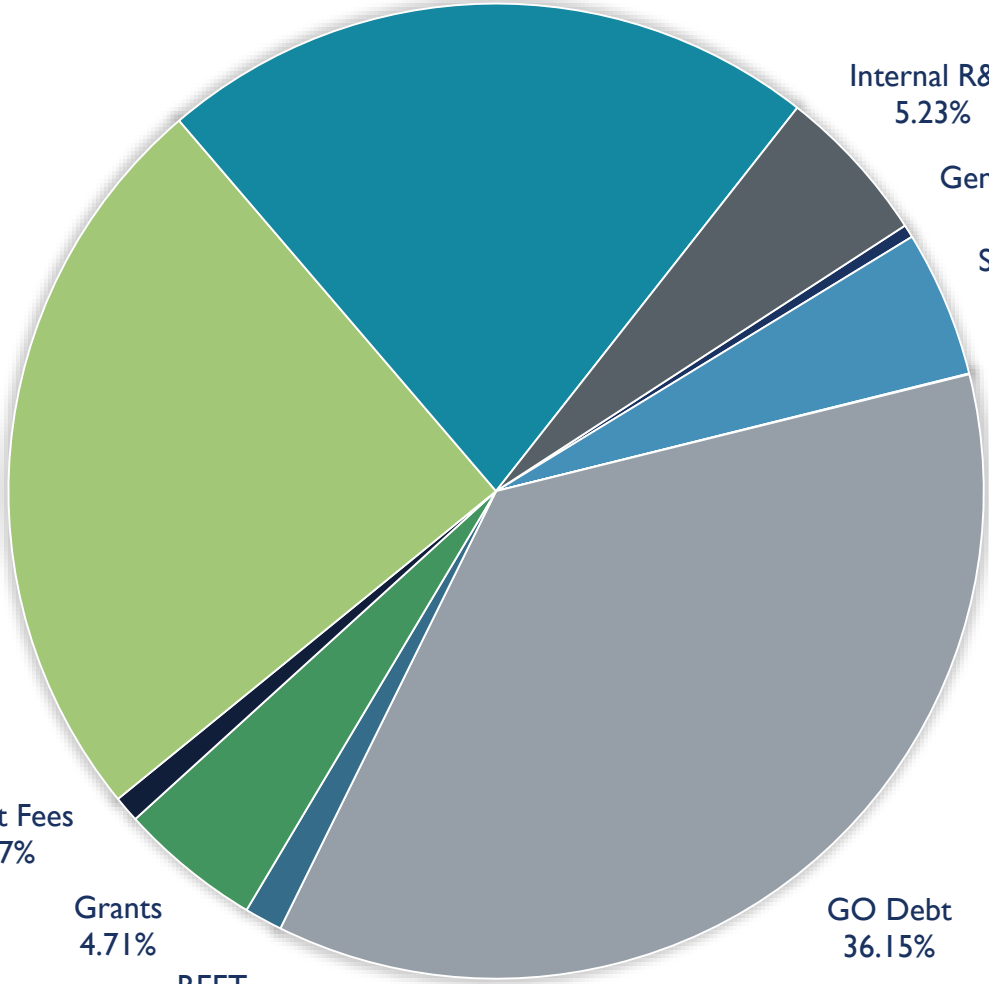
CAPITAL BUDGETING: LONG RANGE PLANS AND FUNDING SOURCES



49 CAPITAL PACKAGES

- Facilities 3 project(s)
- Streets 7 project(s)
- Fire/EMS 1 project(s)
- Parks 7 project(s)
- Storm 7 project(s)
- Water 17 project(s)
- Sewer 5 project(s)
- Internal R&R 2 project(s)





Technical drawing showing a cross-section of a mechanical assembly. A bracket is shown with a pin passing through it. The pin is labeled with a diameter of $\phi 10$. The bracket has a thickness of 4.0. A plate with holes is shown to the right, with a hole diameter of $\phi 10$ and a hole spacing of 4.0. The drawing includes dimension lines and labels for the components and their dimensions.



CAPITAL BUDGET PROJECTS: ECONOMIC PROSPERITY

Matrix #	Dept/Fund	Project	2026 Budget	Total Biennium	Funding Source(s)
5	Streets	SR 500/Everett St Improvements 35th - 43rd	\$ 1,200,000	\$ 1,433,680	Streets, Grant
7	Streets	Northshore Boulevard	\$ 3,000,000	\$ 3,000,000	Debt
17	Legacy Lands	Legacy Lands Master Planning	\$ 35,069	\$ 102,747	Legacy Lands (debt)
27	Water	Northshore Arterial Utility Lines	\$ 1,000,000	\$ 1,000,000	Debt
			\$ 5,235,069	\$ 5,536,426	



CAPITAL BUDGET PROJECTS: SAFE AND ACCESSIBLE COMMUNITY (NON-UTILITY)

Matrix #	Dept/Fund	Project	2026 Budget	Total Biennium	Funding Source(s)
1	Streets	Pavement Preservation	\$ 1,628,048	\$ 4,088,108	Streets (GF), TBD
2	Streets	Signal/Vehicle Detection Replacements	\$ 360,000	\$ 360,000	Streets
3	Streets	NW Lake Rd Safety Impv - Leadbetter to Everett	\$ 930,000	\$ 934,049	Grant
4	Streets	ADA Improvements	\$ 75,000	\$ 76,359	REET
6	Streets	NW Lake & Sierra Intersection Improvements	\$ 3,200,000	\$ 3,578,588	Grant
10	Parks	Forest Home Park Improvements	\$ 350,000	\$ 350,000	REET
18	Fire/EMS	Fire Station HQ Replacement	\$ 12,500,000	\$ 24,500,000	GO Bond
49	Technology	IT – Phone System Replacement	\$ 100,000	\$ 100,000	Internal R&R
			\$ 19,143,048	\$ 33,987,103	



CAPITAL BUDGET PROJECTS: SAFE AND ACCESSIBLE COMMUNITY (UTILITY)

Matrix #	Dept/Fund	Project	2026 Budget	Total Biennium	Funding Source(s)
28	Water	Mobile Data Collectors	\$ 300,000	\$ 300,000	Utility Rates
29	Water	Well/Reservoir Site Security Upgrades	\$ 300,000	\$ 300,000	SDCs
31	Water	Washougal Wellfield Improvements	\$ 200,000	\$ 200,000	SDCs
32	Water	Boulder Creek Intake	\$ 244,000	\$ 244,278	Utility Rates
33	Water	Zone 343 Reservoir (Cemetery Reservoir)	\$ 695,000	\$ 751,740	SDCs
34	Water	Forest Home Booster Station	\$ 500,000	\$ 500,261	SDCs
35	Water	Well 6/14 Waterline Transmission Main	\$ 1,050,000	\$ 1,113,710	SDCs
39	Water	Angelo Booster Station Design	\$ 200,000	\$ 700,000	SDCs
42	Water	Ops Center Design	\$ 1,000,000	\$ 1,000,000	Revenue Bond
46	Sewer	Parallel STEP Transmission Main	\$ 350,000	\$ 350,000	Utility Rates
			\$ 4,839,000	\$ 5,459,988	



CAPITAL BUDGET PROJECTS: STEWARDSHIP OF CITY ASSETS (NON-UTILITY)

Matrix #	Dept/Fund	Project	2026 Budget	Total Biennium	Funding Source(s)
14	Facilities	Citywide Major Building Maintenance	\$ 2,600,000	\$ 3,482,511	REET, GO Debt
16	Facilities	Library Building Improvements - External	\$ 708,000	\$ 708,000	GFund, Grants, GO Debt
19	Storm (Lake)	Upper Dam Gate Replacement	\$ 300,000	\$ 316,891	Utility Rates
22	Storm (Lake)	Lacamas Lake Treatment	\$ 270,747	\$ 484,483	Grant
24	Storm (Lake)	Lower Dam High/Low Flow Gate	\$ 150,000	\$ 150,000	Utility Rates
25	Storm (Lake)	Fish Wheel Removal	\$ 75,000	\$ 75,000	Utility Rates
48	Equipment	Annual Replacements	\$ 2,486,279	\$ 5,005,467	Internal R&R
			\$ 6,590,026	\$ 10,222,352	



CAPITAL BUDGET PROJECTS: STEWARDSHIP OF CITY ASSETS (UTILITY)

Matrix #	Dept/Fund	Project	2026 Budget	Total Biennium	Funding Source(s)
20	Storm	Crown Park Regional Storm Treatment Design	\$ 687,889	\$ 687,889	Grant
21	Storm	Downtown Regional Storm Treatment Design	\$ 687,889	\$ 687,889	Grant
23	Storm	CrownView Storm/Lift Station Generator	\$ 500,000	\$ 500,000	Utility Rates
26	Water	Water Repair & Replacement	\$ 500,000	\$ 573,466	Utility Rates
30	Water	Hathaway Road Waterline Replacement	\$ 1,190,000	\$ 1,191,811	Utility Rates
36	Water	Forest Management	\$ 475,000	\$ 605,116	Utility Rates
37	Water	Lower Prune Hill Reservoir & Booster Stn Repl	\$ 3,500,000	\$ 6,113,514	Revenue Bond
38	Water	PFAS Eval and Well 13 Design/Construction	\$ 9,000,000	\$ 13,000,000	Revenue Bond
40	Water	Crown Rd Transmission Main	\$ 1,000,000	\$ 1,000,000	Revenue Bond
41	Water	Lake Rd Booster Station & Waterline Upgrades	\$ 1,433,729	\$ 1,433,729	Revenue Bond
43	Sewer	WWTP Repair & Replacement	\$ 2,000,000	\$ 4,495,562	Utility Rates
44	Sewer	Pump Station Repair & Replacement	\$ 2,000,000	\$ 2,671,317	Utility Rates
45	Sewer	Gravity Sewer Repair & Replacement	\$ 650,000	\$ 650,000	Utility Rates
47	Sewer	WWTP Upgrades	\$ 5,000,000	\$ 5,000,000	Revenue Bond
			\$ 28,624,507	\$ 38,610,295	



CAPITAL BUDGET PROJECTS: VIBRANT COMMUNITY AMENITIES

Matrix #	Dept/Fund	Project	2026 Budget	Total Biennium	Funding Source(s)
8	Parks	Field Drainage & Restroom/Dugout Rehab	\$ 75,000	\$ 75,000	General Fund
9	Parks	Open Space/Parks/Trails	\$ 250,000	\$ 250,000	REET
11	Parks	Bike Park Design & Construction	\$ 325,000	\$ 325,000	REET
12	Parks	Everett Grand Park Plaza - City Hall Parklet	\$ 100,000	\$ 100,000	REET
13	Parks	T-3 (East Lake) Trail	\$ 450,000	\$ 450,517	Impact Fees
15	Facilities	Library Building Improvements - Internal	\$ 860,000	\$ 860,000	Grant
			\$ 2,060,000	\$ 2,060,517	

2026 BUDGET READOPTION NEXT STEPS

Nov 11, 2025 Workshop

- Operating Budget (with Capital)

Nov 17, 2025 Workshop

- Revenue Options

Dec 1, 2025 Regular Meeting

- Revenue Hearings
- Readoption Hearing

2026 CAPITAL READOPT BUDGET				FUNDING SOURCE																	
	Dept./Fund	Title	2026 Readopt Budget	Total Biennium Budget	General	Streets	TBD	CWPD	TIF	PIF	REET 1	REET 2	Legacy Lands	Vehicle R&R	Grants/Contrib	Debt	Storm Water	Solid Waste	Water	Sewer	SDC
1	Streets/Cap	Pavement Preservation	\$ 1,628,048	\$ 4,088,108		\$ 2,679,691	\$ 1,408,417														
2	Streets/Cap	Signal/Vehicle Detection Replacements	\$ 380,000	\$ 380,000		\$ 380,000															
3	Streets/Cap	NW Lake Rd Safety Impv - Leadbetter to Everett	\$ 930,000	\$ 934,049											\$ 934,049						
4	REET/Streets	ADA Improvements	\$ 75,000	\$ 76,359						\$ 76,359											
5	Streets/Debt	SF 500/Everett St Improvements 35th - 43rd	\$ 1,200,000	\$ 1,433,680		\$ 193,547									\$ 1,240,133						
6	Streets/Debt	NW Lake & Sierra Intersection Improvements	\$ 3,200,000	\$ 3,578,588					\$ 378,588							\$ 3,200,000					
7	Streets/Debt	Northshore Boulevard	\$ 3,000,000	\$ 3,000,000												\$ 3,000,000					
8	Parks/Oper	Field Drainage & Restroom/Dugout Rehab	\$ 75,000	\$ 75,000																	
9	REET/Parks	Open Space/Parks/Trails	\$ 250,000	\$ 250,000								\$ 250,000									
10	REET/Parks	Forest Home Park Improvements	\$ 350,000	\$ 350,000								\$ 350,000									
11	REET/Parks	Bike Park Design & Construction	\$ 325,000	\$ 325,000								\$ 325,000									
12	REET/Parks	Everett Grand Park Plaza - City Hall Parklet	\$ 100,000	\$ 100,000							\$ 100,000										
13	Parks/PF	T-3 (East Lake) Trail	\$ 450,000	\$ 450,517						\$ 450,517											
14	Facilities	Citywide Major Building Maintenance	\$ 2,600,000	\$ 3,482,511							\$ 100,000				\$ 610,000	\$ 3,382,511					
15	Facilities	Library Building Improvements - Internal	\$ 860,000	\$ 610,000											\$ 70,728	\$ 397,036					
16	Facilities	Library Building Improvements - External	\$ 708,000	\$ 708,000		\$ 192,942															
17	Legacy Lands	Legacy Lands Master Planning	\$ 35,069	\$ 102,747									\$ 102,747								
18	Fire Bond	Fire Station HQ Replacement	\$ 12,500,000	\$ 24,500,000												\$ 24,500,000					
19	PW/Storm	Upper Dam Gate Replacement	\$ 300,000	\$ 316,891												\$ 316,891					
20	PW/Storm	Crown Park Regional Storm Treatment Design	\$ 687,889	\$ 687,889											\$ 582,889	\$ 105,000					
21	PW/Storm	Downtown Regional Storm Treatment Design	\$ 687,889	\$ 687,889											\$ 582,889	\$ 105,000					
22	PW/Storm	Lacamas Lake Treatment	\$ 270,747	\$ 484,483											\$ 484,483						
23	PW/Storm/Swr	Crown View Storm/LS Generator	\$ 500,000	\$ 500,000												\$ 400,000	\$ 100,000				
24	PW/Storm	Lower Dam High/Low Flow Gate	\$ 150,000	\$ 150,000												\$ 150,000					
25	PW/Storm	Fish Wheel Removal	\$ 75,000	\$ 75,000												\$ 75,000					
26	PW/Water	Water Repair & Replacement	\$ 500,000	\$ 573,466												\$ 573,466					
27	PW/Water	Northshore Arterial Utility Lines	\$ 1,000,000	\$ 1,000,000												\$ 1,000,000					
28	PW/Water	Mobile Data Collectors	\$ 300,000	\$ 300,000														\$ 300,000			\$ 300,000
29	PW/Water	Well/Reservoir Site Security Upgrades	\$ 300,000	\$ 300,000																	
30	PW/Water	Hathaway Road Waterline Replacement	\$ 1,190,000	\$ 1,191,811														\$ 1,191,811			
31	PW/Water	Washougal Wellfield Improvements	\$ 200,000	\$ 200,000														\$ 200,000			
32	PW/Water	Boulder Creek Intake	\$ 244,000	\$ 244,278														\$ 244,278			
33	PW/Water	Zone 343 Reservoir (Cemetery Reservoir)	\$ 695,000	\$ 751,740																	\$ 751,740
34	PW/Water	Forest Home Booster Station	\$ 500,000	\$ 500,261																	\$ 500,261
35	PW/Water	Well 6/14 Waterline Transmission Main	\$ 1,050,000	\$ 1,113,710															\$ 605,116		\$ 1,113,710
36	PW/Water	Forest Management	\$ 475,000	\$ 605,116																	
37	PW/Water	Lower Prune Hill Reservoir & Booster Stn Repl	\$ 3,500,000	\$ 6,113,514												\$ 6,113,514					
38	PW/Water	PFAS Eval and Well 13 Design/Construction	\$ 9,000,000	\$ 13,000,000												\$ 13,000,000					
39	PW/Water	Angelo Booster Station Design	\$ 200,000	\$ 700,000																	\$ 700,000
40	PW/Water	Crown Rd Transmission Main	\$ 1,000,000	\$ 1,000,000												\$ 1,000,000					
41	PW/Water	Lake Rd Booster Station & Waterline Upgrades	\$ 1,433,729	\$ 1,433,729												\$ 1,433,729					
42	PW/Water	Ops Center Design	\$ 1,000,000	\$ 1,000,000												\$ 1,000,000					
43	PW/Sewer	WWTP R&R	\$ 2,000,000	\$ 4,495,562																\$ 4,495,562	
44	PW/Sewer	Pump Station R&R	\$ 2,000,000	\$ 2,671,317																\$ 2,671,317	
45	PW/Sewer	Gravity Sewer R&R/Upgrades	\$ 650,000	\$ 650,000																\$ 650,000	
46	PW/Sewer	Parallel STEP Transmission Main	\$ 350,000	\$ 350,000																\$ 350,000	
47	PW/Sewer	WWTP Upgrades	\$ 5,000,000	\$ 5,000,000																\$ 5,000,000	
48	Equipmt Rplc	Annual Replacements	\$ 2,486,279	\$ 5,005,467											\$ 5,005,467						
49	IT Capital	IT - Phone System Replacement	\$ 100,000	\$ 100,000		\$ 50,570	\$ 3,422	\$ 26,996													
					\$ 318,512	\$ 3,236,659	\$ 1,408,417	\$ 26,996	\$ 378,588	\$ 450,517	\$ 276,359	\$ 925,000	\$ 102,747	\$ 5,007,388	\$ 4,505,170	\$ 58,026,790	\$ 1,154,553	\$ 1,901	\$ 5,703	\$ 6,844	\$ 3,585,711



Staff Report

October 20, 2025 Council Workshop Meeting

Legacy Lands Master Plan – Greenworks Professional Services Amendment #3

Presenter: Chris Witkowski, Parks & Recreation Director

Time Estimate: 10 minutes

Phone	Email
360.817.7037	cwitkowski@cityofcamas.us

BACKGROUND: Over the past decade the City of Camas has acquired approximately 165 acres of property along the north shore of Lacamas Lake with the intention of developing regional park facilities while conserving riparian zones, wetlands, and forested lands.

To aid in this development and conservation process, Camas Parks & Recreation began the planning phase in March 2024 through the Legacy Lands Master Plan project. The Plan's objective is to provide a vision for this regional park, as well as form a framework for the phasing and partnership opportunities of park development projects on the properties. The Master Plan process includes:

- Site analysis and programing including urban design, architectural, environmental, and economic;
- Design alternatives and final concept;
- Community engagement;
- Plan development, including implementation phasing, program priorities, and cost estimates.

To accomplish this work, the City of Camas entered into a Professional Services Agreement in 2024 with Greenworks, P.C. (Greenworks) whose team also includes the services of JLA Public Involvement, First Forty Feet, Waterleaf Architecture, PBS, and ECONorthwest.

SUMMARY: As the Legacy Lands Master Plan project is nearing completion, the objectives remain consistent with the original intent. However, during the course of the project, the City encountered an approximate 8-month vacancy and subsequent transition in the Parks & Recreation Director role. To keep the project moving forward during this time, Greenworks and their team were requested to perform community engagement activities that were originally intended to be conducted by the department director. Consequently, administration is **requesting approval for an additional \$35,068.44** to cover these extra services, as well as expenses related to a Clark County Council presentation and a few value-added services that will enhance the plan development,

including architectural assessment of existing site structures and market rate analysis for potential revenue-generating amenities. This will be Amendment #3 of the project. A summary of past procurement is as follows:

- **Base Bid:** March 2024, Total Fee: \$166,652, Anticipated Completion: Dec 31, 2024
- **Amendment #1:** June 2024, Revised Total Fee: \$183,167
- **Amendment #2:** February 2025, Revised Completion: Dec 31, 2025
- **Amendment #3 (current):** October 2025, Revised Total Fee: \$218,235.44, Revised Completion: June 30, 2026

BENEFITS TO THE COMMUNITY: This amendment will allow for the continuation of the Legacy Lands Master Plan project, resulting in a framework for the future detailed design and construction of the regional park. Overall, the project aligns with objectives outlined in Camas's Parks, Recreation and Open Space (PROS) Plan and 2035 Comprehensive Plan. Anticipated plan recommendations are guided by feedback received through the community engagement process.

STRATEGIC PLAN: This master plan aligns with the strategic goal of Vibrant Community Amenities through the identification, investigation, and recommendation of new amenities requested by the public through the community engagement process.

POTENTIAL CHALLENGES: At this stage of the planning process, there are no anticipated, high-risk challenges to completing the master plan. The amendment was purposefully brought forth at this time to ensure all planned community feedback was received and the project team is aware of which resources are required to complete the plan based on that feedback.

BUDGET IMPACT: This amendment revises the budget from \$183,167 to \$218,235.44. All expenses will continue to be funded from the Legacy Lands Fund which has sufficient capacity to cover the project costs.

RECOMMENDATION: Staff recommends this item be placed on the November 3, 2025 Consent Agenda for Council's consideration and approval.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 3**

616 NE 4th Avenue
Camas, WA 98607

Project No. PNR24001

Legacy Lands Master Plan

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of the _____ day of _____, 2025, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Greenworks, P.C.**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated March 5, 2024, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. **Scope of Services.** Consultant agrees to perform additional services as identified on **Exhibit "A"** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not to exceed \$35,068.44.
 - a. ☐ Unchanged from Original/Previous Contract
2. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. ☒ Extended to **June 30, 2026**
 - b. ☐ Unchanged from Original/Previous Contract date of _____, 20____

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.
3. **Payment.** Based on the Scope of Services and assumptions noted in **Exhibit "A"**, Consultant proposes to be compensated on a time and material basis per **Exhibit "B"** (Amended Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: \$183,167.00
 - b. Amendment No. 3: \$35,068.44
 - c. **Total: \$218,235.44**
 - d. Consultant billing rates:
 - ☐ Modification to Consultant Billing Rates per **Exhibit "C"** attached herein
 - ☒ Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 2025.

CITY OF CAMAS:

Greenworks P.C.:
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

**EXHIBIT “A”
AMENDED SCOPE OF SERVICES**

October 10th, 2025

Chris Witkowski
Parks and Recreation Director
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Re: Legacy Lands Master Plan
Amendment 3: Community Engagement, Decision Making, and Coordination

Dear Chris,

This Amendment to the existing Agreement between GreenWorks, PC and the City of Camas signed March 05, 2024, is executed by both parties in relation to the performance of additional services by GreenWorks, PC, as defined in the existing Agreement and as described herein. This Amendment acknowledges the Client's obligation of payment for the additional services in accordance with the prevailing terms and rates of the existing Agreement. The following is a detailed scope of work for your review:

PROPOSED SCOPE OF ADDITIONAL SERVICES

This Agreement extends the contract end date to June 30th, 2026.

Amendment 3: Community Engagement, Decision Making, and Coordination

The following amendment includes providing additional support to the City to coordinate, prepare, and attend public, City, and County meetings, as well as an extended decision-making process around the included amenities and features to be part of the project. It includes efforts around project restart due to delays in the schedule. It enhanced the consultant team analysis of the existing structures and potential revenue of amenities in order to bolster the implementation plan and decision making of what to include in the Plan. The following tasks are included or adjusted within this amendment:

Task 1: Project Management

- Project restart, orientation of City staff, re-kickoff meetings
- Revised project schedule and milestones
- Additional coordination and meetings due to schedule delay and extension

Task 2: Community Engagement

- Preparation, presentations, attendance, and follow-ups for (2) County coordination meetings
- Preparation, presentations, attendance, and follow-ups for (2) Parks & Recreation Commission meetings
- Preparation, presentations, attendance, and follow-ups for (1) County Council meeting
- Preparation, presentations, attendance, and follow-ups for (1) City Council meeting
- Additional coordination and scheduling of focus groups and PAC meetings
- Additional promotional material for public Open House
- Update project website
- Extended decision-making process for determining project program, amenities, and features
- Generation, analysis, and summaries of Public Open House supplemental online survey

Task 6: Plan Development

- Rough cost estimates of existing building re-use by architect consultant
- Revenue framework to assess potential for proposed amenities by economic consultant
- Environmental review of final design and implementation plan to assess impacts and align with County requirements

TERMS OF AGREEMENT

Fee Schedule

Professional fees for the scope of work are as follows:

Task	Summary Description:	Amendment 2
1	Project Management	\$5,997.00
2	Community Engagement	\$17,149.44
6	Plan Development	\$11,922.00
	Base Contract Amount:	\$166,652.00
	Amendment #1	\$16,515.00
	Amendment #3	\$35,068.44
	New Contract Amount:	\$218,235.44

We appreciate this opportunity to be of further service to you on your project. If you have any questions, please call me or Ben Johnson at (503) 222-5612.

Sincerely,



Ben Johnson, PLA

Principal / Project Manager
GreenWorks, P.C.

503-222-5612 | benj@greenworkspc.com

EXHIBIT “B”
AMENDED COSTS FOR SCOPE OF SERVICES

		Hours	\$	210.00	\$	165.00	\$	125.00	\$	147.00	\$	220.26	\$	108.42	\$	144.20	\$	109.62	\$	119.06	\$	202.00	\$	160.00	\$	128.00	\$	85.00	\$	260.00	\$	175.00	\$	105.00	\$	225.00	\$	168.00	\$	180.00
TASK		Role:	Hourly Rate:	GreenWorks, PC					JLA - Public Involvement						Waterleaf - Architecture				ECONorthwest - Economics			PBS - Environmental / Civil			Cost by Task															
				PIC	PM	LD3	Project Admin		Sr. Assoc.	PI Spec 3	PI Spec 4	PI Spec 2	Admin 4		Partner	Sr. Architect	Job Captain	Admin	Project Director	Project Associate	Analyst	Eng VII	Eng III	Sr NR Scientist																
				Hours (\$210/hr)	Hours (\$165/hr)	Hours (\$125/hr)	Hours (\$147/hr)		Hours (\$220.26/hr)	Hours (\$108.42/hr)	Hours (\$144.2/hr)	Hours (\$109.62/hr)	Hours (\$119.06/hr)		Hours (\$202/hr)	Hours (\$160/hr)	Hours (\$128/hr)	Hours (\$85/hr)	Hours (\$260/hr)	Hours (\$175/hr)	Hours (\$105/hr)	Hours (\$225/hr)	Hours (\$168/hr)	Hours (\$180/hr)		no expenses														
1				0	31	0	6	5,997.00	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$5,997.00	
8	1.1																																							
2	1.2																																							
3	1.3																																							
24	1.4																																							
2				4	52	5	0	10,045.00	17	5	1	25	1	7,104.44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$17,149.44	
25	2.1																																							
12	2.2																																							
12	2.3			2	10																																			
12	2.4			2	10																																			
12	2.5																																							
17	2.6																																							
19	2.7																																							
3				0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
0	3.1																																							
4				0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
0	4.1																																							
5				0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0.00		
0	5.1																																							
6				0	14	0	0	2,310.00	0	0	0	0	0	-	8	12	8	0	8	8	0	4	4	0														\$11,922.00		
32	6.1																																							
22	6.2																																							
12	6.3																																							
0	6.4																																							
0	6.5																																							
7				0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$	-	
0	7.1																																							

		Individual Totals (Hours)	4	97	5	6	17	5	1	25	1	8	12	8	0	8	8	0	4	4	0
		Firm Totals (cost)				\$18,352.00	18,352.00				\$7,104.44				\$4,560.00			\$3,480.00			\$1,572.00
0%		Reimbursable Expenses																			
		Consultant Total Fee				\$18,352.00					\$7,104.44				\$4,560.00			\$3,480.00			\$1,572.00
		TOTAL FEE																			\$35,068.44

	Tasks	GW	JLA	FFF	Waterleaf	ENW	PBS	TOTAL
1	PROJECT MANAGEMENT	\$5,997	\$0	\$0	\$0	\$0	\$0	\$5,997
2	COMMUNITY ENGAGEMENT	\$10,045	\$7,104	\$0	\$0	\$0	\$0	\$17,149
3	INVENTORY AND ANALYSIS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	DESIGN ALTERNATIVES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	FINAL CONCEPTUAL DESIGN	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	PLAN DEVELOPMENT	\$2,310	\$0	\$0	\$4,560	\$3,480	\$1,572	\$11,922
	TOTAL	\$18,352	\$7,104	\$0	\$4,560	\$3,480	\$1,572	\$35,068