City Council Workshop Agenda
Monday, October 06, 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/5423424

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. Division Street Transportation Update
   Presenter: James Carothers, Engineering Manager
   Time Estimate: 10 minutes

2. NE Everett Street Vacation Petition
   Presenter: James Carothers, Engineering Manager
   Time Estimate: 10 minutes

3. Mayor's Recommended 2026 Readoption Budget Presentation
   Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Budget Analyst
   Time Estimate: 5 minutes

4. Middle Housing and Accessory Dwelling Unit Code Updates
   Presenter: Alan Peters, Community Development Director
   Time Estimate: 30 minutes

5. Professional Services Agreement Amendment No. 1 Lake Road Booster Station and Waterline Upgrades Design
   Presenter: Rob Charles, Utilities Manager
   Time Estimate: 5 minutes

6. Construction Award Angelo Booster Station Temporary Pump
   Presenter: Rob Charles, Utilities Manager
   Time Estimate: 5 minutes

7. Staff Miscellaneous Updates
   Presenter: Doug Quinn, City Administrator
   Time Estimate: 10 minutes

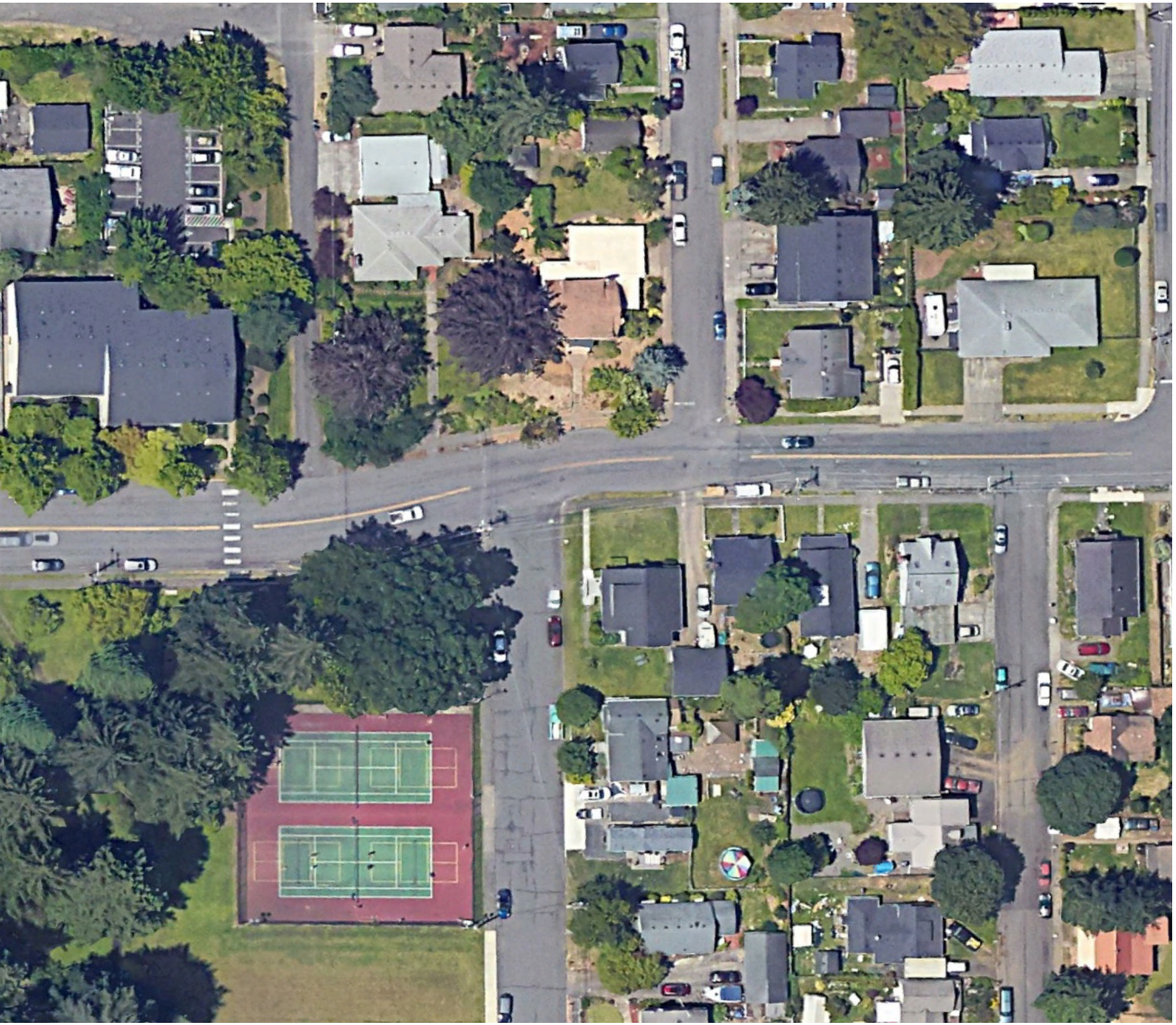
PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING

Division St Safety

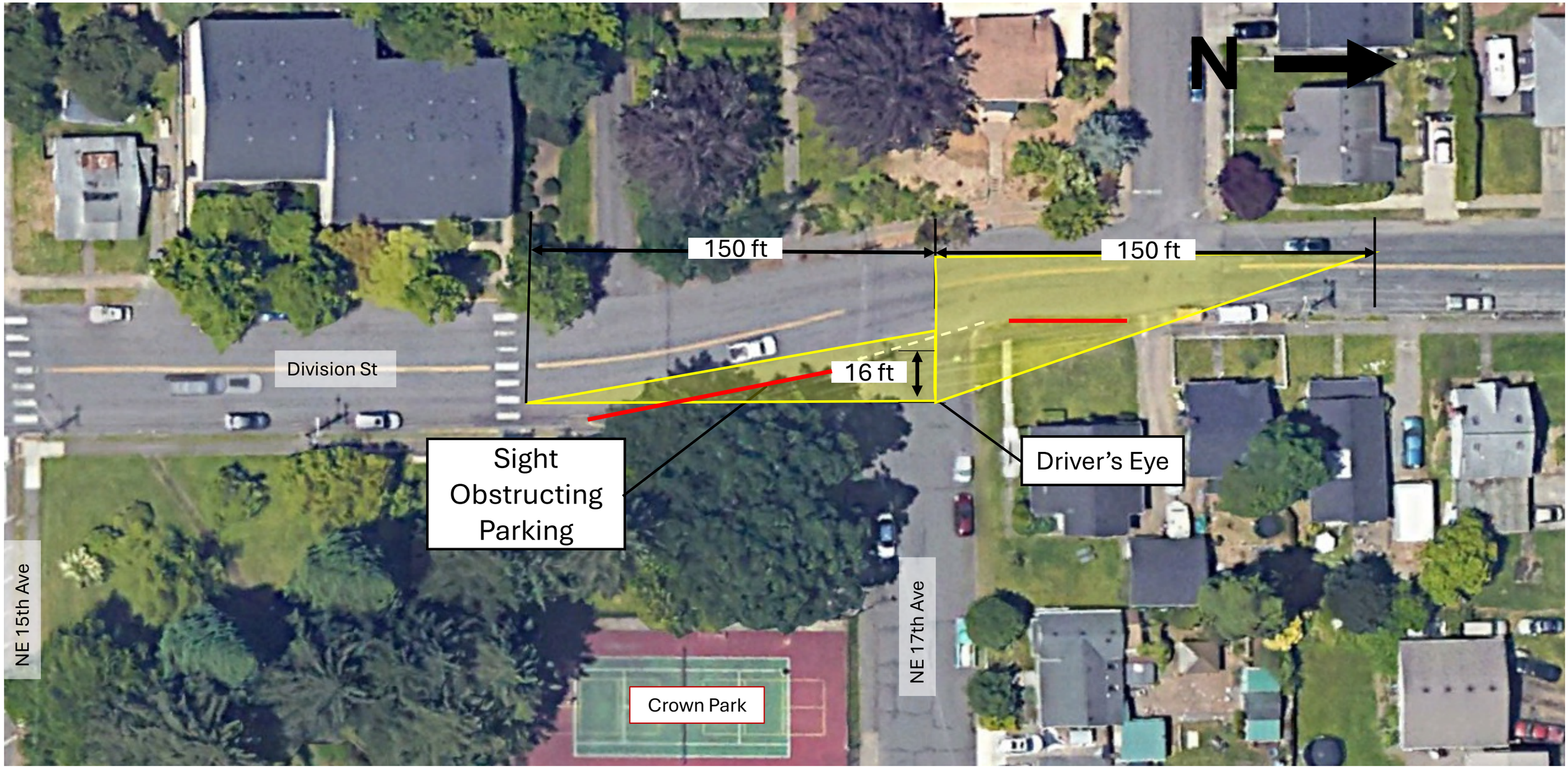
- 17th Ave Intersection
- Safety Grant Application



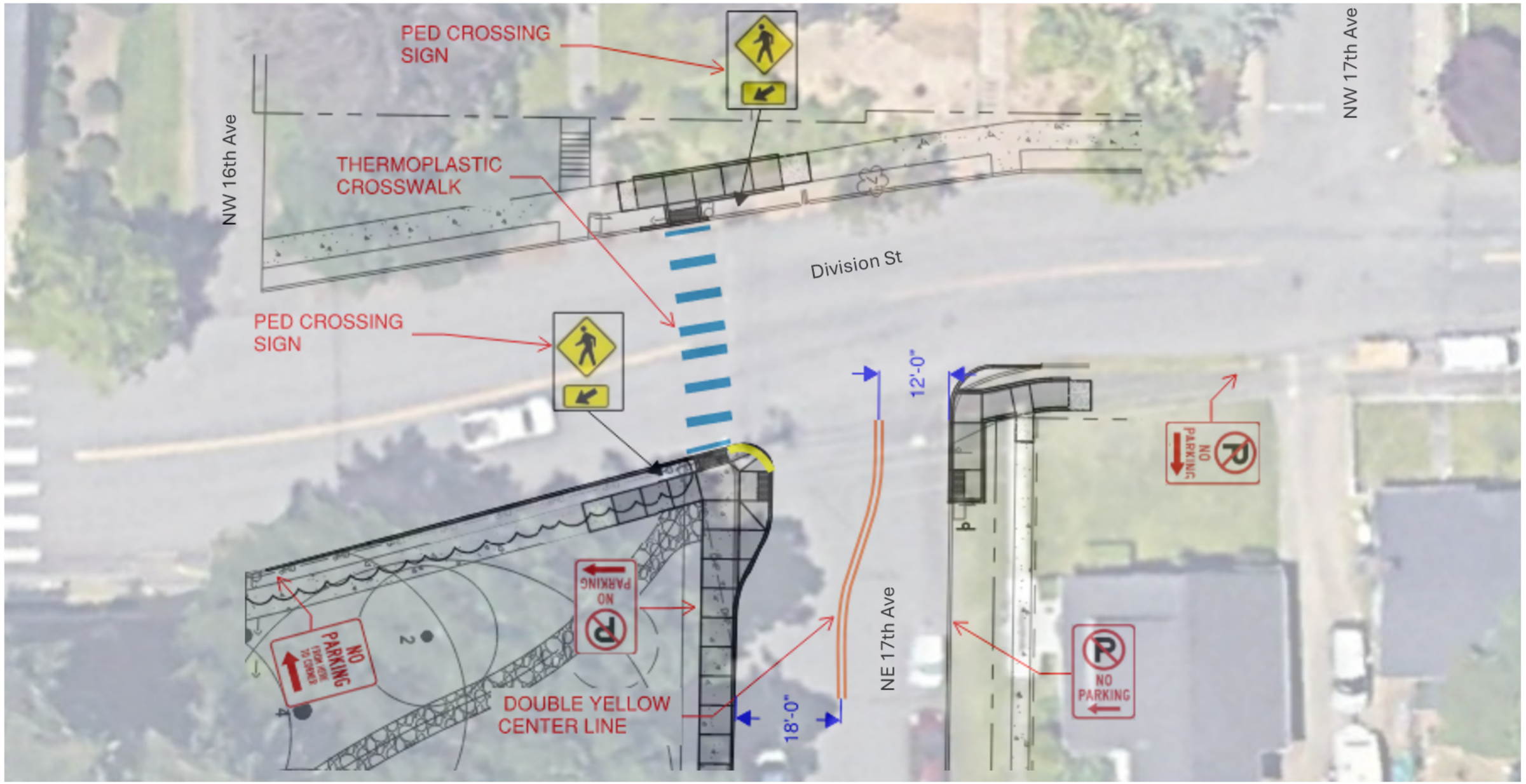
Division Street and NE 17th Ave

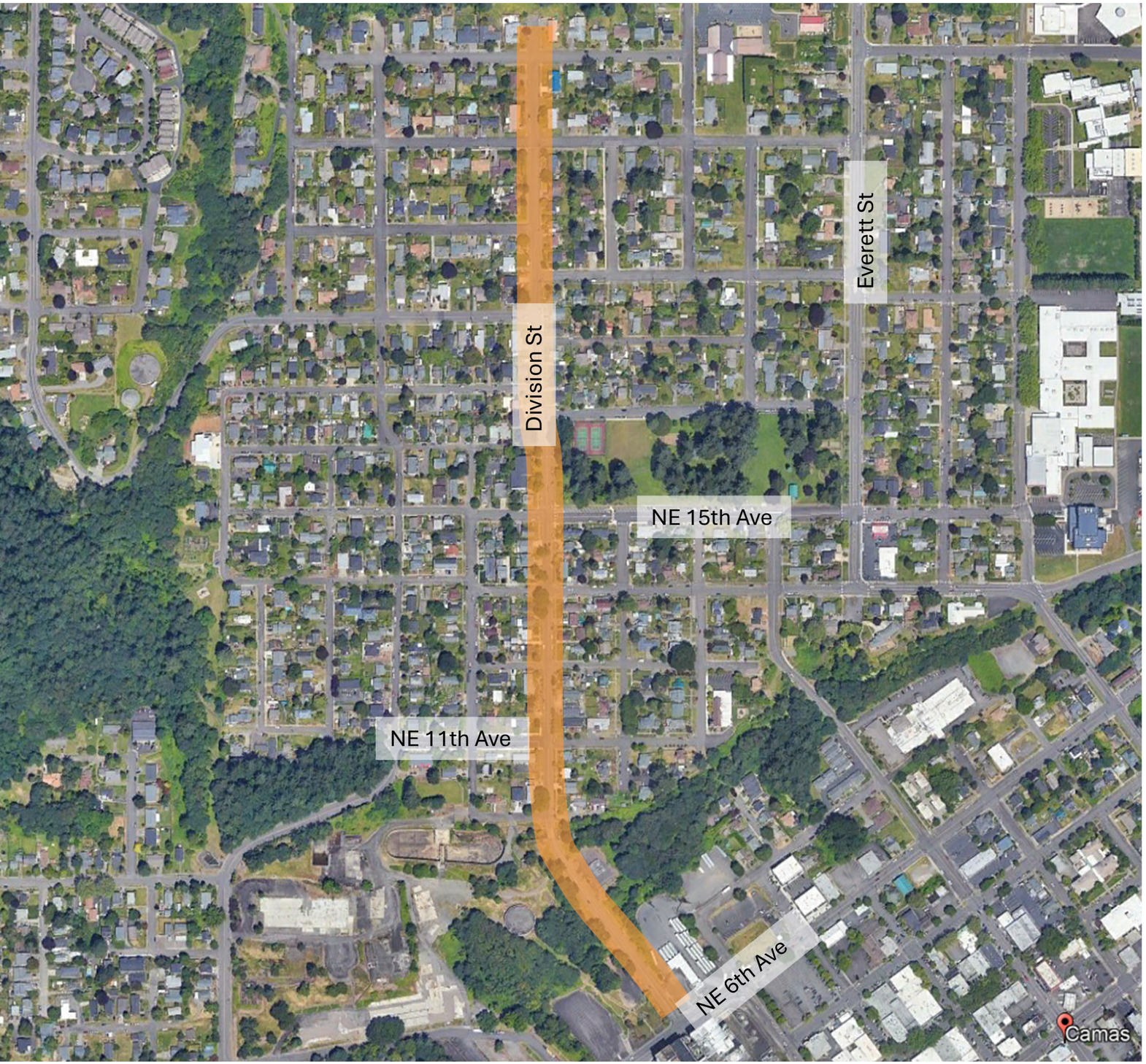
- Sight Distance
- Signage
- Crosswalk

Design Stopping Sight Distance Requirement



Design Stopping Sight Distance Requirement





Division St Safety Improvements (6th Ave to 22nd Ave) Grant Application

City of Camas - Division Street Safety Improvements

DIVISION STREET (6TH AVENUE TO 22ND AVENUE)

CRASH SUMMARY
(2018 - 2022)

14 Total Crashes	0 Fatal or Serious Injury Crashes
5 Bicycle & Pedestrian Crashes	0 Bicycle & Pedestrian Fatal or Serious Injury Crashes

LOCATION ATTRIBUTES

- Near School
- Near Park

RELEVANT GRANT OPPORTUNITIES

- HSIP
- ATP
- SS4A
- SRTS

Location Summary

Contributing Factors

- Right of way violations

Crash Types

- Angle crashes
- Hit object crashes
- Pedestrian/bicycle crashes

Roadway & Contextual Factors

- Residential corridor
- Two lane road with parking on both sides from 11th St to 22nd Avenue
- 25 mph

Goals

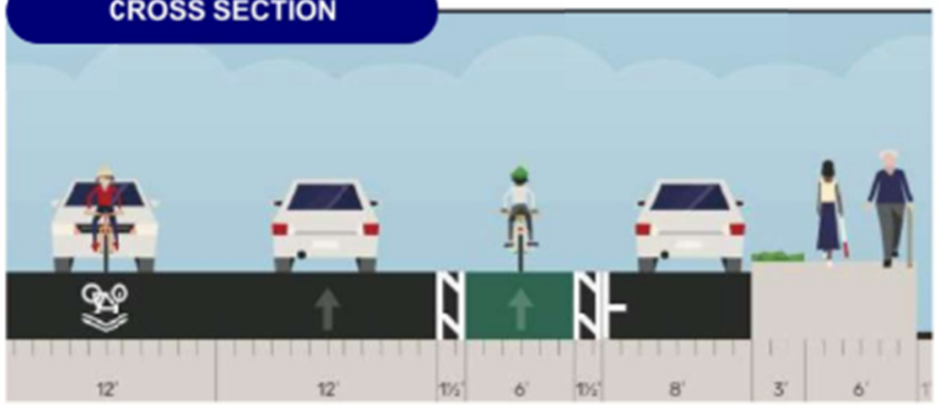
1. Increase pedestrian and bicycle visibility with enhanced crossings and bike lanes.
2. Reduce speeds and angle crashes along the corridor with traffic calming treatments.

COUNTERMEASURE	CONCERN	TIME FRAME	CRASH REDUCTION FACTOR
Install bike lane	Bicycle right of way	Near term	45%
High visibility crosswalks	Pedestrian visibility and right of way	Near term	15%
Lane reconfiguration	Unsafe speeds, bicycle right of way	Near term	29%
Install curb bulbouts	Pedestrian visibility and right of way, unsafe speeds	Near term	37%
Install pedestrian scale lighting	Pedestrian visibility	Near term	42%

Whole-Corridor Improvements

- Road reconfiguration – Consolidate parking; only allow on east side of Division Street
- Install bicycle lane on the right side of Division St (uphill/ northbound direction)
- Install pedestrian crossings and curb bulbouts along the corridor

CROSS SECTION



- Compliant ramp
- Non Compliant ramp (21)
- Missing ramp (4)
- Missing Sidewalk

Staff Report

October 6, 2025 Council Workshop Meeting

NE Everett Street Vacation Petition
Presenter: James Carothers, Engineering Manager
Time Estimate: 10 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: In August 2024 the Camas voters passed a bond measure for a new Fire Station 41. The best siting for this new fire station is the City annex building property located at the southwest corner of NE 4th Avenue and NE Everett Street. In order to provide adequate space for the footprint of this new building, NE Everett Street will need to be vacated.

SUMMARY: The Fire Station 41 project team has submitted a vacation petition for NE Everett Street from the north right-of-way line of NE 3rd Avenue to the south right-of-way line of NE 4th Avenue. The tentative schedule for this vacation process is as follows:

- **October 6, 2025 – Introduce Vacation Petition to Council**
- October 20, 2025 – Resolution to Set the Public Hearing Date
- November 17, 2025 – Public Hearing
- December 1, 2025 – Vacation Ordinance

STRATEGIC PLAN: The Fire Station 41 project "provide(s) robust public safety services …that keep pace with service demand."

POTENTIAL CHALLENGES: Natural gas and overhead utility easements through the proposed vacation area will be required. There will be no motorized public vehicular through traffic on this block. In the near future staff will bring to Council information regarding traffic circulation and the mitigation of public and private parking spaces that will be lost.

RECOMMENDATION: Staff recommends that a resolution to set the public hearing date be placed on the October 20, 2025 Regular Meeting.

MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

MEMORANDUM

TO: City of Camas, City Clerk
FROM: Steven McAtee, Mackay Sposito; Terry Werdel, Aetta Architecture
RE: NE Everett Street Vacation Petition – Fire Station 41 Project
DATE: July 21, 2025

The City of Camas (applicant) requests the vacation of public right-of-way along NE Everett Street, between NE 3rd Avenue and NE 4th Avenue, to support the development of the new Camas-Washougal Fire Department headquarters and Station 41 and associated site work.

The proposed street vacation includes a section of NE Everett Street that is approximately 200 feet in length, and 70 feet in width. The City of Camas owns all abutting property. The vacated area will be incorporated into the project site to accommodate the new two-story, approximately 23,280-square-foot facility, which includes administrative offices, living quarters, apparatus bays, and supporting infrastructure. Also included will be a public plaza at the northern end where the vacated NE Everett Street meets NE 4th Avenue.

Following the right-of-way vacation, the City intends to complete a Boundary Line Adjustment (BLA) to formally integrate the vacated right-of-way with the surrounding parcels under City ownership. This BLA will clarify property lines and facilitate the efficient layout of public facilities and associated access.

Utility coordination efforts have begun, and MacKay Sposito will work with the City of Camas to identify all utilities affected by the vacation area in NE Everett Street. This includes confirming current service providers for City Hall and adjacent City facilities, and identifying any infrastructure that will need to be relocated or protected during construction.

Identified utilities are:

- Northwest Natural Gas
- Ziply Fiber (assumed)
- City of Camas Water, Sewer, Stormwater
- Clark Public Utilities

Please find attached the following materials:

- Street vacation petition form
- Assessor’s map showing the vacation area and adjacent properties
- Exhibit showing the size and assessed value of at least five adjacent or neighboring properties
- Existing conditions exhibit
- Proposed site plan*

We appreciate your review and consideration of this request. The applicant has demonstrated—or will demonstrate through the vacation petition process—that all applicable requirements of RCW 35.79 and the Camas Municipal Code will be met.

*Site plan is preliminary and may change as project design progresses.

STANDARD PROCEDURES FOR RIGHT-OF-WAY VACATION REQUESTS

1. Requests to vacate a street, alley, or right-of-way must be made in writing.

    a) The applicant must submit a completed petition to the City Clerk. (See attached **Exhibit** "A")

    b) The petition must be signed by owners of more than two-thirds of the property abutting the part of such street, alley, or right-of-way.

    c) Attach a copy of the County Assessor's map showing the proposed property and all properties that share a boundary with the proposed vacation.

    d) For at least five adjacent or neighboring properties provide the size of the property in square feet and the assessed value of the property. (This information is available from the County Assessor's Office.) Alternatively, the applicant may provide a professional appraisal of the property's value per square foot.

    Note: If the City initiates a vacation, the property owners abutting the property to be vacated shall be notified. If fifty percent of the abutting property owners file written objection before the date of the public hearing, the City shall be prohibited from proceeding with the vacation.

2. The City Clerk shall review all Vacation Requests to ensure that they are complete. Incomplete or insufficient submissions will be returned to the applicant.

3. The petition shall then be forwarded to the Public Works Department where a case file will be opened and maintained. Staff shall:

    a) Notify the applicant that a case file has been opened and provide an outline of the approval process. (See attached Exhibit "B")

    b) Solicit comments from Finance, Fire and Police departments and the Public Works Operation Division and allow ten days for a response.

    c) Compile all comments made and submit to the Public Works Director.

4. The Public Works Director will review all pertinent material and make a recommendation to City Council to schedule a public hearing.

5. The Council, by resolution, shall fix a time for a public hearing, not less than 20 days nor more than 60 days from the passage of the resolution. A public notice shall be posted not less than 20 days prior to the public hearing.

6. Once Council has set the date of the public hearing, the City shall give twenty days notice prior to the public hearing.

Details for notices of public hearings:

a) Posting of Property
Per RCW 35.79.020, a written notice shall be posted in three of the most public places in the city and on the street or alley sought to be vacated.

b) Mailing notice to property owners
Per RCW 35.79.020, in cases where the vacation is initiated by resolution of the City, notice shall be given by mail at least fifteen days before the date fixed for the hearing.

7. The public hearing will be held, and Council will approve or deny. The abutting property owners shall compensate the City based on the value of the area vacated.

8. Upon receipt of compensation, the Council shall adopt the ordinance for vacation. The ordinance shall be effective thirty days from the time of final passage. (CMC 1.18.030)

9. If there are further questions, refer to RCW Chapter 35.79 Streets – Vacation and CMC (attached Exhibit “F”).

10. Reference Ordinances (attached Exhibit "E").

See (attached Exhibit "G") for flow chart showing each deadline.

EXHIBIT "A"

PETITION FOR VACATION OF CITY RIGHT-OF-WAY AT: NE Everett St. between NE 4th & NE 3rd

TO: City Council, City of Camas, State of Washington

We, the undersigned taxpayers and landowners within the City of Camas, Washington, present this Petition and request that the City right-of-way known as: NE Everett Street be vacated from the point commencing at NE 4th Avenue and ending at NE 3rd Avenue. The area of the land requested to be vacated consists of approximately Approx. 14,000 square feet.

The Petition for Vacation of right-of-way/alley/street (circle one) based on the following:

[ ] The land is no longer used or has not been used for some time by the public or the city.

[ ] The maintenance of this property is a waste of city funds.

(X) The land would be better used under private ownership.

The names and addresses of the abutting property owners whose realty abuts the City property are:

Name	Address
City of Camas	528 NE 4TH AVE
City of Camas	533 NE 3RD AVE
City of Camas	616 NE 4TH AVE Property: 78198000
City of Camas	306 NE EVERETT ST

The effect of the vacation of this property to the owners thereof will be:

The City of Camas owns all properties abutting the proposed vacation area. The vacation will enable the consolidated redevelopment of the site as the new Camas-Washougal Fire Department Headquarters and Station 41. The vacated

emergency response capabilities. No adverse effects to the City or neighboring properties are anticipated.

Respectfully submitted,

Name	Address	Date
DocuSigned by: 310E41690B39431... Steve Hogan	528 NE 4th Ave, 533 NE 3rd Ave, 616 NE 4th Ave Property: 78198000, 306 NE Everett St	7/23/2025
Contact: Steven McAtee smcatee@mackaysposito.com 360-603-5144		

Steven McAtee Digitally signed by Steven McAtee DN: C=US, E=smcatee@mackaysposito.com, O=MacKay Sposito, OU=Land Development, CN=Steven McAtee Date: 2025.07.24 14:33:21-07'00'

Attachment: Assessor's map of the requested City property and legal description.

EXHIBIT "B"

Date

Name
Street Address City, State, Zip

RE: City Right-of-Way Vacation Request

Dear :

In order to facilitate your request for the City to vacate City property please read the attached "Standard Procedures for Right-of-Way Vacation Requests." When you have submitted the required documents and information and if your application meets City requirements, you will be notified of the hearing date and time so that you may speak to the City Council directly if desired.

Currently, your request has been determined legally sufficient. City staff will continue to process your request in the manner described above.

Should you have any questions or concerns, please do not hesitate to contact me at City Hall.

Sincerely,

James E. Carothers, P.E.
Engineering Manager/City Engineer

EXHIBIT "C"

CITY OF CAMAS
Memorandum

TO: Sydney Baker, City Clerk
Doug Quinn, City Administrator
Cliff Free, Fire Chief
Tina Jones, Police Chief
Steve Wall, Public Works Director

FROM: James Carothers, Engineering Manager

DATE:

SUBJECT: Street, alley, right-of-way vacation
(address)

Attached is a street vacation request at (address).

Please review the request and submit any comments you may have to the Planning Department for preparation of presenting this to the City Council. Please submit comments by (one week to ten days - give a deadline).

Attachment: Assessor's Map

Vacation Request of *street name and location*

The purpose of this public hearing is to review a street vacation request of *street name and location*.
The request to vacate the portion of the street was submitted by petition representing 2/3's of the property owners abutting the *street, alley, r/w* to be vacated.

EXHIBIT "D"

NOTICE OF PUBLIC HEARING

Vacation Request of *street name and location*

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held on **Monday, XXXX XX, 202X, at 7:00 p.m.** at Camas City Hall, 616 NE Fourth Avenue, or via Zoom meeting, details below, before the Camas City Council.

The purpose of this public hearing is to review a street vacation request of *street name and location*. The request to vacate the portion of the street was submitted by petition representing 2/3's of the property owners abutting the *street, alley, r/w* to be vacated.

Public Comment: Any interested party may be heard at the hearing. In addition, the City Clerk will receive written testimony at publiccomments@cityofcamas.us at any time between this publication and the completion of the hearing.

Use this web address to join the meeting virtually: https://us06web.zoom.us/j/88544014593

Attendees may also attend by phone 877-853-5257, Webinar ID: 885 4401 4593.

More Information: Meeting agendas will be available on the city's website within a few days of the meeting at https://www.cityofcamas.us/meetings

Questions related to this vacation request may be directed to James Carothers, Engineering Manager, at (360) 817-1561 or email to: jcarothers@cityofcamas.us.

Title VI Notice to the Public. The City of Camas hereby gives public notice that it is the Agency's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities.

Americans with Disability Act (ADA) Information. This material can be made available in an alternate format by contacting the City of Camas City Clerk at (360) 817-1591 with 24 hours advance notice. Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

CITY OF CAMAS

_____

Sydney Baker
City Clerk

Post-Record: XXXX XX and XXXX XX, 202X
Posted at City of Camas website, Camas City Hall & Camas Library

Staff Report – Public Hearing for Ordinance

Month Day, Year Council Regular Meeting

Public Hearing - Ordinance No. 2#-### Title Case (brief/abbreviated)
Presenter: Name, Title
Time Estimate: ## minutes

Phone	Email
360.817.####	*name*@cityofcamas.us

[REMOVE ALL ITALICIZED TEXT BEFORE FINALIZING. Formatting: Use one space after a comma or period. Keep the formatting intact. The font is Segoe UI and 11 points. The items that are bolded, should remain bolded. The paragraphs are Justified. All the Staff Reports are to have a uniform look for all City Council agendas.]

BACKGROUND: Begin text here.

High level background. Limit to one paragraph. Items to consider:

- *General history of the subject.*
- *What do we do now (vs. what's proposed and described below)?*
- *Previous meetings where the item was discussed.*
  - *Prior Council meetings/discussions*
  - *Other meeting body efforts (e.g. Planning Comm, Parks/Rec Comm, etc.)*
- *Current applicable CMC sections, policies, etc.*

SUMMARY: Begin text here.

Provide specifics related to item written in a manner that is understandable to the public (avoid acronyms, project numbers, etc.). Items to consider:

- *If providing a formal presentation, may provide additional info here or simply state "See attached presentation. Additional information to be provided during the meeting."*
- *What are the desired results and outcome? What is the relevant data?*
- *How has the community been engaged?*
- *If Consultant contract, what process was used for selection? Any unique characteristics of the consultant?*

Figure 1: Figure Name *this is the format to name your image. If there will only be one image, there's no need to number it. Delete if not necessary.*

BENEFITS TO THE

COMMUNITY: Begin text here.

Summarize how the City or Community will benefit from this Agenda item. If none, or doesn't apply, delete section.

- *Does this item implement a Capital Facilities Plan, Comp Plan goal or other policy?*
- *Does this move the City forward or improve things for the future?*
- *Does this item support underserved communities, people living with disabilities, and/or communities of color?*

POTENTIAL CHALLENGES: Begin text here.

Summarize potential challenges or risks. If none, or doesn't apply, delete section.

Budget considerations should be discussed in BUDGET IMPACT section below.

- *Is there a portion of the community that may be impacted more over another?*
- *Environmental Justice considerations?*
- *Are there any unknowns associated with this proposal?*
- *Are there future decisions that need to be made related to this?*

BUDGET IMPACT: Begin text here.
Summarize any budget considerations.

- *What is the cost of this item, if any?*
- *Is this item included in the adopted budget?*
    - *If yes, which fund and how much is available?*
        - *Are additional funds needed beyond the budget?*
    - *If no, will this item be included in a future Budget or Omnibus?*
- *If costs are unknown, why? Will additional information be provided to Council in the future?*

RECOMMENDATION: Begin text here.

Succinct wording, capturing next steps or requested Council action. For sample wording see: G:\AGENDAPREP_Resources\Staff Recommendation - SAMPLE wording.docx

EXHIBIT "E"

ORDINANCE NO. 16-012

AN ORDINANCE providing for the vacation of a portion of NW Utah Street, located north of NW 6th Place, subject to certain conditions.

WHEREAS, on April 6, 2015, the owners of real property described as Lot 23 of Hillside Terrace II Plat, Lot 80 of WP Smith DLC and 2229 NW 6th Place, submitted a request to vacate a portion of NW Utah Street adjacent north of NW 6th Place, and

WHEREAS, on November 16, 2015, the City Council adopted a Resolution setting a public hearing on December 7, 2015 at 7:00 p.m., in the Council Chambers in the City Hall of Camas, Washington, as the time and place for a public hearing on said vacation request, and

WHEREAS, pursuant to said Resolution, the City Clerk caused notices to be posted and mailed in accordance with the requirements of law, and

WHEREAS, the City heretofore signed an Agreement, recorded under Clark County Auditor's File No. 5242579 AGR, providing for certain conditions associated with the proposed vacation including, but not limited to, establishment of a public easement across lots 23 and 80 and construction of certain drainage ditch improvement within the NW Utah Street right-of-way, and

WHEREAS, at the time and place set for said hearing, the Council considered the testimony of all persons commenting on said vacation, and

WHEREAS, the Council finds that the portion of NW Utah Street as described is more suitable for private use, NOW, THEREFORE,

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

That portion of NW Utah Street adjacent north of NW 6th Place as described in Exhibit "A" attached hereto and by this reference incorporated herein be and the same is hereby vacated.

Section II

Said vacation is contingent upon compliance with all conditions as set forth in the Agreement as referred to herein.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 20th day of June, 2016.

SIGNED:_____
Mayor

ATTEST:_____
Clerk

APPROVED as to form:

_____
City Attorney

EXHIBIT "F"

Title 35 RCW: Cities and Towns
Chapter 35.79

STREETS—VACATION

Sections

RCW 35.79.010

Petition by owners—Fixing time for hearing.

The owners of an interest in any real estate abutting upon any street or alley who may desire to vacate the street or alley, or any part thereof, may petition the legislative authority to make vacation, giving a description of the property to be vacated, or the legislative authority may itself initiate by resolution such vacation procedure. The petition or resolution shall be filed with the city or town clerk, and, if the petition is signed by the owners of more than two-thirds of the property abutting upon the part of such street or alley sought to be vacated, legislative authority by resolution shall fix a time when the petition will be heard and determined by such authority or a committee thereof, which time shall not be more than sixty days nor less than twenty days after the date of the passage of such resolution.
[**1965 c 7 § 35.79.010**. Prior: **1957 c 156 § 2**; 1901 c 84 § 1, part; RRS § 9297, part.]

RCW 35.79.020

Notice of hearing—Objections prior to hearing.

Upon the passage of the resolution the city or town clerk shall give twenty days' notice of the pendency of the petition by a written notice posted in three of the most public places in the city or town and a like notice in a conspicuous place on the street or alley sought to be vacated. The said notice shall contain a statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition. In all cases where the proceeding is initiated by resolution of the city or town council or similar legislative authority without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, in addition to the notice hereinabove required, there shall be given by mail at least fifteen days before the date fixed for the hearing, a similar notice to the owners or reputed owners of all lots, tracts or parcels of land or other property abutting upon any street or alley or any part thereof sought to be vacated, as shown on the rolls of the county treasurer, directed to the address thereon shown: PROVIDED, That if fifty percent of the abutting property owners file written objection to the proposed vacation with the clerk, prior to the time of hearing, the city shall be prohibited from proceeding with the resolution.
[**1965 c 7 § 35.79.020**. Prior: **1957 c 156 § 3**; 1901 c 84 § 1, part; RRS § 9297, part.]

RCW 35.79.030

Hearing—Ordinance of vacation.

The hearing on such petition may be held before the legislative authority, before a committee thereof, or before a hearing examiner, upon the date fixed by resolution or at the time the hearing may be adjourned to. If the hearing is before

a committee the same shall, following the hearing, report its recommendation on the petition to the legislative authority which may adopt or reject the recommendation. If the hearing is held before a committee it shall not be necessary to hold a hearing on the petition before the legislative authority. If the hearing is before a hearing examiner, the hearing examiner shall, following the hearing, report its recommendation on the petition to the legislative authority, which may adopt or reject the recommendation: PROVIDED, That the hearing examiner must include in its report to the legislative authority an explanation of the facts and reasoning underlying a recommendation to deny a petition. If a hearing is held before a hearing examiner, it shall not be necessary to hold a hearing on the petition before the legislative authority. If the legislative authority determines to grant the petition or any part thereof, such city or town shall be authorized and have authority by ordinance to vacate such street, or alley, or any part thereof, and the ordinance may provide that it shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate such city or town in an amount which does not exceed one-half the appraised value of the area so vacated. If the street or alley has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the city or town may require the owners of the property abutting the street or alley to compensate the city or town in an amount that does not exceed the full appraised value of the area vacated. The ordinance may provide that the city retain an easement or the right to exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of public utilities and services. A certified copy of such ordinance shall be recorded by the clerk of the legislative authority and in the office of the auditor of the county in which the vacated land is located. One-half of the revenue received by the city or town as compensation for the area vacated must be dedicated to the acquisition, improvement, development, and related maintenance of public open space or transportation capital projects within the city or town.

[**2011 c 130 § 1**; **2002 c 55 § 1**; **2001 c 202 § 1**; **1987 c 228 § 1**; **1985 c 254 § 1**; **1969 c 28 § 4**. Prior: **1967 ex.s. c 129 § 1**; **1967 c 123 § 1**; **1965 c 7 § 35.79.030**; prior: **1957 c 156 § 4**; **1949 c 14 § 1**; **1901 c 84 § 2**; Rem. Supp. 1949 § 9298.]

RCW 35.79.035

Limitations on vacations of streets abutting bodies of water—Procedure.

(1) A city or town shall not vacate a street or alley if any portion of the street or alley abuts a body of fresh or salt water unless:

(a) The vacation is sought to enable the city or town to acquire the property for port purposes, beach or water access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses;

(b) The city or town, by resolution of its legislative authority, declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: Port, beach or water access, boat moorage, launching sites, park, public view, recreation, or education; or

(c) The vacation is sought to enable a city or town to implement a plan, adopted by resolution or ordinance, that provides comparable or improved public access to the same shoreline area to which the streets or alleys sought to be vacated abut, had the properties included in the plan not been vacated.

(2) Before adopting a resolution vacating a street or alley under subsection (1)(b) of this section, the city or town shall:

(a) Compile an inventory of all rights-of-way within the city or town that abut the same body of water that is abutted by the street or alley sought to be vacated;

(b) Conduct a study to determine if the street or alley to be vacated is suitable for use by the city or town for any of the following purposes: Port, boat moorage, launching sites, beach or water access, park, public view, recreation, or education;

(c) Hold a public hearing on the proposed vacation in the manner required by this chapter, where in addition to the normal requirements for publishing notice, notice of the public hearing is posted conspicuously on the street or alley sought to be vacated, which posted notice indicates that the area is public access, it is proposed to be vacated, and that anyone objecting to the proposed vacation should attend the public hearing or send a letter to a particular official indicating his or her objection; and

(d) Make a finding that the street or alley sought to be vacated is not suitable for any of the purposes listed under (b) of this subsection, and that the vacation is in the public interest.

(3) No vacation shall be effective until the fair market value has been paid for the street or alley that is vacated. Moneys received from the vacation may be used by the city or town only for acquiring additional beach or water access,

acquiring additional public view sites to a body of water, or acquiring additional moorage or launching sites.
[**1987 c 228 § 2**.]

RCW 35.79.040

Title to vacated street or alley.

If any street or alley in any city or town is vacated by the city or town council, the property within the limits so vacated shall belong to the abutting property owners, one-half to each.
[**1965 c 7 § 35.79.040**. Prior: **1901 c 84 § 3**; RRS § 9299.]

RCW 35.79.050

Vested rights not affected.

No vested rights shall be affected by the provisions of this chapter.
[**1965 c 7 § 35.79.050**. Prior: **1901 c 84 § 4**; RRS § 9300.]

Camas Municipal Code
Chapter 1.18
Initiative and Referendum Powers

1.18.010 Powers conferred on electors—Statutory authority.

The powers of initiative and referendum are hereby conferred upon the qualified electors of the city. Except as provided in this chapter, the powers of initiative and referendum shall be exercised in the manner set forth for the commission form of government in RCW 35.17.240 through 35.17.360, as now or hereafter amended.

(Ord. 1694 § 1, 1988)

1.18.020 Petitions—Number of signatures.

The number of registered voters needed to sign a petition for initiative or referendum shall be fifteen percent of the total number of names of persons listed as registered voters within the city on the day of the last preceding general city election.

(Ord. 1694 § 2, 1988)

1.18.030 Ordinances subject to referendum—Exceptions.

A. Any and all ordinances hereinafter passed and adopted by the city shall not go into effect prior to thirty days from the time of final passage, and are subject to referendum during the interim, except the following ordinances:

   1. Ordinances initiated by petitions;
   2. Ordinances necessary for immediate preservation of public peace, health and safety, or for the support of city government and its existing public institutions which contain a statement of urgency and are passed by unanimous vote of the council;
   3. Ordinances providing for local improvement districts;
   4. Ordinances appropriating money;
   5. Ordinances providing for or approving collective bargaining;
   6. Ordinances providing for the compensation of or working conditions of city employees;
   7. Ordinances authorizing or repealing the levy of taxes; and
   8. Ordinances that have been held by the courts of the state not to be subject to initiative and referendum.

B. All excepted ordinances shall go into effect as provided by the general law, or by applicable sections of RCW Title 35A, as now or hereafter amended.

(Ord. 1694 § 3, 1988)

EXHIBIT "G"

FLOW CHART TO HELP REMEMBER DATES

CITY RECEIVES PETITION	
CITY STAFF REVIEW	
COUNCIL SET DATE FOR PUBLIC HEARING	
PUBLIC HEARING NOTICE POSTED AND PUBLISHED	20 TO 60 DAYS FROM ABOVE DATE
PUBLIC HEARING & COUNCIL APPROVAL	1ST OR 3RD MONDAY OF THE MONTH AT 7:00 PM
PAYMENT FOR ASSESSED OR APPRAISED VALUE OF VACATED LAND RECEIVED	
ORDINANCE ADOPTED BY COUNCIL	1ST OR 3RD MONDAY
ORDINANCE EFFECTIVE	5 DAYS FROM AND AFTER ITS PUBLICATION ACCORDING TO LAW

MacKay Sposito

JOB# 18237
07/31/2025
JT

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

LEGAL DESCRIPTION FOR EVERETT STREET ROAD VACATION

A PARCEL OF PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON AND BEING A PORTION OF THE PLAT OF LA CAMAS AS RECORDED IN VOLUME B OF PLATS AT PAGE 25, RECORDS OF CLARK COUNTY, WASHINGTON AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 25 OF SAID PLAT OF LA CAMAS;

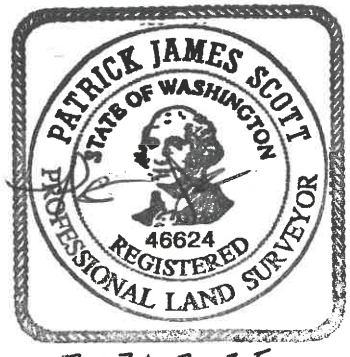
THENCE NORTH 35°11'35" WEST, ALONG THE EAST LINE OF SAID BLOCK 25, A DISTANCE OF 200.04 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE NORTH 54°47'12" EAST 70.00 FEET TO THE NORTHWEST CORNER OF BLOCK 26 OF SAID PLAT OF LA CAMAS;

THENCE SOUTH 35°11'35 EAST, ALONG THE WEST LINE OF SAID BLOCK 26, A DISTANCE OF 200.05 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 54°47'59" WEST 70.00 FEET TO THE POINT OF BEGINNING

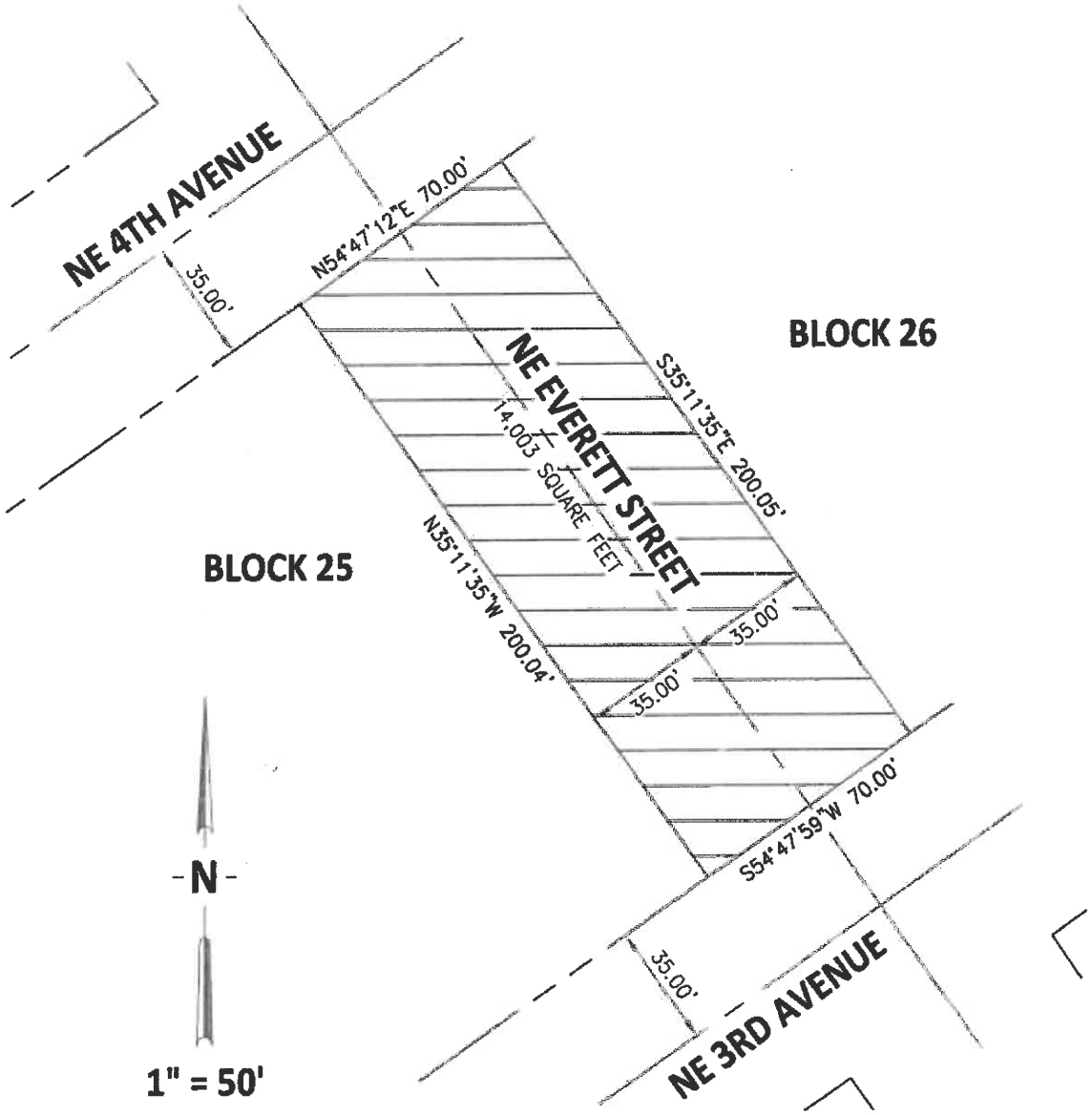
CONTAINING APPROXIMATELY 14,003 SQUARE FEET.



7-31-2025

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR EVERETT STREET ROAD VACATION

CITY OF CAMAS, CLARK COUNTY, WA.

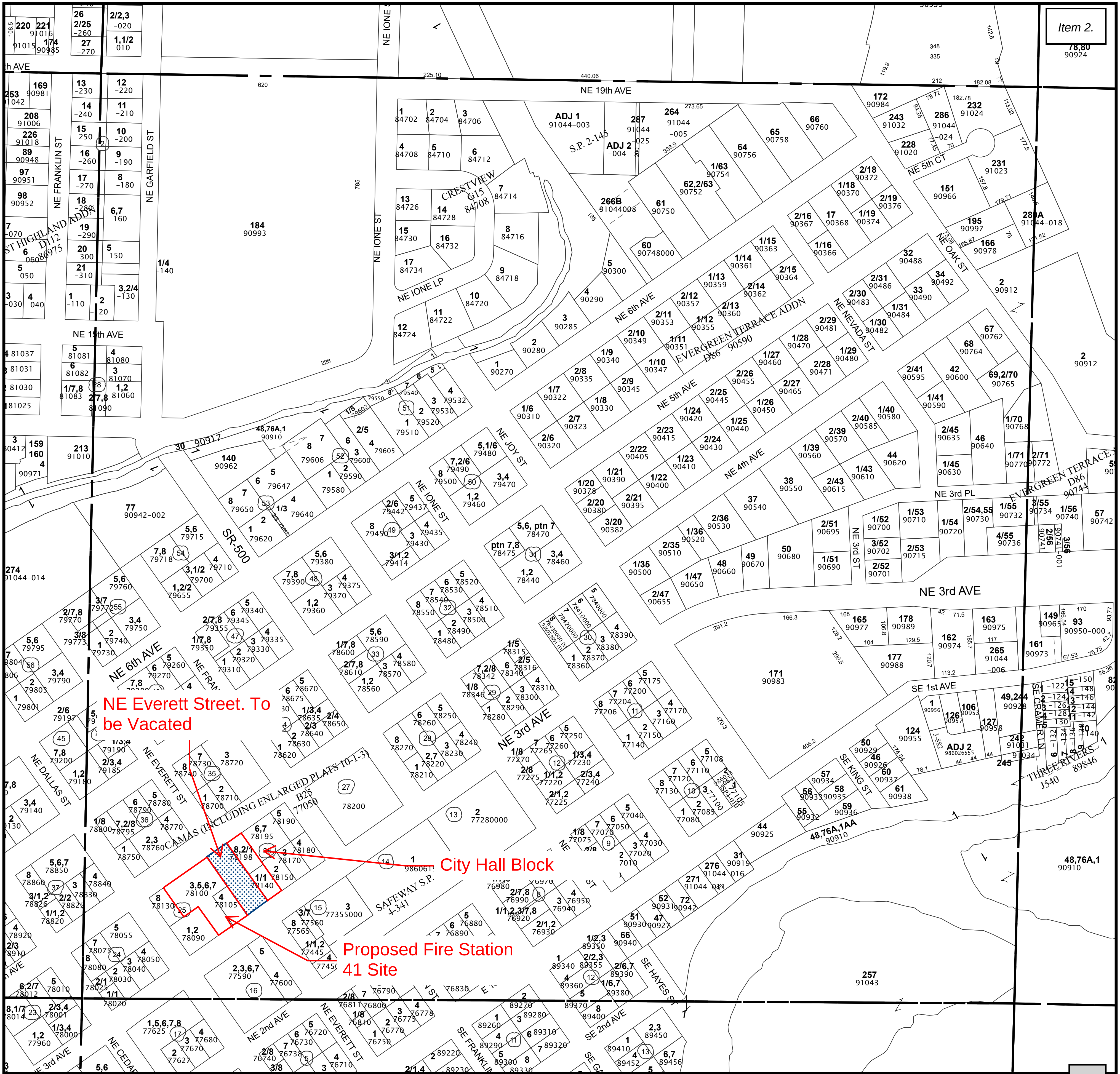


MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackaysposito.com

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411



Map Generated on:
Scale - 1:3600
1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County
Geographic Information System

NE Qtr of Section 11 T1N R3E WM

CAMAS WASHOUGAL FIRE STATION #41

PROPERTY OWNER
CITY OF CAMAS
ATTN: DOUG QUINN, CITY ADMINISTRATOR
616 NE 4TH AVE.
CAMAS, WA 98607
(360) 834-6864

APPLICANT:
CAMAS WASHOUGAL FIRE DEPARTMENT
ATTN: SHAUN FORD, PROJECT MANAGER
616 NE 4TH AVE.
CAMAS, WA 98607
(360) 834-2042

ARCHITECT OF RECORD:
AETTA ARCHITECTS
ATTN: TERRY WERDEL, AIA
821 SE 14TH LOOP, SUITE 109
BATTLE GROUND, WA 98604
(360) 687-8379

ENGINEER:
MACKAY SPOSITO
ATTN: GREGORY OEHLEY, P.E.
18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
(360) 553-4551

PROPERTY INFORMATION

ADDRESS:	**528 NE 4TH AVE. CAMAS, WA 98607**
TAXLOT:	78100000, 78105000
ZONES:	DC - DOWNTOWN COMMERCIAL
SITE AREA:	0.85 AC (0.57 AC + 0.28 AC VACATED)
PRESENT USE:	VACANT BANK BUILDING
PROPOSED USE:	FIRE STATION
SANITARY SEWER, WATER, AND STORMWATER:	CITY OF CAMAS

SITE CONDITIONS

NO GEOHAZARDS, WETLANDS OR WATER BODIES ON SITE.

MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

CAMAS WASHOUGAL FIRE STATION 41
CAMAS, WA

ASSESSOR SITE VALUE

REVISIONS:

JOB NO.:	18237.01
DATE:	07/17/2025
DESIGNED BY:	
DRAWN BY:	DS
CHECKED BY:	

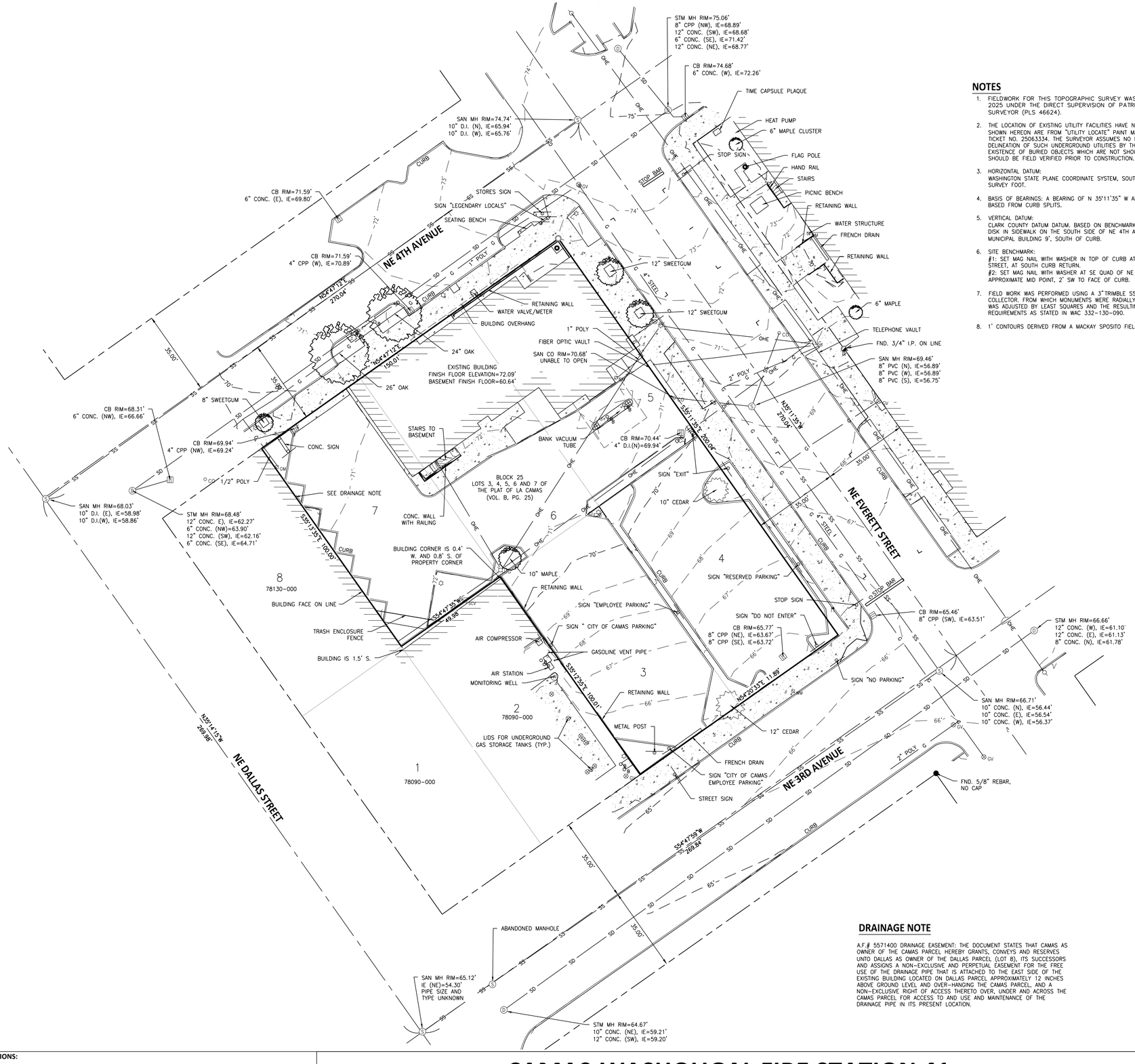
########

S01

TOPOGRAPHIC SURVEY

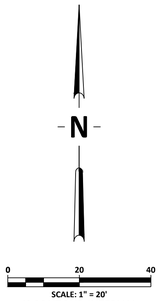
**LOT 3-7, BLOCK 25 OF THE PLAT OF LA CAMAS,
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 11,
TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON**

MARCH, 2025

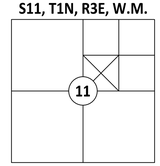


NOTES

1. FIELDWORK FOR THIS TOPOGRAPHIC SURVEY WAS PERFORMED IN FEBRUARY AND MARCH, 2025 UNDER THE DIRECT SUPERVISION OF PATRICK J. SCOTT, PROFESSIONAL LAND SURVEYOR (PLS 46624).
2. THE LOCATION OF EXISTING UTILITY FACILITIES HAVE NOT BEEN RESEARCHED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM "UTILITY LOCATE" PAINT MARKS MADE IN RESPONSE TO LOCATE REQUEST TICKET NO. 25063334. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. HORIZONTAL DATUM:
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602)NAD83(2011)(EPOCH:2010.0) US SURVEY FOOT.
4. BASIS OF BEARINGS: A BEARING OF N 35°11'35" W ALONG THE CENTERLINE NE EVERETT STREET BASED FROM CURB SPLITS.
5. VERTICAL DATUM:
CLARK COUNTY DATUM DATUM. BASED ON BENCHMARK LACAMAS-58, ELEVATION=77.46'. DISK IN SIDEWALK ON THE SOUTH SIDE OF NE 4TH AVENUE, EASE SIDE OF ENTRANCE TO CAMAS MUNICIPAL BUILDING 9', SOUTH OF CURB.
6. SITE BENCHMARK:
#1: SET MAG NAIL WITH WASHER IN TOP OF CURB AT SE QUAD OF NE 4TH AVENUE AND EVERETT STREET, AT SOUTH CURB RETURN.
#2: SET MAG NAIL WITH WASHER AT SE QUAD OF NE 3RD AVENUE AND EVERETT STREET, APPROXIMATE MID POINT, 2' SW TO FACE OF CURB.
7. FIELD WORK WAS PERFORMED USING A 3" TRIMBLE S5 TOTAL STATION WITH ELECTRONIC DATA COLLECTOR. FROM WHICH MONUMENTS WERE RADIALLY TIED OR SET. THE CLOSED LOOP TRAVERSE WAS ADJUSTED BY LEAST SQUARES AND THE RESULTING LINEAR ACCURACY MET OR EXCEEDED THE REQUIREMENTS AS STATED IN WAC 332-130-090.
8. 1' CONTOURS DERIVED FROM A MACKAY SPOSITO FIELD SURVEY.



S11, T1N, R3E, W.M.



LEGEND

- STORM MANHOLE
- CATCH BASIN SQUARE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- WATER METER
- MONITORING WELL
- GAS VALVE
- GAS MARKER
- GAS METER
- UTILITY POLE
- UTILITY POLE WITH DOWN WIRE
- GUY ANCHOR
- LUMINAIRE
- FLAG POLE
- GAS STORAGE LID
- SIGN AS NOTED
- BOLLARD
- SUPPORT COLUMN
- FOUND 1-1/4" IRON PIPE N49°37'19" W FROM CALCULATED POSITION
- FOUND 3/4" IRON PIPE ON RIGHT OF WAY LINE
- FOUND 5/8" REBAR (NO CAP) N 22°46'45 E FROM CALCULATED POSITION
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- CURB-VERTICAL
- CONTOUR-MAJOR
- CONTOUR-MINOR
- FENCE-CHAINLINK
- GROUND-BREAKLINE
- SIDEWALK
- PARKING STRIPE
- SANITARY SEWER
- STORM SEWER
- ELECTRICAL (OH)
- GAS
- BUILDING-OVERHANG
- CENTERLINE OF RIGHT-OF-WAY
- BOUNDARY
- RIGHT-OF-WAY
- CONCRETE HATCH
- BUILDING-FOOTPRINT

DRAINAGE NOTE

A.F.# 5571400 DRAINAGE EASEMENT: THE DOCUMENT STATES THAT CAMAS AS OWNER OF THE CAMAS PARCEL HEREBY GRANTS, CONVEYS AND RESERVES UNTO DALLAS AS OWNER OF THE DALLAS PARCEL (LOT 8), ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR THE FREE USE OF THE DRAINAGE PIPE THAT IS ATTACHED TO THE EAST SIDE OF THE EXISTING BUILDING LOCATED ON DALLAS PARCEL APPROXIMATELY 12 INCHES ABOVE GROUND LEVEL AND OVER-HANGING THE CAMAS PARCEL, AND A NON-EXCLUSIVE RIGHT OF ACCESS THERETO OVER, UNDER AND ACROSS THE CAMAS PARCEL FOR ACCESS TO AND USE AND MAINTENANCE OF THE DRAINAGE PIPE IN ITS PRESENT LOCATION.

REVISIONS:

CAMAS-WASHOUGAL FIRE STATION 41

CAMAS, WASHINGTON

MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

DATE:	3/17/25
SCALE:	1" = 20'
DRAWN BY:	JKT
DATE PLOTTED:	3/18/25
FILE:	18237_EG.DWG

JOB NUMBER **18237**

SHEET **1 of 1**

W:\18237.01 CAMAS WASHOUGAL FIRE STATION 41\000 SURVEY\02 DWG\18237_EG.DWG

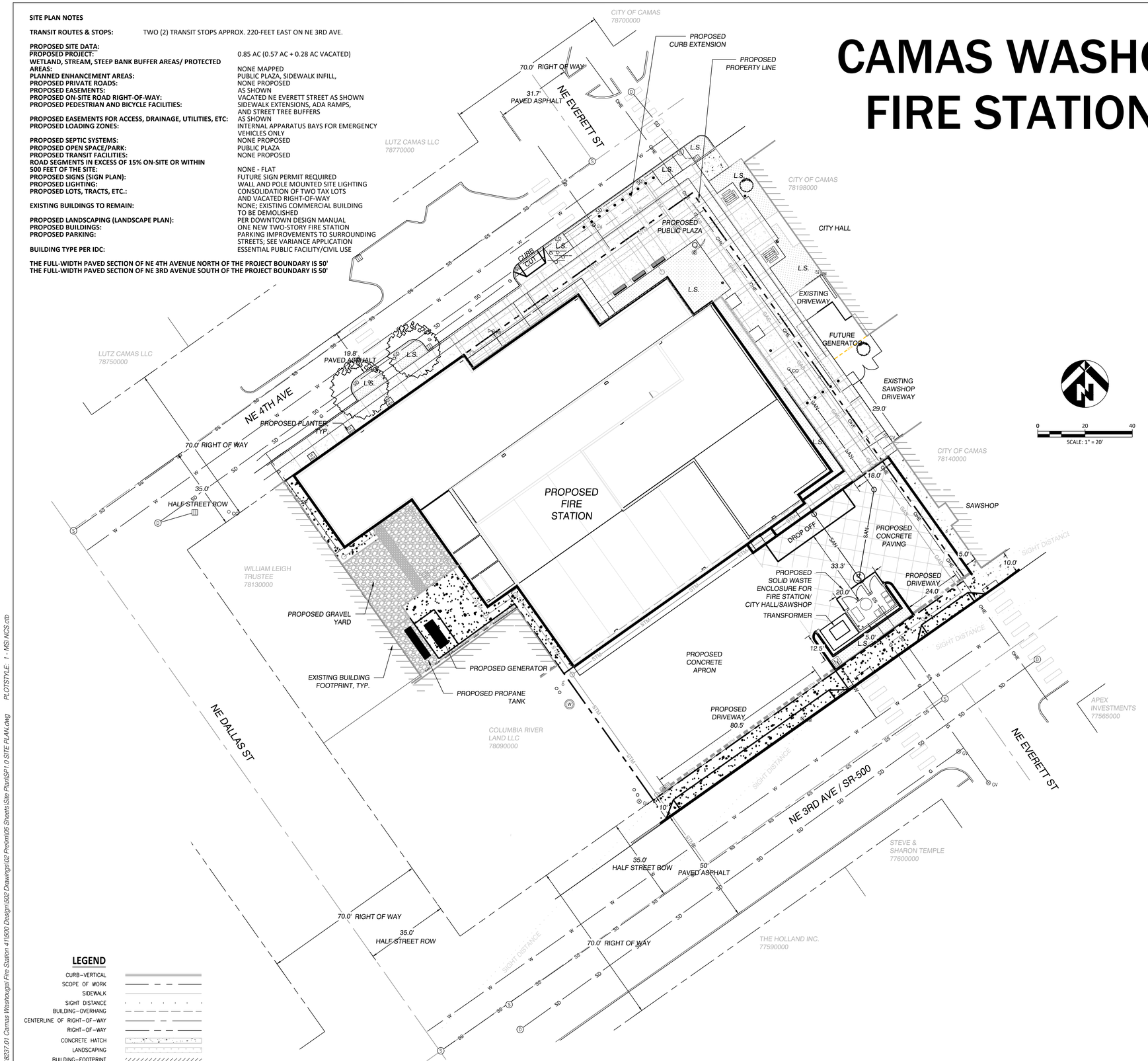
CAMAS WASHOUGAL FIRE STATION #41

SITE PLAN NOTES

TRANSIT ROUTES & STOPS: TWO (2) TRANSIT STOPS APPROX. 220-FEET EAST ON NE 3RD AVE.

PROPOSED SITE DATA:	
PROPOSED PROJECT:	0.85 AC (0.57 AC + 0.28 AC VACATED)
WETLAND, STREAM, STEEP BANK BUFFER AREAS/ PROTECTED AREAS:	NONE MAPPED
PLANNED ENHANCEMENT AREAS:	PUBLIC PLAZA, SIDEWALK INFILL,
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	AS SHOWN
PROPOSED ON-SITE ROAD RIGHT-OF-WAY:	VACATED NE EVERETT STREET AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	SIDEWALK EXTENSIONS, ADA RAMPS, AND STREET TREE BUFFERS
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN
PROPOSED LOADING ZONES:	INTERNAL APPARATUS BAYS FOR EMERGENCY VEHICLES ONLY
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	PUBLIC PLAZA
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500 FEET OF THE SITE:	NONE - FLAT
PROPOSED SIGNS (SIGN PLAN):	FUTURE SIGN PERMIT REQUIRED
PROPOSED LIGHTING:	WALL AND POLE MOUNTED SITE LIGHTING
PROPOSED LOTS, TRACTS, ETC.:	CONSOLIDATION OF TWO TAX LOTS AND VACATED RIGHT-OF-WAY
EXISTING BUILDINGS TO REMAIN:	NONE; EXISTING COMMERCIAL BUILDING TO BE DEMOLISHED
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	PER DOWNTOWN DESIGN MANUAL
PROPOSED BUILDINGS:	ONE NEW TWO-STORY FIRE STATION
PROPOSED PARKING:	PARKING IMPROVEMENTS TO SURROUNDING STREETS; SEE VARIANCE APPLICATION
BUILDING TYPE PER IDC:	ESSENTIAL PUBLIC FACILITY/CIVIL USE

THE FULL-WIDTH PAVED SECTION OF NE 4TH AVENUE NORTH OF THE PROJECT BOUNDARY IS 50'
THE FULL-WIDTH PAVED SECTION OF NE 3RD AVENUE SOUTH OF THE PROJECT BOUNDARY IS 50'



LEGEND

- CURB–VERTICAL
- SCOPE OF WORK
- SIDEWALK
- SIGHT DISTANCE
- BUILDING–OVERHANG
- CENTERLINE OF RIGHT–OF–WAY
- RIGHT–OF–WAY
- CONCRETE HATCH
- LANDSCAPING
- BUILDING–FOOTPRINT
- BUILDING–PROPOSED EXTERIOR

PROPERTY OWNER
CITY OF CAMAS
ATTN: DOUG QUINN, CITY ADMINISTRATOR
616 NE 4TH AVE.
CAMAS, WA 98607
(360) 834-6864

APPLICANT:
CAMAS WASHOUGAL FIRE DEPARTMENT
ATTN: SHAUN FORD, PROJECT MANAGER
616 NE 4TH AVE.
CAMAS, WA 98607
(360) 834-2042

ARCHITECT OF RECORD:
AETTA ARCHITECTS
ATTN: TERRY WERDEL, AIA
821 SE 14TH LOOP, SUITE 109
BATTLE GROUND, WA 98604
(360) 687-8379

ENGINEER:
MACKAY SPOSITO
ATTN: GREGORY OEHLEY, P.E.
18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
(360) 553-4551

PROPERTY INFORMATION

ADDRESS:	**528 NE 4TH AVE. CAMAS, WA 98607**
TAXLOT:	78100000, 78105000
ZONES:	DC - DOWNTOWN COMMERCIAL
SITE AREA:	0.85 AC (0.57 AC + 0.28 AC VACATED)
PRESENT USE:	VACANT BANK BUILDING
PROPOSED USE:	FIRE STATION
SANITARY SEWER, WATER, AND STORMWATER:	CITY OF CAMAS

SITE CONDITIONS

NO GEOHAZARDS, WETLANDS OR WATER BODIES ON SITE.

PROPOSED LAND USE SUMMARY

BUILDING: 18,536 SF GROUND + 5,306 SF MEZZANINE
BUILDING FLOOR AREA RATIO: .64:1

BUILDING HEIGHT:	29'	
BUILDING LOT COVERAGE:	18,536 S.F.	50%
IMPERVIOUS AREA:	17,420 S.F.	47%
PERVIOUS AREA:	1,070 S.F.	3%
TOTAL SITE AREA:	**37,026 S.F.**	**100%**

PARKING SUMMARY

NO ONSITE PARKING PROPOSED

DEVELOPMENT STANDARDS (DC ZONE)

FRONT SETBACK	NONE
REAR SETBACK	NONE
SIDE SETBACK	NONE
MAX. BLDG HEIGHT	NONE

MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

GREGORY C. OEHLEY — STATE OF WASHINGTON — 49506 — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY

8/22/2025

CAMAS WASHOUGAL FIRE STATION 41
CAMAS, WA
SITE PLAN

REVISIONS:

JOB NO.:	18237.01
DATE:	AUGUST 2025
DESIGNED BY:	PM
DRAWN BY:	MDR/MP
CHECKED BY:	GCO

30% SUBMITTAL

SP1.0

FILE: W:\18237.01 Camas Washougal Fire Station 41\500 Design\502 Drawings\02 Prelim\05 Sheets\Site Plan\SP1.0 SITE PLAN.dwg PLOTSTYLE: 1 - MS.NCS.ctb

Staff Report

October 6, 2025, Council Workshop Meeting

Mayor's Recommended 2026 Readopt Budget Presentation
Presenter: Cathy Huber Nickerson, Finance Director, Debra Brooks, Budget Analyst
Time Estimate: 5 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: The City of Camas 2025-2026 biennial budget by law is required to be readopted for the second year of the biennium. City Council was presented with the City's 2025-2034 Financial Forecast which appears to improve the financial outlook of the City with residential and commercial growth setting up for a robust growth rate. As a result, the Mayor has brought forth elements of the 2025-2026 biennial budget which were paused with the initial slowdown of the economy. In addition, the budget reflects large capital projects financed with 2025 Unlimited and Limited general obligation bonds and the 2025 revenue bonds. This budget will also reflect the savings the City is receiving by refinancing the 2025 limited general obligation bonds and the 2015 revenue bonds.

SUMMARY: The 2026 Recommended Readopt Budget presentation will be an introduction to the budget process Council will go through over the next eight weeks. The Council will go through deeper dive presentations which will highlight the plan for $157.7 million in appropriations and meeting the strategic priorities City Council approved in April.

BENEFITS TO THE COMMUNITY: The 2026 Recommended Readopt Budget not only meets the Strategic priorities outlined below but also meets the capital planning efforts for transportation, parks, water, sewer, and stormwater.

STRATEGIC PLAN: The 2026 Recommended Readoption Budget meets specific priorities in the City's Strategic Plan:

- Safe and Accessible Communities
- Stewardship of City Assets
- Engaged Workforce

Staff will present in detail how these priorities will be met on the November 3rd Council Workshop.

BUDGET IMPACT: This introduction of the budget sets the stage for the upcoming Council presentations on the 2026 Budget.

RECOMMENDATION: Staff will be providing additional information for Council's consideration at the next three City Council Workshops.

City of Camas Mayor's Recommended 2026 Readopt Budget Presentation

Introduction to the Budget

Council Workshop – October 6, 2025

Budget at a Glance

Snapshot of $157.7 million in appropriations

- Capital Projects approximately $50 million
- Street Preservation enhanced by $2 million
- Water and Wastewater infrastructure upgrades (PFAS mitigation)
- Fire Station 41 Construction
- Police Staffing increased for night and administrative coverage
- Internal Service programming for cost savings in economies of scale

Meeting Strategic Plan Priorities

- Safe and Accessible Communities
- Stewardship of City Assets
- Engaged Workforce

Schedule of Budget Meetings

October 20

- Capital Budget Presentation
- 2026 Fee Schedule Presentation

November 3

- Operating Budget Presentation
- 3rd Quarter Financial Review

November 17

- 2026 Property Tax Levies Presentation
- Resolution for Fee Schedule

December 1

- Public Hearing for Property Tax Levies
- Public Hearing of the 2026 Budget

City of Camas
2026 Mayor's Budget

Note 1: 2026 Budget related to 2025 bond issues will be provide October 20, 2025 Council Workshop

Note 2: Internal Services funds will be provided at the October 20, 2025 Council Workshop

Fund	Projected Beginning Fund Balance	2026 Revenues	2026 Reappropriation	Projected Ending Fund Balance	Change in Fund Balance
General	$ 14,047,385	$ 38,275,604	$ 40,688,470	$ 11,634,519	$ (2,412,866)
City Street	$ 1,670,091	$ 6,810,205	$ 6,716,001	$ 1,764,295	$ 94,204
Transportation Benefit District	$ 1,442	$ 1,073,155	$ 1,070,000	$ 4,597	$ 3,155
Tree Fund	$ 38,473	$ 357	$ -	$ 38,830	$ 357
C/W Fire and EMS	$ 2,057,476	$ 18,080,594	$ 19,469,244	$ 668,826	$ (1,388,650)
Lodging Tax	$ 49,514	$ 39,900	$ 50,000	$ 39,414	$ (10,100)
Cemetery	$ 194,265	$ 301,497	$ 314,795	$ 180,967	$ (13,298)
Unlimited G.O. Bond Debt Service					
Limited G.O. Bond Debt Service					
Real Estate Excise Tax Capital	$ 12,477,926	$ 2,991,778	$ 2,927,807	$ 12,541,897	$ 63,971
Park Impact Fee Capital	$ 4,353,598	$ 2,351,846	$ 1,664,719	$ 5,040,725	$ 687,127
Transportation Impact Fee Capital	$ 5,538,859	$ 3,432,741	$ 1,045,083	$ 7,926,517	$ 2,387,658
Fire Impact Fee	$ 1,164,445	$ 859,683	$ -	$ 2,024,128	$ 859,683
SR 500 and Everett Capital Project Fund	$ -	$ 1,680,484	$ 1,500,000	$ 180,484	$ 180,484
Lake and Sierra Capital Project Fund	$ 2,433,369	$ 50,000	$ 2,362,250	$ 121,119	$ (2,312,250)
North Shore Blvd Capital Project Fund	$ 2,901,922	$ 91,109	$ 1,500,000	$ 1,493,031	$ (1,408,891)
Facilities Capital Improvement Fund	$ -	$ 4,411,460	$ 1,397,978	$ 3,013,482	$ 3,013,482
Legacy Lands Project Fund	$ 17,052,567	$ 295,237	$ 4,316,687	$ 13,031,117	$ (4,021,450)
Fire Station 41 Capital Project Fund	$ 25,605,735	$ 750,000	$ 12,224,362	$ 14,131,373	$ (11,474,362)
Storm Water Utility	$ 4,317,260	$ 3,308,549	$ 5,419,330	$ 2,206,479	$ (2,110,781)
City Solid Waste	$ 4,078,026	$ 3,767,988	$ 3,663,677	$ 4,182,337	$ 104,311
Water-Sewer	$ 16,883,519	$ 30,928,570	$ 25,905,706	$ 21,906,383	$ 5,022,864
Water-Sewer Capital Projects	$ -	$ 2,695,000	$ 5,990,000	$ (3,295,000)	$ (3,295,000)
2019 Water Construction Projects	$ 1,372,963	$ 177,769	$ 3,500,000	$ (1,949,268)	$ (3,322,231)
Water-Sewer Capital Reserve	$ 22,158,035	$ 6,122,815	$ 11,200,000	$ 17,080,850	$ (5,077,185)
2025 Water-Sewer Bond Projects					
Equipment Rental	$ 3,056,442	$ 2,574,966	$ 4,151,031	$ 1,480,377	$ (1,576,065)
Facilities Internal Service					
IT Internal Service					
Firefighter's Pension	$ 907,359	$ 19,018	$ 100,791	$ 825,586	$ (81,773)
Retiree Medical	$ 8,086	$ 174,913	$ 182,644	$ 355	$ (7,731)
LEOFF 1 Disablity Board	$ 266,049	$ 193,044	$ 382,032	$ 77,061	$ (188,988)
Total City Budget 2026	**$ 142,634,806**	**$ 131,458,282**	**$ 157,742,607**	**$ 116,350,481**	**$ (26,284,325)**

City of Camas
2025-2026 Summary of Budgeted Revenues, Expenditures and Reserves

Note 1 & 2 - This table will not foot until the Debt and Internal Service Fund Budgets are complete on October 20, 2025 Council Workshop

	General Fund	Special Revenue Funds	Debt Funds	Capital Funds	Enterprise Funds	Internal Support Funds	Reserve Funds	Total
Estimated Beginning Fund Balance 1/1/2025	$ 14,047,385	$ 4,011,261		$ 71,528,421	$ 48,809,803	$ 3,056,442	$ 1,181,494	$ 142,634,806
Revenues								
Taxes	$ 25,070,366	$ 4,695,829		$ 2,706,592				$ 32,472,787
Licenses and Permits	$ 3,096,378	$ 303,187						$ 3,399,565
Intergovernmental	$ 786,913	$ 2,791,929		$ 1,470,000	$ -			$ 5,048,842
Charges for Services	$ 8,474,403	$ 7,735,723		$ 6,470,225	$ 31,548,847	$ 2,528,411		$ 56,757,609
Fines and Forfeitures	$ 134,911	$ 22,146			$ 69,961			$ 227,018
Miscellaneous Revenue	$ 702,633	$ 51,544		$ 1,645,577	$ 2,186,883	$ 46,555	$ 27,039	$ 4,660,231
Non-Revenues	$ -			$ -	$ -			$ -
Transfers	$ 10,000	$ 10,705,350	$ 4,411,460	$ 4,621,944	$ 13,795,000	$ -	$ 359,936	$ 33,903,690
Total Revenue	$ 38,275,604	$ 26,305,708	$ 4,411,460	$ 16,914,338	$ 47,600,691	$ 2,574,966	$ 386,975	$ 136,469,742
Total Available Resources	$ 52,322,989	$ 30,316,969		$ 88,442,759	$ 96,410,494	$ 5,631,408	$ 1,568,469	$ 279,104,548
Expenditures								
Salaries and Benefits	$ 20,259,866	$ 17,159,111			$ 6,115,736	$ 934,575	$ 564,676	$ 45,033,964
Supplies and Services	$ 10,142,225	$ 5,627,337		$ 307,220	$ 13,962,713	$ 730,177	$ 3,500	$ 30,773,172
Capital	$ 400,137	$ 3,274,972		$ 20,134,590	$ 31,560,778	$ 2,486,279		$ 57,856,756
Debt Service		$ -		$ -	$ 4,444,270			$ 4,444,270
Transfers	$ 9,886,242	$ 1,558,620		$ 8,497,076	$ 13,845,216		$ 97,291	$ 33,884,445
Total Expenditures	$ 40,688,470	$ 27,620,040		$ 28,938,886	$ 69,928,713	$ 4,151,031	$ 665,467	$ 171,992,607
Estimated Ending Fund Balance	$ 11,634,519	$ 2,696,929		$ 59,503,873	$ 26,481,781	$ 1,480,377	$ 903,002	$ 107,111,941
Total Expenditures and Reserve Balance	$ 52,322,989	$ 30,316,969		$ 88,442,759	$ 96,410,494	$ 5,631,408	$ 1,568,469	$ 279,104,548

City of Camas
Revenue Budget Summary for 2026

	2024 Actual	2025 Projected	Change	2026 Adopted	Annual % Change	2026 Change	2026 Recommended	Annual % Change	2026 Rec Change	Notes for 2026 Recommended over Adopted
General Fund										
Taxes	$ 23,225,300	$ 24,045,768	3.5%	$ 23,634,838	-1.7%	$ (410,930)	$ 25,070,366	6.1%	$ 1,435,528	New Construction, Sales Tax increase
Licenses and Permits	$ 2,199,286	$ 2,490,750	13.3%	$ 2,544,261	2.1%	$ 53,511	$ 3,096,378	21.7%	$ 552,117	Increase in fees and Multi-Family construction growth
Intergovernmental	$ 948,469	$ 1,119,277	18.0%	$ 785,112	-29.9%	$ (334,165)	$ 786,913	0.2%	$ 1,801	Population growth
Charges for Services	$ 5,897,829	$ 6,997,125	18.6%	$ 8,185,964	17.0%	$ 1,188,839	$ 8,474,403	3.5%	$ 288,439	Increase in fees at CPI and increase in construction
Fines and Forfeitures	$ 132,016	$ 137,600	4.2%	$ 134,948	-1.9%	$ (2,652)	$ 134,911	0.0%	$ (37)	Flat rate in Court fines and fees
Miscellaneous Revenue	$ 904,065	$ 433,158	-52.1%	$ 697,209	61.0%	$ 264,051	$ 702,633	0.8%	$ 5,424	Higher interest rates, Opioid funding
Transfers from other funds	$ 3,100,512	$ 10,000	100.0%	$ 10,000	0.0%	$ -	$ 10,000	0.0%	$ -	ARPA funding ended, Lodging Tax for Hometown Holidays
Total General Fund	$ 36,407,477	$ 35,233,678	-3.2%	$ 35,992,332	2.2%	$ 758,654	$ 38,275,604	6.3%	$ 2,283,272	
Special Revenue Funds										
Street Fund										
Intergovernmental	$ 583,453	$ 515,944	-11.6%	$ 517,296	0.3%	$ 1,352	$ 2,190,639	323.5%	$ 1,673,343	Federal grants for capital projects
Miscellaneous Revenue	$ 11,583	$ 39,560	241.5%	$ 11,581	-70.7%	$ (27,979)	$ 11,580	0.0%	$ (1)	Interest revenue stable
Transfers from other funds	$ 3,019,709	$ 6,014,009	99.2%	$ 3,541,048	-41.1%	$ (2,472,961)	$ 4,607,986	30.1%	$ 1,066,938	TBD funding, Bond funds(in 2025), TIF funding & GF Subsidy
Total Street Fund	$ 3,614,745	$ 6,569,513	81.7%	$ 4,069,925	-38.0%	$ (2,499,588)	$ 6,810,205	67.3%	$ 2,740,280	
Transportation Benefit District										
Taxes	$ -	$ 521,970	100.0%	$ 275,937	-47.1%	$ (246,033)	$ 806,444	192.3%	$ 530,507	Sales Tax Calculation is direct and not allocated
Charges for Service		$ 129,472	100.0%	$ 311,163	140.3%	$ 181,691	$ 266,711	-14.3%	$ (44,452)	Intitial estimates are lower than DOL count
Total TBD Fund	$ -	$ 651,442	100.0%	$ 587,100	-9.9%	$ (64,342)	$ 1,073,155	82.8%	$ 486,055	
Tree Fund										
Fines and Forfeitures	$ 32,000	$ -	-100.0%	$ -	0.0%	$ -		0.0%	$ -	
Miscellaneous Revenue	$ 480	$ 1,214	152.9%	$ 357	-70.6%	$ (857)	$ 357	0.0%	$ -	Interest revenue stable
Total Tree Fund	$ 32,480	$ 1,214	-96.3%	$ 357	-70.6%	$ (857)	$ 357	0.0%	$ -	
C/W Fire and EMS Fund										
Taxes	$ 2,608,553	$ 3,719,074	42.6%	$ 3,839,335	3.2%	$ 120,261	$ 3,851,466	0.3%	$ 12,131	Increase in new construction
Licenses and Permits	$ 114,493	$ 135,058	18.0%	$ 243,512	80.3%	$ 108,454	$ 303,187	24.5%	$ 59,675	Increase in fees and Multi-Family construction growth
Intergovernmental	$ 463,300	$ 740,228	59.8%	$ 601,290	-18.8%	$ (138,938)	$ 601,290	0.0%	$ -	GEMT assumed at historical average rate
Charges for Services	$ 7,630,706	$ 8,050,513	5.5%	$ 7,367,419	-8.5%	$ (683,094)	$ 7,370,755	0.0%	$ 3,336	Washougal's share adjustment
Fines and Forfeitures	$ 18,072	$ 21,501	19.0%	$ 15,531	-27.8%	$ (5,970)	$ 22,146	42.6%	$ 6,615	Adjusted for CPI and population
Miscellaneous Revenue	$ 25,546	$ 18,782	-26.5%	$ 34,387	83.1%	$ 15,605	$ 34,386	0.0%	$ (1)	No contributions anticipated
Transfers from other funds	$ 5,735,980	$ 5,720,267	-0.3%	$ 5,897,364	3.1%	$ 177,097	$ 5,897,364	0.0%	$ -	Camas General Fund transfers per ILA formula
Total C/W Fire and EMS Fund	$ 16,596,650	$ 18,405,423	10.9%	$ 17,998,838	-2.2%	$ (406,585)	$ 18,080,594	0.5%	$ 81,756	
Lodging Tax Fund										
Taxes	$ 37,362	$ 34,253	-8.3%	$ 37,919	10.7%	$ 3,666	$ 37,919	0.0%	$ -	Hotel and Vacation rentals
Miscellaneous Revenue	$ 1,852	$ 2,949	59.2%	$ 1,981	-32.8%	$ (968)	$ 1,981	300.0%	$ -	Anticipate spenddown of fund balance
Total Lodging Tax Fund	$ 39,214	$ 37,202	-5.1%	$ 39,900	7.3%	$ 2,698	$ 39,900	0.0%	$ -	
Cemetery Fund										
Charges for Services	$ 79,903	$ 85,239	6.7%	$ 98,133	15.1%	$ 12,894	$ 98,257	0.1%	$ 124	Fee increases
Miscellaneous Revenue	$ 2,967	$ 3,386	14.1%	$ 3,240	-4.3%	$ (146)	$ 3,240	0.0%	$ -	Interest revenue stable
Transfers from other funds	$ 200,000	$ 200,000	0.0%	$ 200,000	0.0%	$ -	$ 200,000	0.0%	$ -	Transfer from General Fund
Total Cemetery Fund	$ 282,870	$ 288,625	2.0%	$ 301,373	4.4%	$ 12,748	$ 301,497	0.0%	$ 124	
Debt Funds										
Capital Funds										
Real Estate Excise Tax Fund										
Taxes	$ 2,238,918	$ 2,627,759	17.4%	$ 2,374,191	-9.6%	$ (253,568)	$ 2,706,592	14.0%	$ 332,401	Improving real estate market in 2024
Intergovernmental	$ 238,597	$ 604,454	153.3%	$ -	-100.0%	$ (604,454)	$ -	0.0%	$ -	RCO Grant for Crown Park in 2025
Miscellaneous Revenue	$ 233,733	$ 275,542	17.9%	$ 249,307	-9.5%	$ (26,235)	$ 285,186	14.4%	$ 35,879	Higher fund balance with higher rates
Transfers from other funds	$ 818,584	$ 4,895,862	498.1%	$ -	-100.0%	$ (4,895,862)	$ -	0.0%	$ -	Transfer of bond proceeds for Crown Park in 2025
Total Real Estate Excise Tax Fund	$ 3,529,832	$ 8,403,617	138.1%	$ 2,623,498	-68.8%	$ (5,780,119)	$ 2,991,778	14.0%	$ 368,280	

	2024 Actual	2025 Projected	Change	2026 Adopted	Annual % Change	2026 Change	2026 Recommended	Annual % Change	2026 Rec Change	Notes for 2026 Recommended over Adopted
Park Impact Fee Fund										
Charges for Services	$ 1,376,196	$ 1,952,930	41.9%	$ 1,806,482	-7.5%	$ (146,448)	$ 2,230,757	23.5%	$ 424,275	Increase in Park Impact Fees and permit activity
Miscellaneous Revenue	$ 79,585	$ 117,562	47.7%	$ 82,820	-29.6%	$ (34,742)	$ 121,089	46.2%	$ 38,269	Higher fund balance with higher rates
Total Park Impact Fee Fund	$ 1,455,781	$ 2,070,492	42.2%	$ 1,889,302	-8.8%	$ (181,190)	$ 2,351,846	24.5%	$ 462,544	
Transportation Impact Fee Fund										
Charges for Services	$ 1,797,079	$ 2,484,310	38.2%	$ 2,763,422	11.2%	$ 279,112	$ 3,412,447	23.5%	$ 649,025	Increase in permit activity
Miscellaneous Revenue	$ 72,496	$ 128,724	77.6%	$ 20,078	-84.4%	$ (108,646)	$ 20,294	1.1%	$ 216	Interest rate increase
Total Transportation Impact Fee Fund	$ 1,869,575	$ 2,613,034	39.8%	$ 2,783,500	6.5%	$ 170,466	$ 3,432,741	23.3%	$ 649,241	
Fire Impact Fee Fund										
Charges for Services	$ 509,339	$ 678,013	33.1%	$ 669,727	-1.2%	$ (8,286)	$ 827,021	23.5%	$ 157,294	Increase in permit activity
Miscellaneous Revenue	$ 18,524	$ 31,711	71.2%	$ 19,980	-37.0%	$ 2,547	$ 32,662	63.5%	$ 12,682	Higher interest rates and higher fund balance
Total Fire Impact Fee Fund	$ 527,863	$ 709,724	34.5%	$ 689,707	-2.8%	$ (5,739)	$ 859,683	24.6%	$ 169,976	
SR 500 and Everett Capital Project Fund										
Intergovernmental	$ -	$ 475,000	100.0%	$ -	-100.0%	$ (475,000)	$ 1,470,000	100.0%	$ 1,470,000	State Grant
Miscellaneous Revenue	$ -	$ -	0.0%	$ -	0.0%	$ -	$ -	0.0%	$ -	
Debt Proceeds	$ -	$ -	0.0%	$ 800,000	100.0%	$ 800,000	$ -	-100.0%	$ (800,000)	Grant funding for planning with possible debt for construction
Transfers from other funds	$ 11,321	$ 166,383	1369.7%	$ -	-100.0%	$ (166,383)	$ 210,484	100.0%	$ 210,484	Transfer from Streets
Total SR500 and Everett	$ 11,321	$ 641,383	5565.4%	$ 800,000	24.7%	$ 158,617	$ 1,680,484	110.1%	$ 880,484	
Lake and Sierra Capital Project Fund										
Miscellaneous Revenue	$ -	$ 35,417	100.0%	$ -	-100.0%	$ (35,417)	$ 50,000	100.0%	$ 50,000	Interest earnings on proceeds
Debt Proceeds	$ -	$ 5,705,702	100.0%	$ -	-100.0%	$ (5,705,702)		0.0%	$ -	2025 LTGO Bond
Total Facilities Capital Fund	$ -	$ 5,741,119	100.0%	$ -	-100.0%	$ (5,741,119)	$ 50,000	100.0%	$ 50,000	
North Shore Blvd Capital Project Fund										
Miscellaneous Revenue	$ -	$ 251	100.0%	$ -	-100.0%	$ (251)	$ 91,109	100.0%	$ 91,109	Interest earnings based on bond spenddown
Debt Proceeds	$ -	$ 3,035,702	100.0%	$ -	-100.0%	$ (3,035,702)	$ -	0.0%	$ -	2025 LTGO Bond
Total Facilities Capital Fund	$ -	$ 3,035,953	100.0%	$ -	-100.0%	$ (3,035,953)	$ 91,109	100.0%	$ 91,109	
Facilities Capital Fund										
Intergovernmental	$ 444,360	$ 15,959	-96.4%	$ -	0.0%	$ -	$ -	0.0%		State Grant for Library
Transfers from other funds	$ 3,365,403	$ 4,311,130	28.1%	$ -	-100.0%	$ (4,311,130)	$ 4,411,460	0.0%	$ 4,411,460	Transfers from REET and Bond Proceeds
Total Facilities Capital Fund	$ 3,809,763	$ 4,327,089	13.6%	$ -	-100.0%	$ (4,311,130)	$ 4,411,460	0.0%	$ 4,411,460	
Legacy Lands Project Fund										
Intergovernmental	$ 1,250,000	$ -	-100.0%	$ -	0.0%	$ -	$ -	0.0%		Conservation Futures Funds
Miscellaneous Revenue	$ 775,740	$ 729,519	-6.0%	$ 295,237	-59.5%	$ (434,282)	$ 295,237	0.0%	$ -	Interest earnings based on changes in fund balance
Total Legacy Lands Project Fund	$ 2,025,740	$ 729,519	-64.0%	$ 295,237	-59.5%	$ (434,282)	$ 295,237	0.0%	$ -	
Fire Station 41 Capital Project Fund										
Miscellaneous Revenue	$ -	$ 13,014	100.0%	$ -	-100.0%	$ (13,014)	$ 750,000	100.0%	$ 750,000	
Debt Proceeds	$ -	$ 26,471,108	100.0%	$ -	-100.0%	$ (26,471,108)	$ -	0.0%	$ -	2025 UTGO Bond
Total Facilities Capital Fund	$ -	$ 26,484,122	100.0%	$ -	-100.0%	$ (26,484,122)	$ 750,000	100.0%	$ 750,000	
Enterprise Funds										
Storm Water Fund										
Intergovernmental	$ 334,071	$ 1,521,500	355.4%	$ -	-100.0%	$ (1,521,500)	$ -	0.0%		State Grants
Charges for Services	$ 2,425,260	$ 2,821,987	16.4%	$ 3,187,169	12.9%	$ 365,182	$ 3,187,169	0.0%	$ -	Rate Model increase 13.5%and increase in Population
Miscellaneous Revenue	$ 17,772	$ 36,521	105.5%	$ 21,380	-41.5%	$ (15,141)	$ 21,380	0.0%	$ -	Status quo interest earnings
Transfer from other funds	$ 10,763	$ 100,000	829.1%	$ -	-100.0%	$ (100,000)	$ 100,000	0.0%	$ 100,000	Transfer in from Sewer
Total Storm Drainage Fund	$ 2,787,866	$ 4,480,008	60.7%	$ 3,208,549	-28.4%	$ (1,171,459)	$ 3,308,549	3.1%	$ -	
Solid Waste Fund										
Charges for Services	$ 3,479,843	$ 3,546,810	1.9%	$ 3,752,420	5.8%	$ 205,610	$ 3,706,416	-1.2%	$ (46,004)	Rate Increase 2.5% + Population
Miscellaneous Revenue	$ 57,652	$ 48,013	-16.7%	$ 61,572	28.2%	$ 13,559	$ 61,572	0.0%	$ -	Stable interest earnings
Transfer from other funds	$ 33,787	$ -	-100.0%	$ -	0.0%	$ -	$ -		$ -	ARPA funding
Total Solid Waste Fund	$ 3,537,495	$ 3,594,823	1.6%	$ 3,813,992	6.1%	$ 219,169	$ 3,767,988	-1.2%	$ (46,004)	

EXHIBIT A

	2024 Actual	2025 Projected	Change	2026 Adopted	Annual % Change	2026 Change	2026 Recommended	Annual % Change	2026 Rec Change	Notes for 2026 Recommended over Adopted
Water/Sewer Fund										
Charges for Services	$ 17,847,120	$ 18,225,040	2.1%	$ 20,052,934	10.0%	$ 1,827,894	$ 18,928,805	-5.6%	$ (1,124,129)	Water 6% annual increase and Sewer 3.25% annual incr.
Fines and Forfeitures	$ 190,462	$ 67,596	-64.5%	$ 208,877	209.0%	$ 141,281	$ 69,961	-66.5%	$ (138,916)	Late fee penalties
Miscellaneous Revenue	$ 508,077	$ 898,361	76.8%	$ 538,136	-40.1%	$ (360,225)	$ 929,804	72.8%	$ 391,668	Accounting changes with facilities and interest higher
Non-Revenues	$ 386,415	$ 42,409	-89.0%		-100.0%	$ (42,409)		0.0%	$ -	Insurance recoveries and timber sales
Transfer from other funds	$ 66,907	$ 11,000,000	16340.7%	$ 11,000,000	0.0%	$ -	$ 11,000,000	0.0%	$ -	Service Dev Charges for repair and replacement projects
Total Water/Sewer Fund	$ 18,998,981	$ 30,233,406	59.1%	$ 31,799,947	5.2%	$ 1,566,541	$ 30,928,570	-2.7%	$ (871,377)	
Water/Sewer Construction Fund										
Transfer from other funds	$ 2,386,034	$ 8,706,198	264.9%	$ 8,706,198	0.0%	$ 375,000	$ 2,695,000	-69.0%	$ (6,011,198)	SDC Contributions & Rates
Total W/S Capital Fund	$ 2,386,034	$ 8,706,198	264.9%	$ 8,706,198	0.0%	$ 375,000	$ 2,695,000	-69.0%	$ (6,011,198)	
2019 Water Projects Construction Fund										
Miscellaneous Revenue	$ 321,789	$ 338,414	5.2%	$ 177,769	-47.5%	$ (160,645)	$ 177,769	0.0%	$ -	2019 Revenue Bonds scheduled to be spent in biennium
Total 2019 Water Proj Construction	$ 321,789	$ 338,414	5.2%	$ 177,769	-47.5%	$ (160,645)	$ 177,769	0.0%	$ -	
Water/Sewer Capital Reserve Fund										
Charges for Services	$ 4,145,205	$ 5,559,667	34.1%	$ 3,515,379	-36.8%	$ (2,044,288)	$ 5,726,457	62.9%	$ 2,211,078	Service Development Charges tied to construction
Miscellaneous Revenue	$ 377,536	$ 623,835	65.2%	$ 396,358	-36.5%	$ (227,477)	$ 396,358	0.0%	$ -	Status quo interest earnings
Total Water/Sewer Cap. Fund	$ 4,522,741	$ 6,183,502	36.7%	$ 3,911,737	-36.7%	$ (2,271,765)	$ 6,122,815	56.5%	$ 2,211,078	
2025 Water/Sewer Projects Construction Fund										
Miscellaneous Revenue	$ -	$ 245,042	100.0%	$ -	-100.0%	$ (245,042)	$ 600,000	100.0%	$ 600,000	Interest earnings tied to spenddown allocation
Debt Proceeds	$ -	$ 28,004,814	100.0%	$ -	-100.0%	$ (28,004,814)	$ -	0.0%	$ -	2025 Revenue Bond
Total 2019 Water Proj Construction	$ -	$ 28,249,857	100.0%	$ -	-100.0%	$ (28,249,857)	$ 600,000	100.0%	$ 600,000	
Internal Support Funds										
Equipment Rental Fund										
Charges for Services	$ 2,383,270	$ 2,246,442	-5.7%	$ 2,528,411	12.6%	$ 281,969	$ 2,528,411	0.0%	$ -	Updated ERR model
Miscellaneous Revenue	$ 44,916	$ 56,666	26.2%	$ 46,555	-17.8%	$ (10,111)	$ 46,555	0.0%	$ -	Status quo interest earnings
Non-Revenue	$ 220,020	$ 89,776								Sale of Capital Assets and Insurance Recovery
Total Equipment Rental Fund	$ 2,648,206	$ 2,392,884	-9.6%	$ 2,574,966	7.6%	$ 271,858	$ 2,574,966	0.0%	$ -	
Reserve Funds										
Firefigher's Pension Fund										
Miscellaneous Revenue	$ 18,521	$ 24,384	31.7%	$ 19,018	-22.0%	$ (5,366)	$ 19,018	0.0%	$ -	Stable interest earnings
Total Firemen's Pension Fund	$ 18,521	$ 24,384	31.7%	$ 19,018	-22.0%	$ (5,366)	$ 19,018	0.0%	$ -	
Retiree Medical Fund										
Miscellaneous Revenue	$ 276	$ 420	52.2%	$ 282	-32.9%	$ (138)	$ 282	0.0%	$ -	Status quo interest earnings
Transfers from other funds	$ 160,847	$ 169,943	5.7%	$ 174,631	2.8%	$ 4,688	$ 174,631	0.0%	$ -	Increasing participants
Total Retiree Medical Fund	$ 161,123	$ 170,363	5.7%	$ 174,913	2.7%	$ 4,688	$ 174,913	0.0%	$ -	
LEOFF 1 Disability Board										
Miscellaneous Revenue	$ 7,739	$ 8,753	13.1%	$ 7,739	-11.6%	$ (1,014)	$ 7,739	0.0%	$ -	Higher interest rates
Transfer from other funds	$ 176,694	$ 181,493	2.7%	$ 185,305	2.1%	$ 3,812	$ 185,305	0.0%	$ -	Higher medical costs
Total LEOFF 1 Disability Fund	$ 184,433	$ 190,246	3.2%	$ 193,044	1.5%	$ 3,812	$ 193,044	0.0%	$ -	

City of Camas
Budget Reappropriation Summary for 2026

	2024 Actual	2025 Projected	Change	2026 Adopted	Annual % Change	2025 Change	2026 Recommended	Annual % Change	2026 Change	Notes for 2026 Recommended over Adopted
General Fund										
Salaries and Benefits	$ 17,795,456	$ 15,144,305	-14.9%	$ 19,628,805	29.6%	$ 4,484,500	$ 20,259,866	3.2%	$ 631,061	Filled vacant positions, 3 new positions and part of the Facilities positions
Supplies and Services	$ 8,535,547	$ 6,622,445	-22.4%	$ 8,957,360	35.3%	$ 2,334,915	$ 10,142,225	13.2%	$ 1,184,865	Implemented Facilities Rental Model
Debt	$ 30,479	$ 36,064	18.3%	$ -						
Capital	$ 318,379	$ 258,608	-18.8%	$ 149,991	-42.0%	$ (108,617)	$ 400,137	166.8%	$ 250,146	Vehicles and equipment for Police
Transfers to other funds	$ 190,783	$ 8,370,366	4287.4%	$ 9,838,734	17.5%	$ 1,468,368	$ 9,886,242	0.5%	$ 47,508	IT RR, Preservation, Streets, Cemetery, CWFD, Pensions
Total General Fund	$ 26,870,644	$ 30,431,788	13.3%	$ 38,574,890	26.8%	$ 8,143,102	$ 40,688,470	5.5%	$ 2,113,580	
Special Revenue Funds										
Street Fund										
Salaries and Benefits	$ 991,491	$ 887,914	-10.4%	$ 991,433	11.7%	$ 103,519	$ 1,088,851	9.8%	$ 97,418	Positions filled, seasonals
Supplies and Services	$ 1,670,402	$ 1,307,312	-21.7%	$ 1,890,106	44.6%	$ 582,794	$ 2,115,095	11.9%	$ 224,989	Implemented Facilities Rental Model
Capital	$ 311,348	$ 2,967,025	853.0%	$ 1,028,048	-65.4%	$ (1,938,977)	$ 3,104,048	201.9%	$ 2,076,000	Preservation Prog funded by TBD and the GF Prop Tax 4 & 4 Capital Projects
Transfers to other funds	$ 209,007	$ 273,839	31.0%	$ 195,334	-28.7%	$ (78,505)	$ 408,007	108.9%	$ 212,673	Debt Service,Retiree Medical, IT RR
Total Street Fund	$ 3,182,248	$ 5,436,090	70.8%	$ 4,104,921	-24.5%	$ (1,331,169)	$ 6,716,001	63.6%	$ 2,611,080	
Transportation Benefit District										
Transfer to other funds	$ -	$ 650,000	100.0%	$ -	-100.0%	$ (650,000)	$ 1,070,000	100.0%	$ 1,070,000	Transfer to Streets for Preservation
Total TBD Fund	$ -	$ 650,000	100.0%	$ -	-100.0%	$ (650,000)	$ 1,070,000	100.0%	$ 1,070,000	
Tree Fund										
Supplies and Services										
Total Tree Fund										
C/W Fire and EMS Fund										
Salaries and Benefits	$ 14,272,454	$ 12,831,440	-10.1%	$ 14,630,991	14.0%	$ 1,799,551	$ 15,911,520	8.8%	$ 1,280,529	COLA and Benefit increases
Supplies and Services	$ 2,621,341	$ 2,416,426	-7.8%	$ 2,814,554	16.5%	$ 398,128	$ 3,337,111	18.6%	$ 522,557	Cost increases, Facilities Rental Model
Capital	$ 955,533	$ 435,645	-54.4%	$ 150,000	-65.6%	$ (285,645)	$ 150,000	0.0%	$ -	Brush Truck
Debt Payments	$ 7,527	$ -	-100.0%		0.0%	$ -		0.0%	$ -	
Transfer to other funds	$ 42,776	$ 71,203	66.5%	$ 43,617	-38.7%	$ (27,586)	$ 70,613	61.9%	$ 26,996	Debt Service,Retiree Medical, IT RR
Total C/W Fire and EMS Fund	$ 17,899,631	$ 15,754,714	-12.0%	$ 17,639,162	12.0%	$ 1,884,448	$ 19,469,244	10.4%	$ 1,830,082	
Lodging Tax Fund										
Supplies and Services	$ 19,994	$ 20,000	0.0%	$ 40,000	100.0%	$ 20,000	$ 40,000	0.0%	$ -	Camas Days, DCA advertising
Transfer to other funds		$ 10,000	100.0%	$ 10,000	0.0%	$ -	$ 10,000	0.0%	$ -	Hometown Holidays support
Total Lodging Tax Fund	$ 19,994	$ 30,000	50.0%	$ 50,000	66.7%	$ 20,000	$ 50,000	0.0%	$ -	
Cemetery Fund										
Salaries and Benefits	$ 150,455	$ 127,466	-15.3%	$ 147,493	15.7%	$ 20,027	$ 158,740	7.6%	$ 11,247	Status quo
Supplies and Services	$ 111,474	$ 119,503	7.2%	$ 151,114	26.5%	$ 31,611	$ 135,131	-10.6%	$ (15,983)	Implemented Facilities Rental Model
Capital	$ 50,499	$ 20,655	-59.1%	$ -	-100.0%	$ (20,655)	$ 20,924	100.0%	$ 20,924	Niche Wall
Total Cemetery Fund	$ 312,428	$ 267,624	-14.3%	$ 298,607	11.6%	$ 30,983	$ 314,795	5.4%	$ 16,188	
Debt Fund										
Capital Fund										
Real Estate Excise Tax Fund										
Supplies and Services	$ 256,754	$ 30,136	-88.3%	$ 301,993	902.1%	$ 271,857	$ 301,993	0.0%	$ -	Engineering time billed for capitalization
Capital	$ 2,145,807	$ 5,644,326	163.0%	$ 650,000	-88.5%	$ (4,994,326)	$ 650,000	0.0%	$ -	Forest Home Park Improv, ADA, Bike Park Design & Constr, Park & Trail Improv
Transfers to other funds	$ 3,106,367	$ 674,691	-78.3%	$ 1,875,814	178.0%	$ 1,201,123	$ 1,975,814	5.3%	$ 100,000	Transfer for Library Improvements
Total Real Estate Excise Tax Fund	$ 5,508,928	$ 6,349,153	15.3%	$ 2,827,807	-55.5%	$ (3,521,346)	$ 2,927,807	3.5%	$ 100,000	

	2024 Actual	2025 Projected	Change	2026 Adopted	Annual % Change	2025 Change	2026 Recommended	Annual % Change	2026 Change	Notes for 2026 Recommended over Adopted
Park Impact Fee Fund										
Capital	$ 3,172	$ 693	-78.2%	$ 450,000	64835.1%	$ 449,307	$ 500,000	11.1%	$ 50,000	East Lake Trail
Transfers to other funds	$ 1,155,070	$ 541,883	-53.1%	$ 1,164,719	114.9%	$ 622,836	$ 1,164,719	0.0%	$ -	Debt Service
Total Park Impact Fee Fund	$ 1,158,242	$ 542,576	-53.2%	$ 1,614,719	197.6%	$ 1,072,143	$ 1,664,719	3.1%	$ 50,000	
Transportation Impact Fee Fund										
Transfers to other funds	$ 1,563,727	$ 632,962	-59.5%	$ 1,045,083	65.1%	$ 412,121	$ 1,045,083	0.0%	$ -	Debt Service
Total Transportation Impact Fee Fund	$ 1,563,727	$ 632,962	-59.5%	$ 1,045,083	65.1%	$ 412,121	$ 1,045,083	0.0%	$ -	
Fire Impact Fee Fund										
Transfers to other funds	$ -	$ -	0.0%	$ -	0.0%		$ -	0.0%	$ -	
Total Fire Impact Fee Fund	$ -	$ -	0.0%	$ -	0.0%		$ -	0.0%	$ -	
SR 500 and Everett Capital Project Fund										
Capital	$ 11,635	$ 245,874	2013.2%	$ 800,000	225.4%	$ 554,126	$ 1,500,000	87.5%	$ 700,000	Design work for SR 500/Everett
Total SR500 and Everett Cap Proj Fund	$ 11,635	$ 245,874	2013.2%	$ 800,000	225.4%	$ 554,126	$ 1,500,000	87.5%	$ 700,000	
Lake and Sierra Capital Project Fund										
Capital	$ -	$ 637,750	100.0%	$ -	-100.0%	$ (637,750)	$ 2,362,250	100.0%	$ 2,362,250	Construction of Lake and Everett Traffic Circle
Total Lake and Sierra Cap Proj Fund	$ -	$ 637,750	100.0%	$ -	-100.0%	$ (637,750)	$ 2,362,250	100.0%	$ 2,362,250	
North Shore Blvd Capital Project Fund										
Capital	$ -	$ 100,000	100.0%	$ -	-100.0%	$ (100,000)	$ 1,500,000	100.0%	$ 1,500,000	Design work for North Shore Blvd
Debt	$ -	$ 35,033	100.0%		-100.0%	$ (35,033)				
Total North Shore Blve Cap Proj Fund	$ -	$ 135,033	100.0%	$ -	-100.0%	$ (135,033)	$ 1,500,000	100.0%	$ 1,500,000	
Facilities Capital Improvement Fund										
Capital	$ 2,330,097	$ 1,110,073	-52.4%	$ 5,150,570	364.0%	$ 4,040,497	$ 1,397,978	-72.9%	$ (3,752,592)	Library Improvements and contingency for major maintenance improvements
Debt	$ 4,371	$ 16,532	278.2%		0.0%	$ (16,532)		0.0%		
Total Facilities Capital Project Fund	$ 2,334,468	$ 1,126,605	-51.7%	$ 5,150,570	357.2%	$ 4,023,965	$ 1,397,978	-72.9%	$ (3,752,592)	
Legacy Lands Project Fund										
Supplies and Services	$ -	$ 5,160	100.0%	$ -	-100.0%	$ (5,160)	$ 5,227	100.0%	$ 5,227	Properties repair work
Capital	$ 483,277	$ 393,512	-18.6%	$ -	-100.0%	$ (393,512)	$ -	0.0%	$ -	
Transfers to other funds	$ 3,273,588	$ 4,344,384	100.0%	$ -	-100.0%	$ (4,344,384)	$ 4,311,460	100.0%	$ 4,311,460	Move Facilities Bond Proceeds to Facilities Capital Fund
Total Legacy Lands Project Fund	$ 3,756,865	$ 4,737,896	26.1%	$ -	-100.0%	$ (4,737,896)	$ 4,316,687	100.0%	$ 4,316,687	
Fire Station 41 Capital Project Fund										
Capital	$ -	$ 1,058,922	100.0%	$ 12,500,000	1080.4%	$ 468,172	$ 12,224,362	100.0%	$ (275,638)	Project Management Spenddown Schedule
Debt	$ -	$ 171,108	100.0%	$ -	-100.0%	$ (171,108)	$ -	0.0%	$ -	
Total Fire Station 41 Capital Proj Fund	$ -	$ 1,230,030	100.0%	$ 12,500,000	916.2%	$ 297,064	$ 12,224,362	100.0%	$ (275,638)	
Enterprise Funds										
Storm Water Fund										
Salaries and Benefits	$ 1,043,952	$ 688,512	-34.0%	$ 983,142	42.8%	$ 294,630	$ 1,046,246	6.4%	$ 63,104	COLA and Benefit increases
Supplies and Services	$ 1,344,061	$ 1,508,165	12.2%	$ 1,585,074	5.1%	$ 76,909	$ 1,642,663	3.6%	$ 57,589	Inflation costs
Capital	$ 6,816	$ 188,609	2667.2%	$ 175,000	-7.2%	$ (13,609)	$ 2,670,778	1426.2%	$ 2,495,778	Upper dams, Storm Treatment design for 3 facilities, generator, Lower dam gates
Debt Service Payments	$ 23,455	$ 19,593	-16.5%	$ 56,530	100.0%	$ 36,937	$ 56,981	0.8%	$ 451	Debt Service
Transfers to other funds	$ 85,964	$ -	-100.0%	$ -	0.0%	$ -	$ 2,662	100.0%	$ 2,662	IT RR
Total Storm Water Fund	$ 2,504,248	$ 2,404,879	-4.0%	$ 2,799,746	16.4%	$ 394,867	$ 5,419,330	93.6%	$ 2,619,584	
Solid Waste Fund										
Salaries and Benefits	$ 803,747	$ 561,425	-30.1%	$ 705,572	25.7%	$ 144,147	$ 700,556	-0.7%	$ (5,016)	Staffing changes
Supplies and Services	$ 2,779,977	$ 2,161,768	-22.2%	$ 2,962,528	37.0%	$ 800,760	$ 2,961,220	0.0%	$ (1,308)	Recycling adjustment
Transfers to other funds	$ 5,000		-100.0%		0.0%	$ -	$ 1,901	100.0%	$ 1,901	IT RR
Total Solid Waste Fund	$ 3,588,724	$ 2,723,193	-24.1%	$ 3,668,100	34.7%	$ 944,907	$ 3,663,677	-0.1%	$ (4,423)	
Water/Sewer Fund										
Salaries and Benefits	$ 4,297,122	$ 3,133,152	-27.1%	$ 3,720,372	18.7%	$ 587,220	$ 4,368,934	17.4%	$ 648,562	COLA and Benefits Increases
Supplies and Services	$ 7,393,722	$ 6,765,911	-8.5%	$ 8,649,075	27.8%	$ 1,883,164	$ 9,358,830	8.2%	$ 709,755	Implementation of Facilities Model, Inflation
Capital	$ 4,424,278	$ 1,535,844	-65.3%	$ 12,150,000	691.1%	$ 10,614,156	$ 5,150,000	-57.6%	$ (7,000,000)	WWTP funded with revenue bonds (sep fund)
Debt Service Payments	$ 1,581,031	$ 2,246,658	42.1%	$ 4,319,813	92.3%	$ 2,073,155	$ 4,387,289	1.6%	$ 67,476	Debt Service Schedules
Transfers to other funds	$ 2,777,376	$ 5,291,777	90.5%	$ 208,105	-96.1%	$ (5,083,672)	$ 2,640,653	1168.9%	$ 2,432,548	New capital projects
Total Water/Sewer Fund	$ 20,473,529	$ 18,973,342	-7.3%	$ 29,047,365	53.1%	$ 10,074,023	$ 25,905,706	-10.8%	$ (3,141,659)	

	2024 Actual	2025 Projected	Change	2026 Adopted	Annual % Change	2025 Change	2026 Recommended	Annual % Change	2026 Change	Notes for 2026 Recommended over Adopted
W/S Capital Projects Fund										
Capital	$ 4,214,012	$ 9,360,598	122.1%	$ 9,375,000	0.2%	$ 14,402	$ 5,990,000	-36.1%	$ (3,385,000)	Projects moved to 2025 Revenue Bond Projects Fund
Total W/S Capital Projects	$ 4,214,012	$ 9,360,598	122.1%	$ 9,375,000	0.2%	$ 14,402	$ 5,990,000	-36.1%	$ (3,385,000)	
2019 Water Construction Projects										
Capital	$ 3,132,741	$ 3,249,793	3.7%	$ -	-100.0%	$ (3,249,793)	$ 3,500,000	100.0%	$ 3,500,000	Completion of Lower Prune Hill Reservoir/Booster Station
Total2019 Water Construction Projects	$ 3,132,741	$ 3,249,793	3.7%	$ -	-100.0%	$ (3,249,793)	$ 3,500,000	100.0%	$ 3,500,000	
2025 Water-Sewer Bond Projects										
Capital	$ -	$ -	0.0%	$ -	0.0%	$ -	$ 14,250,000	100.0%	$ 14,250,000	PFAS Well Mitigation/Angelo Booster Stations Design/Crown Road Trans Main
Total 2025 W/S Bond Projects	$ -	$ -	0.0%	$ -	0.0%	$ -	$ 14,250,000	100.0%	$ 14,250,000	
W/S Capital Reserve Fund										
Transfers to other funds	$ -	$ 3,245,363	100.0%	$ 11,200,000	245.1%	$ 7,954,637	$ 11,200,000	100.0%	$ -	PFAS Well Mitigation/Angelo Booster Stations Design/Crown Road Trans Main
Total WS Cap Reserve Fund	$ -	$ 3,245,363	100.0%	$ 11,200,000	245.1%	$ 7,954,637	$ 11,200,000	100.0%	$ -	
Internal Support Funds										
Equipment Rental Fund										
Salaries and Benefits	$ 714,316	$ 580,928	-18.7%	$ 642,068	10.5%	$ 61,140	$ 934,575	45.6%	$ 292,507	COLA, vacancies filled, Benefit increases
Supplies and Services	$ 814,038	$ 622,486	-23.5%	$ 840,954	35.1%	$ 218,468	$ 730,177	-13.2%	$ (110,777)	Implementation of Facilities Model, Inflation
Capital	$ 701,754	$ 1,537,105	119.0%	$ 1,485,000	-3.4%	$ (52,105)	$ 2,486,279	67.4%	$ 1,001,279	Replacement Schedule
Total Equipment Rental Fund	$ 2,230,108	$ 2,740,519	22.9%	$ 2,968,022	8.3%	$ 227,503	$ 4,151,031	39.9%	$ 1,183,009	
IT Rental Fund										
Capital	$ -	$ -	0.0%	$ 990,000	0.0%	$ 990,000	$ -	0.0%	$ (990,000)	
Total IT Rental Fund	$ -	$ -	0.0%	$ 990,000	0.0%	$ 990,000	$ -	0.0%	$ (990,000)	
Reserve Funds										
Firefighter's Pension Fund										
Professional Services	$ 3,500	$ -	-100.0%	$ 3,796	100.0%	$ 3,796	$ 3,500	100.0%	$ (296)	ACFR actuarial expense
Transfers to other funds	$ 91,152	$ 84,252	-7.6%	$ 96,293	14.3%	$ 12,041	$ 97,291	1.0%	$ 998	increase in pension costs
Total Firefighters's Pension Fund	$ 94,652	$ 84,252	-11.0%	$ 100,089	18.8%	$ 15,837	$ 100,791	0.7%	$ 702	
Retiree Medical Benefits Fund										
Salary and Benefits	$ 175,508	$ 152,282	-13.2%	$ 182,644	19.9%	$ 30,362	$ 182,644	0.0%	$ -	Number of active participants levels increases and healthcare increases
Total Retiree Medical Fund	$ 175,508	$ 152,282	-13.2%	$ 182,644	19.9%	$ 30,362	$ 182,644	0.0%	$ -	
LEOFF 1 Disability Board										
Salary and Benefits	$ 286,452	$ 250,420	-12.6%	$ 299,225	100.0%	$ 48,805	$ 382,032	27.7%	$ 82,807	Number of active participants levels increases and healthcare increases
Total LEOFF 1 Disability Fund	$ 286,452	$ 250,420	-12.6%	$ 299,225	100.0%	$ 48,805	$ 382,032	27.7%	$ 82,807	

Staff Report

October 6, 2025 Council Workshop Meeting

Middle Housing and Accessory Dwelling Unit Code Updates
Presenter: Alan Peters, Community Development Director
Time Estimate: 30 minutes

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BACKGROUND: The Washington Legislature adopted two major housing bills during the 2023 legislative session that the City of Camas is required to address through code amendments by December 31, 2025 – HB 1337 addressing accessory dwelling units (ADUs) and HB 1110 addressing middle housing. HB 1337 primarily requires that cities allow at least two ADUs per lot, but also includes requirements to relax development standards, prohibits owner-occupancy requirements, and allows for ADUs to be sold as independent units. HB 1110 requires cities to allow certain minimum densities for middle housing in all residential zones. Camas is required to allow at least two dwelling units per lot, and four dwelling units per lot if at least one unit is affordable.

Staff have prepared draft code updates for review, informed by the Camas 2035 Comprehensive Plan, the Camas Housing Action Plan, the Our Camas 2045 Comprehensive Plan update in process, and Department of Commerce guidance. The timing of these updates is driven by a deadline established by the Legislature, but the changes are supported by existing planning policies in the City's comprehensive plan and Housing Action Plan which support the development of a variety of housing choices and allowing middle housing in zones traditionally dedicated to single-family housing.

SUMMARY: The proposed code amendments would be housed in Title 18 of the Camas Municipal Code. While located in separate chapters, the amendments would work together to expand the range of housing choices allowable in residential zones and bring the City into compliance with state law by the December 31st deadline. Staff intends to bring these amendments to Council later this year as part of a consolidated package of development code amendments. These amendments will be brought back to Council at the November 3, 2025, Council Workshop and then for a public hearing on December 1, 2025.

Middle Housing Code Amendments

Middle housing includes the range of housing options between single-family homes and large apartment buildings. To comply with HB 1110, Camas must allow at least two dwelling units per lot (or four if affordability requirements are met) and must allow at least six of the following nine types of middle housing units: duplexes, triplexes, fourplexes,

fiveplexes, sixplexes, townhouses stacked flats, courtyard apartments, cottage housing. Cities can also count ADUs towards the required unit density per lot.

The proposed draft code amendments would bring Camas into compliance with HB 1110's requirements by establishing a new "Middle Housing" chapter under Title 18 – Zoning, adopting new definitions for middle housing terms, establishing provisions for unit lot subdivisions, and amending the land use tables to ensure that at least six of the required middle housing types are allowed in Camas's residential zones.

New Chapter

The proposed new Chapter 18.25 would include provisions for unit density, development and design standards and parking standards.

- Permitted Unit Densities: At least two units are permitted on all residential lots, with allowances for up to four units per lot if at least one unit is dedicated to affordable housing or if located within ¼ mile of a major transit stop (there are no major transit stops within ¼ of any location in Camas.) The draft code would count ADUs toward these unit densities.
- Types of Middle Housing Allowed: The draft allows duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing, consistent with the minimum six housing types required under HB 1110 for Tier 2 cities.
- Design and Development Standards: Standards are included for building form, open space, articulation, porches, and entries to ensure compatibility with surrounding neighborhoods.
- Parking Requirements: The code would require one space per unit for lots smaller than 6,000 square feet and two spaces per unit for lots larger than 6,000 square feet.

Definitions

The draft text amendments include new definitions for the following middle housing related terms: cottage housing, courtyard apartments, duplex, fourplex, major transit stop, middle housing, stacked flat, triplex, townhouses, parent lot, unit lot, unit lot subdivision, and unit density.

Land Use Table

The draft adds middle housing unit types to the land use table and makes each middle housing unit type a permitted use in all residential zones, subject to compliance with the requirements of draft Chapter 18.25.

Unit Lot Subdivisions

The draft provides for the development of unit lot subdivisions, a new type of land division process that would allow for "parent lots" to be divided into individual "unit lots." These would allow for middle housing units to be sold as individual fee simple units.

Accessory Dwelling Unit Code Amendments

ADUs are secondary housing units on the same lot as a primary residence. They are self-contained units with their own kitchens, bathrooms, and sleeping areas, but are usually smaller and subordinate to a primary dwelling. In Camas currently, one ADU is allowed per lot, provided the lot is owner-occupied and certain design requirements are met.

HB 1337 requires all GMA municipalities to allow at least two ADUs per lot in all urban growth areas for lots that meet the minimum lot size required for the principal housing unit. Local regulations must also permit ADUs to be attached, detached or a combination of both types. The bill also includes several other requirements for ADUs, as follows:

- Maximum ADU size standard: Cities must allow ADUs to be at least 1,000 square feet in size and cannot set a maximum height of less than 24 ft. (ADUs in Camas are currently limited to 40% of the size of the principal unit, up to a maximum of 1000 sq. ft.)
- Owner occupancy: A local government may not require owner occupancy for a principal unit or ADUs. (Owner occupancy is a current requirement in Camas)
- Allow separate sale of ADUs: Local governments may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU.
- Development standards and design review: Local governments may not impose aesthetic standards or requirements for design review, or setback requirements, yard coverage limits, tree retention mandates, or restrictions on entry door location that are more restrictive than those required for the principal unit.
- Impact fees: Impact fees for ADUs are limited to no more than 50% of those assessed to the principal housing unit.

The proposed draft code amends CMC Chapter 18.27 to implement the requirements of HB 1337.

Two ADUs per lot

The draft code allows up to two ADUs per lot in conjunction with a principal unit. ADUs would count towards the new middle housing unit densities, meaning that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.

Configurations

The draft code establishes the configurations and conditions in which ADUs can be developed, including attached ADUs, detached ADUs, or a combination thereof. It also establishes that ADUs can be converted from existing legal accessory structures and that they can be sold as individual units as condominiums or through a unit lot subdivision process.

Owner occupancy

The draft code removes any owner occupancy requirement.

Size, Height, and Setbacks

The draft code establishes a maximum size of 1,000 sq. ft. and removes the requirement that ADUs be no more than 40% of the size of the principal unit. It also provides an option for the Community Development Director to approve an increase to this size when the ADU is completely located on a single floor within a building in order to allow for efficient use of existing floor area within an established structure.

Height is limited to 24 ft. for detached ADUs.

The draft code establishes the following setback requirements for detached ADUs.

- Front yard: ADUs must match meet the front yard setback for a property. Under the current code, ADUs cannot project in front of the front building line.
- Side and rear yard: ADUs must comply with the setbacks for accessory buildings. Where there is a public alley there is no rear lot setback required.

The code also allows ADUs to be established in existing buildings that are nonconforming as to setback and lot coverage requirements.

Parking

The draft code requires one off-street parking space per unit.

Design

The draft code regulates design compatibility by requiring that ADUs incorporate design elements from the principal unit. ADUs would be required to include at least two items from a menu of the following elements.

- Roof overhang of the same depth
- Same roof pitch
- Trim of the same dimension and style
- Matching window proportions, grille patterns, and color
- Same primary paint color
- Same roofing material and color
- Similar porch or entryway detailing
- Same primary siding material

The ADU code carries over new privacy standards that were established with the current interim ADU ordinance which requires ADUs to be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties.

BENEFITS TO THE COMMUNITY: The proposed updates expand housing choice, align local regulations with state law, and support Camas's long-term housing goals under the Camas 2035 Comprehensive Plan, Housing Action Plan, and the Our Camas 2045 Plan in progress. ADUs and middle housing can provide more options for families, seniors, and diverse income levels through incremental change within existing neighborhoods.

STRATEGIC PLAN: The proposed updates support the Strategic Plan Economic Prosperity priority by streamlining development review requirements and processes and supporting additional housing options.

POTENTIAL CHALLENGES: The proposed updates may increase the pace and quantity of middle housing and ADU projects in Camas which may lead to community concerns about increased density in existing neighborhoods or impacts to parking supply. New middle housing and ADUs may stress infrastructure in older Camas neighborhoods.

BUDGET IMPACT: No immediate budget impacts are anticipated beyond staff time. Future costs may include outreach, permit administration, and potential updates to infrastructure standards and plans.

RECOMMENDATION: Staff recommends that Council review the draft ADU and Middle Housing code amendments.

Chapter 18.25 Middle Housing

A new Chapter 18.25 would be added to the Camas Zoning Code to include development standards for middle housing.

18.25.010 Purpose.

To provide opportunities for middle housing throughout Camas's residential zoning districts that is compatible in scale, form, and character with single-family dwellings. Middle housing includes buildings that contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

18.25.020 Applicability.

The provisions of this chapter shall apply to the development of middle housing in all residential and multifamily zones.

18.25.030 Unit Density.

The following unit densities apply all lots at least 1,000 square feet in size, unless located in a zone permitting higher densities or intensities:

A. Two units per lot.

B. Four units per lot on all lots within one-quarter mile walking distance of a major transit stop.

C. Four units per lot if at least one unit on the lot is affordable housing meeting the following requirements:

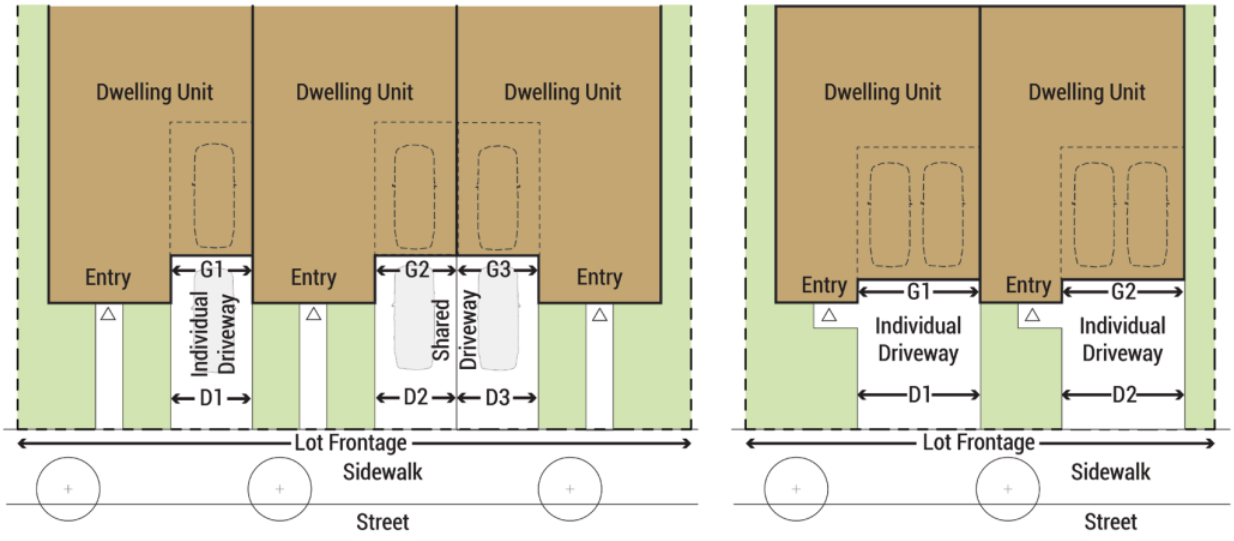
1. The applicant shall commit to renting or selling at least one unit as affordable housing. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, Clark County, as reported by the United States Department of Housing and Urban Development:
    a. Rental housing: 60 percent.
    b. Owner-occupied housing: 80 percent.
2. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
3. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
4. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
5. The units dedicated as affordable housing shall:
    a. Be provided in a range of sizes comparable to other units in the development.
    b. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
    c. Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

D. Duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing can be used to achieve the allowed unit densities in this section.
E. Accessory dwelling units are counted towards the unit densities allowed under this section.

18.25.040 Development and Design Standards.

A. The density and dimensional standards of Chapter 18.09 apply to middle housing except where this chapter includes standards that are less restrictive.
B. Cottage Housing.
1. Cottage size. Cottages shall each have no more than 1,600 square feet of net floor area, excluding attached garages.
2. Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.
3. Common open space. At least one outdoor common open space is required.
a. Common open space shall be provided equal to a minimum of 200 square feet per cottage. Each common open space shall have a minimum dimension of 15 ft on any side.
b. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
c. Critical areas and their buffers, parking areas and vehicular areas shall not qualify as common open space.
4. Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.
5. Community building. A cottage housing development may include only one community building. A community building shall have no more than 2,400 square feet of net floor area.
C. Courtyard Apartments.
1. Common open space. At least one outdoor common open space is required.
a. Common open space shall be bordered by dwelling units on two or three sides.
b. Common open space shall be a minimum dimension of 15 feet on any side.
c. Parking areas and vehicular areas do not qualify as a common open space.
2. Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or common open space.
D. Townhouses. No more than six attached dwellings are permitted in a row or single group of structures.
E. Unit articulation. Each attached unit featuring a separate ground level entrance in a multi-unit building facing the street shall include at least one of the following articulation options. Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.
1. Roofline change or a roof dormer with a minimum of four feet in width.
2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room.
3. A bay window that extends from the façade a minimum of two feet.
4. An offset of the façade of a minimum of two feet in depth from the neighboring unit.
5. A roofed porch at least 50 square feet in size.
F. Vehicle access, carports, garages, and driveways.

1. For lots abutting an improved alley that meets the city's standard for width, vehicular access shall be taken from the alley. Lots without access to an improved alley and taking vehicular access from a street shall meet the following standards.
2. Garages, driveways, and off-street parking areas shall not be located between a building and a street, except when either of the following conditions are met:
    a. The combined width of all garages, driveways, and off-street parking areas does not exceed a total of 60 percent of the length of the street frontage property line. This standard applies to buildings and not individual units; or
    b. The garage, driveway, or off-street parking area is separated from the street property line by a dwelling; or
    c. The garage, driveway, or off-street parking is located more than 100 feet from a street.
3. All detached garages and carports shall not protrude beyond the front building façade.
4. The total width of all driveways shall not exceed 64 feet per frontage, as measured at the property line. Individual driveways and shared driveways shall not exceed 20 feet in width.



(*G1+G2+G3)/Lot Frontage must be no more than 60%*
(D1+D2+D3) must not exceed 64 feet per frontage
Individual driveway width (D1) and shared driveway widths (D2+D3) shall not exceed 20 feet

18.25.050 Parking Standards.

A. One off-street parking space per unit is required on lots smaller than 6,000 square feet, before any zero lot line subdivisions or lot splits.
B. Two off-street parking spaces per unit is required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.
C. No off-street is required within one-half mile walking distance of a major transit stop.

Other Amendments

In addition to the new Chapter 18.25, additional amendments would be made to the Camas Municipal Code to support middle housing.

18.03.030 Definitions for land uses

“Cottage housing" means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.
"Courtyard apartments" means up to four attached dwelling units arranged on two or three sides of a yard or court.”
“Duplex” means a residential building with two attached dwelling units.
“Fourplex” means a residential building with four attached dwelling units.
“Major transit stop” means a stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW, commuter rail stops, stops on rail or fixed guideway systems, and stops on bus rapid transit routes.
“Middle housing” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.
“Stacked flat” means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.
“Triplex” means a residential building with three attached dwelling units.
“Townhouses” means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.
“Lot, parent” means a lot which is subdivided into unit lots through the unit lot subdivision process.
“Lot, unit” means a lot created from a parent lot and approved through the unit lot subdivision process.
“Unit lot subdivision” means the division of a parent lot into two or more unit lots within a development and approved through the unit lot subdivision process.
“Unit density” means the number of dwelling units (including accessory dwelling units) allowed on a lot, regardless of lot size.

17.09.070 Unit Lot Subdivisions.

A unit lot subdivision (ULS) creates new lots much like a typical subdivision, except a ULS allows flexible application of dimensional standards. In a ULS, the development as a whole is on the “parent lot” which conforms to the zoning dimensional standards while individual “unit lots” are not required to. Unit lots (also called child lots) are individual, sellable, legal lots of record with their own tax or parcel identification number.

A. Applicability. A lot to be developed with middle housing or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
B. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.
C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.

D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot.

18.07.040 Table 2—Residential and multifamily land uses.

KEY: P = Permitted Use
C = Conditional Use
X = Prohibited Use
T = Temporary Use

Authorized Uses in Residential and Multifamily Zones

	R	MF
Residential Uses		
Adult family home, residential care facility, supported living arrangement, or housing for the disabled[1]	P	P
Apartments	P[2]	P
Assisted living[1] , retirement home[1]	C	P
Cottage~~-style homes~~ housing	~~X/~~P[2]	P[8]
Designated manufactured homes	P	P
Duplex ~~or two-family dwelling~~	~~C~~P[2]	P
Fourplex	P[2]	P
Manufactured home	X	X
Manufactured home park	X	C
Nursing, rest, convalescent home[1]	C	P
Permanent Supportive Housing	C/P[2]	P
~~Residential attached housing for three or more units (e.g., rowhouses)~~	~~X/P[2]~~	~~P~~
Residential Treatment Facility[5]	X	C
Single-family dwelling (detached)	P	P
Sober Living Homes	P	P
Stacked flat	P[2]	P
Townhouses	P[2]	P
Transitional Housing	P	P
Triplex	P[2]	P

Incidental Uses		
Accessory dwelling unit	P	P
Animal training, kennel, boarding	X	C
Day care center[1]	C	P
Day care, family home	P	P
Day care, minicenter[1]	C	P
Electric vehicle battery charging station and rapid charging stations	P	P
Gardening and horticulture activities	P	P
Home occupation	P	P
Bed and breakfast[1]	C	C
Recreation/Religious/Cultural		
Church[1]	C	C
Community clubs, private or public[1]	C	C
Library[1]	C	C
Museum[1]	C	C
Open space[1]	P	P
Public or semi-public building[1]	C	C
Park or playground	P	P
Sports fields[1]	C	C
Trails	P	P
Event center[6]	C	C
Educational Uses		
Private, public or parochial school[1]	P	C
Trade, technical, business college[1]	X	C
College/university[1]	X	X
Communication and Utilities		
Wireless communication facility	Refer to Chapter 18.35	
Facilities, minor public	C	C
Public utilities, minor	C	C
Pumping station[1]	C	C
Railroad tracks and facilities 1	C	C
Temporary Uses		
Sales office for a development in a dwelling[1, 4]	T	T
Sales office for a development in a trailer[3, 4]	T	T

Notes:

1. See Chapter 18.19 "Design Review" for additional regulations.
2. Permitted pursuant to Chapter 18.25 “Middle Housing” and in the LD-NS zone. ~~in all other R zones as part of a planned development only.~~
3. Site plan review required per CMC Section 18.18.020(A)(1).
4. Notwithstanding the time limitations of a temporary use, a sales office proposed and approved through a Type III application may be approved with a longer time frame than one hundred eighty days.

5. A Residential Treatment Facility shall not be located within one thousand feet of public and private schools, public parks, public libraries, other RTFs, or similar uses.
6. Permitted in the LD-NS and HD-NS zones only.
~~7. Cottages are only permitted in the LD-NS zone.~~
~~8. Cottages are permitted in the HD-NS zone. In other multi-family zones, cottages are permitted with the MF-C overlay only.~~

Chapter 18.27 Accessory Dwelling Units

18.27.010 Purpose.

Accessory dwelling units (ADUs) are intended to:

A. Provide for a range of housing choices in the city, including rental and ownership options;
B. Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods;
C. Allow individuals and smaller households to retain large houses as residences;
D. Enhance options for families by providing opportunities for older or younger relatives to live in close proximity while maintaining a degree of privacy; and
E. Ensure that the development of an ADU does not cause unanticipated impact on the character or stability of single-family neighborhoods.

18.27.020 Scope.

ADUs shall meet the requirement of this chapter and may be allowed in all zones where residential uses are permitted.

18.27.030 Configurations.

ADUs are allowed in the following configurations and conditions:

A. Attached ADUs, such as in a basement, attic, or garage; or
B. Detached ADUs, which may be comprised of either one or two detached structures; or
C. A combination of one attached ADU and one detached ADU.
D. ADUs may be converted from existing legal accessory structures.
E. Individual ADUs can be conveyed separately as condominium units per Chapter 64.34 RCW or can be divided into unit lots.

18.27.040 Development standards.

A. Number. No more than two ADUs in any configuration shall be allowed in residential zoning districts with a principal unit. ADUs count towards the unit densities of Chapter 18.25 Middle Housing, so that two ADUs are allowable only if a lot is improved with only one principal dwelling unit.
B. Building Permit. The applicant must apply for a building permit for an ADU. An ADU shall comply with applicable building, fire, health, and safety codes. Addressing of the ADU shall be assigned by the building department. An ADU cannot be occupied until a certificate of occupancy is issued by the building department.
C. Conformance to Zoning. The addition of an ADU shall not make any lot, structure or use nonconforming within the development site. An ADU shall conform to existing requirements for the primary residence, unless stated otherwise in this chapter. ADUs converted from

existing accessory structures may be nonconforming to current setback and lot coverage requirements.

D. Height. Building height is limited to twenty-four feet for a detached ADU. Building height requirements of the underlying zone apply to the ADU for internal conversion, or structural addition to the existing primary dwelling.
E. Setbacks. An ADU unit shall comply with the front yard setback. A detached ADU shall not be located closer than five feet to a side or rear lot line, or not closer than ten feet to a side lot line along a flanking street of a corner lot. A detached ADU does not require a setback from any rear lot line that abuts a public alley.
F. Total Floor Area. The total gross floor area of an ADU shall not exceed one thousand square feet. The Director may allow an increase in floor area when an ADU is completely located on a single floor within the footprint of an existing residential unit or accessory structure in order to allow for efficient use of existing floor area.
G. Parking. An ADU shall have a minimum of one off-street parking space, in addition to the off-street parking required for the other residential units on the same lot. This requirement does not apply to ADUs located within one-half mile of a major transit stop.
H. Utilities. An ADU shall connect to public sewer and water. A home or lot not connected to public sewer and water, which adds an ADU, shall connect to public sewer and water.

18.27.050 Design standards.

A. Architectural Design. Detached ADUs must incorporate at least two of the following elements found on the principal dwelling unit(s):
    1. Roof overhang of the same depth
    2. Same roof pitch
    3. Trim of the same dimension and style
    4. Matching window proportions, grille patterns, and color
    5. Same primary paint color
    6. Same roofing material and color
    7. Similar porch or entryway detailing
    8. Same primary siding material
B. Privacy. ADUs shall be designed and located to minimize disruption of privacy and outdoor activities on adjacent properties. Strategies to accomplish this include, but are not limited to:
    1. Stagger windows and doors to not align with such features on abutting properties.
    2. Avoid upper-level windows, entries and decks that face common property lines to reduce overlook of a neighboring property.
    3. Install landscaping as necessary to provide for the privacy and screening of abutting property.
C. Any and all design requirements, limits, or restriction that apply to the principal unit shall also apply to ADUs.

Staff Report

October 6th, 2025 Council Workshop Meeting

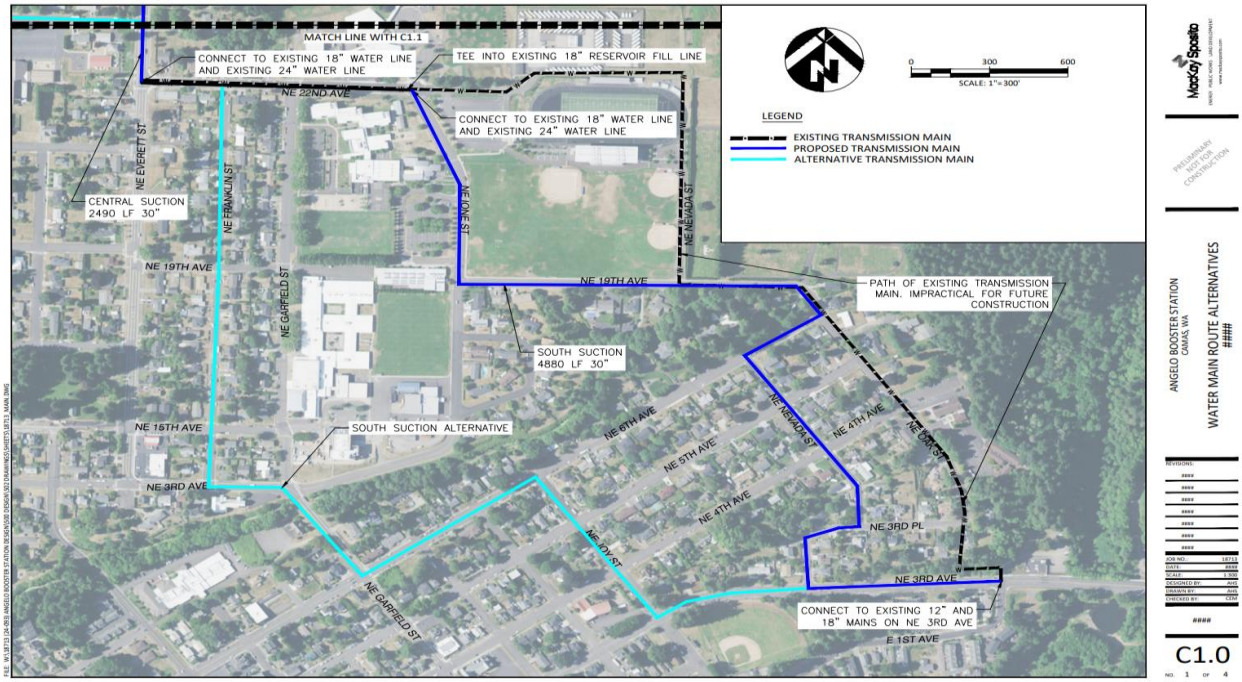
Professional Services Agreement Amendment No. 1 Lake Road Booster Station and Waterline Upgrades Design
Presenter: Rob Charles, Utilities Manager
Time Estimate: 5 minutes

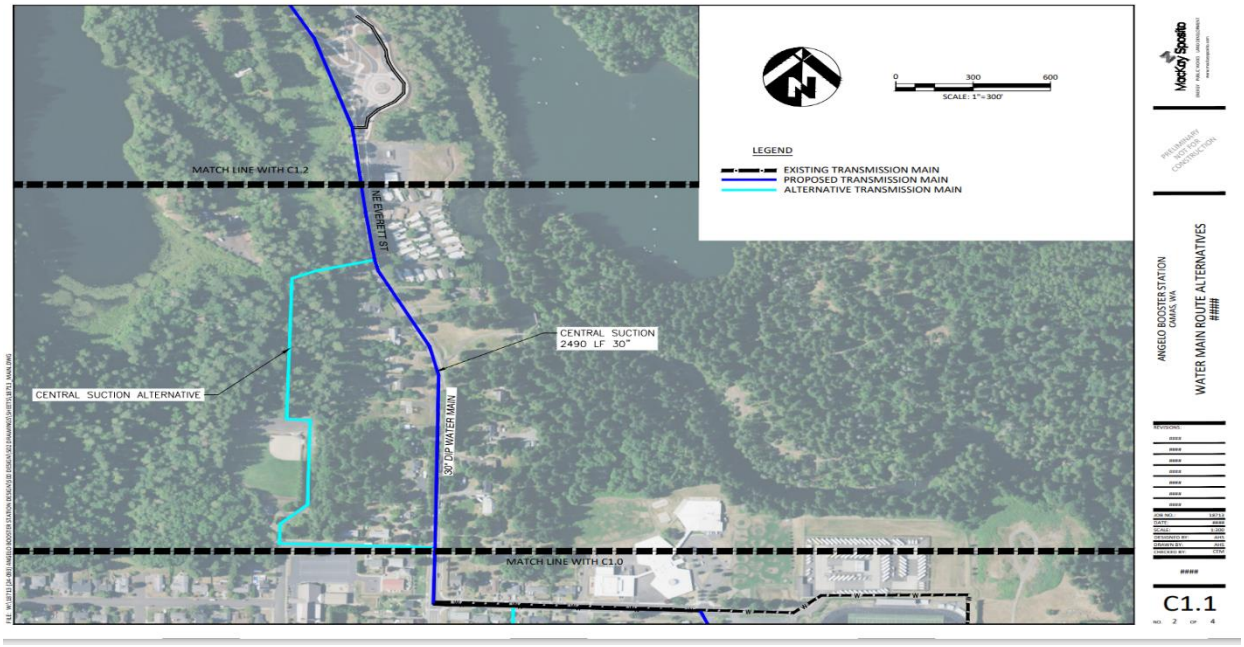
Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: Last year, the Council had authorized a consultant contract with Mackay and Sposito to design a temporary 5th pump at the existing Angelo Booster Station as well as an alternatives analysis for siting a future water booster station to pump water to higher elevations in the city's water system.

SUMMARY: Mackay and Sposito has completed their siting analysis and determined the best location for the booster station is on city owned property west of Heritage Park on Lake Road. To maximize the capacity of this booster station, water line upgrades from the city's wells to the booster station will need to occur. Currently, these pipes are undersized to allow the amount of water needed to supply the booster station and higher elevation service areas.

Mackay and Sposito design contract for design and permitting for the Booster Station and water line upgrades is $1,433,729. The phase 1 design work was $411,067.50.

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NE EVERETT ST
CENTRAL SUCTION
2490 LF 30"
CENTRAL SUCTION ALTERNATIVE
30" DIP WATER MAIN
MATCH LINE WITH C1.0
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300
600
SCALE: 1"= 300'
LEGEND
EXISTING TRANSMISSION MAIN
PROPOSED TRANSMISSION MAIN
ALTERNATIVE TRANSMISSION MAIN
Mackay Sposito
PRELIMINARY NOT FOR CONSTRUCTION
ANGELO BOOSTER STATION
CAMAS, WA
WATER MAIN ROUTE ALTERNATIVES
####
REVISIONS:
####
JOB NO. 18715
DATE ####
SCALE 1:300
DESIGNED BY AHS
DRAWN BY AHS
CHECKED BY CTM
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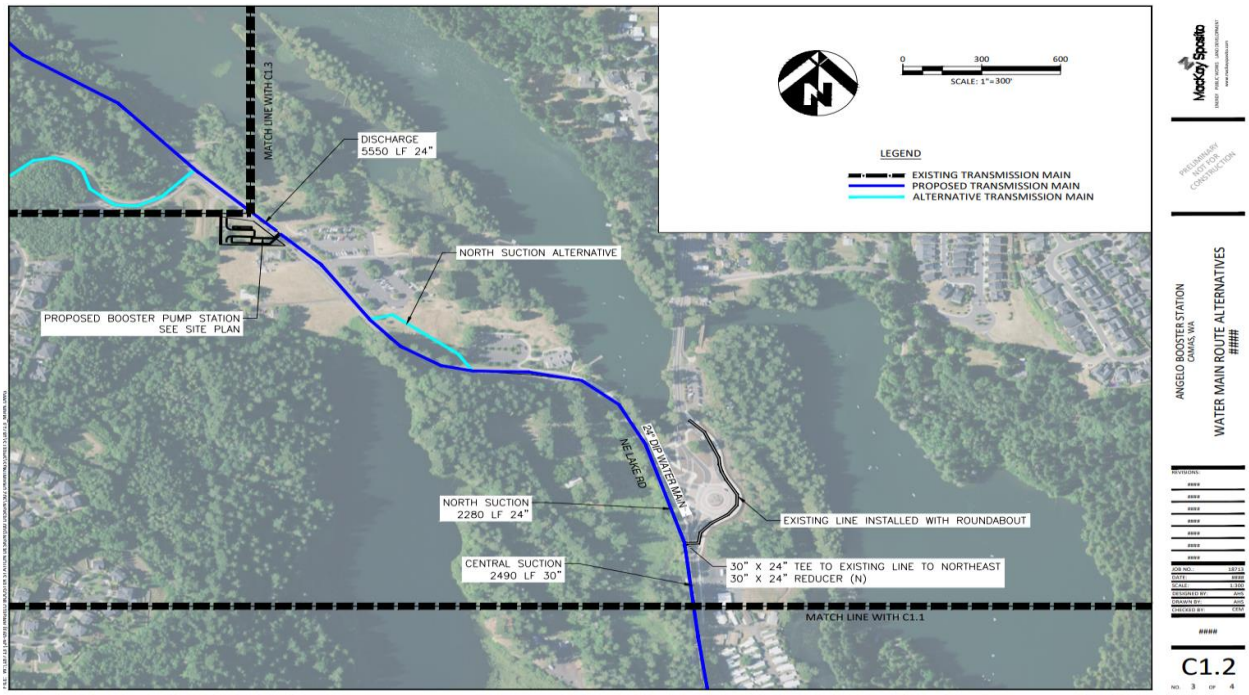
C1.1
NO. 2 OF 4


MATCH LINE WITH C1.3
DISCHARGE
5550 LF 24"
NORTH SUCTION ALTERNATIVE
PROPOSED BOOSTER PUMP STATION
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NE LAKE RD
24" DIP WATER MAIN
NORTH SUCTION
2280 LF 24"
CENTRAL SUCTION
2490 LF 30"
EXISTING LINE INSTALLED WITH ROUNDABOUT
30" X 24" TEE TO EXISTING LINE TO NORTHEAST
30" X 24" REDUCER (N)
MATCH LINE WITH C1.1
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300
600
SCALE: 1"= 300'
LEGEND
EXISTING TRANSMISSION MAIN
PROPOSED TRANSMISSION MAIN
ALTERNATIVE TRANSMISSION MAIN
Mackay Sposito
PRELIMINARY NOT FOR CONSTRUCTION
ANGELO BOOSTER STATION
CAMAS, WA
WATER MAIN ROUTE ALTERNATIVES
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NO. 3 OF 4

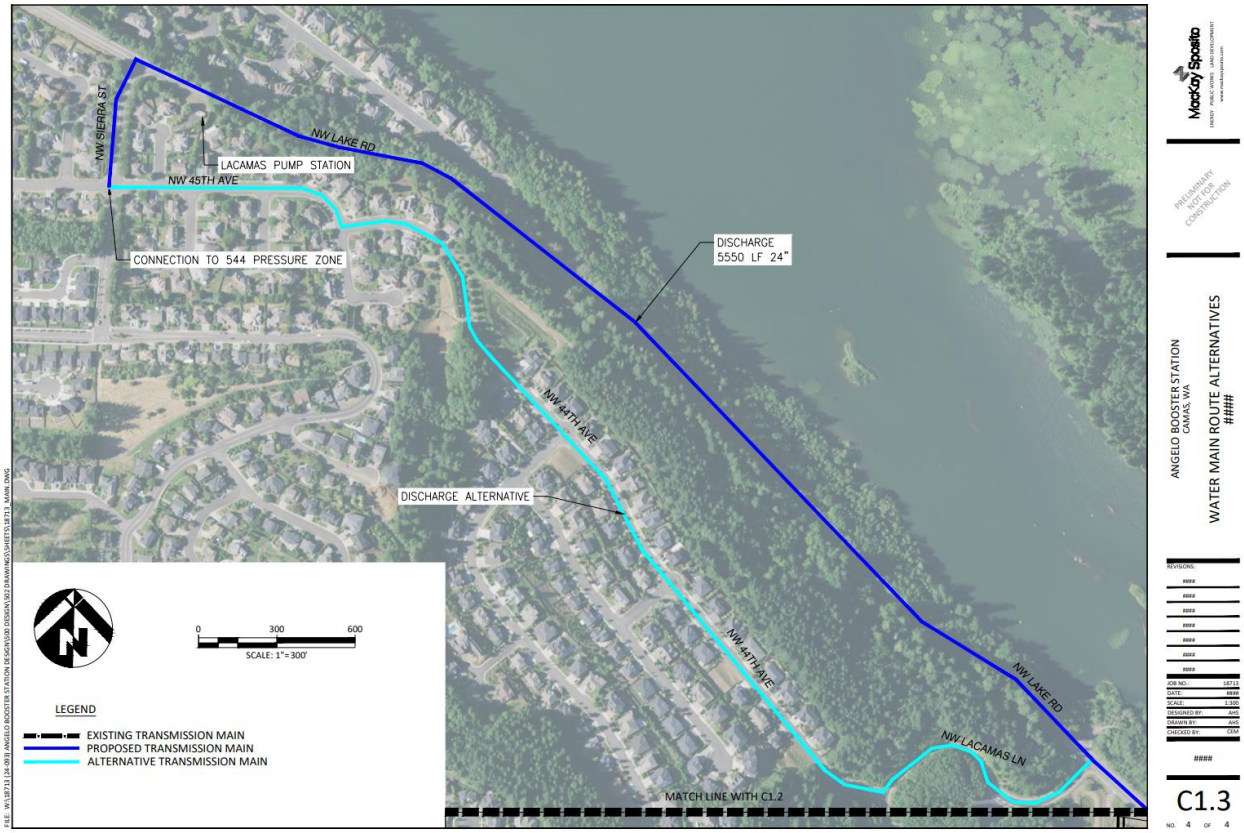

Figure 1-4: Water line upgrades from NE 3rd Avenue to Lake Road/Sierra Blvd

BENEFITS TO THE COMMUNITY: Increased and reliable water supply to the northeast and north shore area.

STRATEGIC PLAN: This project is covered under the City Priorities of Stewardship of City Assets and ensuring Economic Prosperity.

POTENTIAL CHALLENGES: The water line upgrades will be disruptive to traffic. It will not be possible to construct all of the water lines in the summers of 2026 and 2027, so there will be disruption to school traffic in the fall and winter of 2026.

BUDGET IMPACT: The cost of this proposal is $1,433,729 and will be covered under Revenue Bonds issued for water.

RECOMMENDATION: Staff would recommend this item be place on the Oct 20th Council Regular Consent Agenda for Council's consideration.

MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683
360-695-3411 | www.mackaysposito.com

July 3, 2025
Revised July 11, 2025

City of Camas
616 NE 4th Avenue
Camas, WA 98607
Attn.: Rob Charles, Utilities Manager

Re: Scope and Fee for Angelo Booster Station Phase II Design Services

Dear Rob:

Thank you for selecting the MacKay Sposito team to partner with the City of Camas on the Angelo Booster Station Design Phase II. We are excited to work with you to deliver an exceptional project to the Camas community.

Enclosed you will find our draft scope and fee for your review and feedback.

Please contact me with any questions.

Sincerely,

Chad McMurry, PE
Project Manager
MacKay Sposito
(360) 518-6803
cmcmurry@mackaysposito.com

MacKay Sposito

TABLE OF CONTENTS

INTRODUCTION

The City of Camas selected MacKay Sposito and their consultant team for the Angelo Booster Station Design project. During the scoping process, it was determined that the process would run more efficiently, and the City would benefit from a two-phase process. The first phase consisted of two tasks:

- Design of short-term improvements to the current Angelo Booster Pump Station (Angelo BPS) to provide redundancy while meeting increased demands in the 455, 544, and 842 pressure zones.
- Analysis of alternatives to improve the movement of water from the wellfields at the southeast corner of the 343 Pressure Zone to the 544 Zone.

At the time of this writing, plans developed under the first task are out to bid and the second task is nearing completion. In discussion with City staff, preferred alternatives for the extension of new water mains, the location of a new pump station, and the configuration of that station have been determined.

This document describes the work needed to take the booster pump and main extension projects through the design and permitting process, and includes the following consultant team:

- MacKay Sposito - Project Management / Land Surveying / Civil Design / Landscape Design / Environmental Evaluation & Permitting / Land Use
- Carollo Engineers - Booster Station Design / Water System Modeling
- Archaeological Services - Cultural Resource Protection
- Columbia West Engineering - Geotechnical Engineering
- JLA Public Involvement - Stakeholder/Community Communications
- MWA Architecture - Booster Station Building Design

544 ZONE WATER SUPPLY IMPROVEMENTS

As identified in the *Angelo Booster Station Design – Alternatives Analysis Report* and the CAMP meeting held on May 30, 2025, the most effective approach to improving supply to the 544 Zone includes:

- The construction of a new booster station, proposed on a city-owned parcel near the intersection of Lacamas Lane and Lake Road.
- A transmission main to move water from the wellfield up to its location (approximately 10,000 linear feet of pipe), and
- A transmission main to move water from the booster station to a tie-in at the intersections of NW Sierra Street with NW 43rd Avenue and NW 45th Avenue (approximately 5,600 linear feet).

The CAMP meeting resulted in agreement on the location of these elements and appropriate assumptions for determining demand. As part of the update to the City's Water System Plan, these demands are being recalculated based on recent meter records and planning estimates of development patterns within the 544 Zone. Pipe sizes will be finalized based on those estimates to direct the transmission main design.

The work performed by the consultant team generally consists of the following services:

- Review and discuss Carollo's demand calculations with the City
- Environmental study review, delineation, report, and permit application preparation
- Cultural
- Boundary and topographic survey
- Develop the booster station site plan, including all improvements necessary under Camas development code
- Land use permitting/entitlement permitting
- Archaeological research & cultural resources survey
- Booster station design, including architectural, mechanical, electrical, and controls
- Transmission main design
- Prepare engineering plans, specifications, and estimates (PS&E), preliminary through final design
- Identify and work with the City and other utilities to resolve potential conflicts.
- Work with the City to develop and implement an outreach and communications plan

City Performed Work

- Project Management: Provide guidance and decision-making to the project team.
- Provide available studies, reports, drawings, and other information pertinent to the proposed projects.
- Provide review and guidance for each interim submittal of the plans, specifications, and cost estimates.
- Provide staff availability for Public Works personnel to attend project review meetings.
- Identify and administer project funding.

General Assumptions

1. See tasks for specific task-related assumptions and exclusions
2. Tasks assumed to be completed by the City are listed under "City Performed Work" above
3. Water supply needs to be determined as described in Carollo's Scope in Appendix A
4. City of Camas design requirements and standards apply
5. Washington State Department of Health's *Water System Design Manual* design and planning standards apply.
6. Due to potential impacts to schools and emergency services and to coordinate with other City projects, water main construction will be completed in two phases:
    - The first from approximately NE 22nd Avenue at NE Everett Street to Sierra Street at 43rd Avenue
    - The second from E 1st Avenue at NE 3rd Avenue to NE 22nd Avenue at NE Ione Street

7. Booster pump site and building construction will be performed as a separate phase coordinated with the plans for the water main phases.
8. All submittals will be made electronically with no paper copies.
9. Construction anticipated in 2026 and 2027.
10. 16-month design and permitting phase duration beginning in August 2025.

MacKay Sposito

SCOPE OF WORK

(Exhibit "A")
City of Camas - Angelo Booster Station – Phase II

1.0 PROJECT MANAGEMENT

1.1 PROJECT ADMINISTRATION

- Prepare monthly invoices and progress reports to accompany invoicing. Reports will include a budget summary, tasks completed within the invoicing period, and the schedule status of critical tasks.

1.2 PROJECT SCHEDULING

- Prepare and submit an activities list and schedule to the City following the Notice to Proceed. The schedule will show appropriate milestones, including intermediate and final submittal dates for design documents and key decision points.
- Provide up to (2) updates to the schedule to reflect project milestones and timeline changes.

1.3 PROJECT TEAM MEETINGS

- Schedule, prepare agenda & minutes, and lead a Phase 2 Kickoff Meeting.
- Schedule, prepare agendas and minutes (including task log updates), and lead monthly or bi-weekly project team meetings with the City. This task includes bi-weekly progress meetings and review meetings at each submittal phase. Except for approximately one per quarter, progress meetings will be virtual. See the meeting table on the next page for more information.
- Organize and hold plan review meetings with key project team members and representatives from the City of Camas and other agencies.

Meeting Schedule - Project Management				
Type	Format	Frequency	Participants	# Mtgs
Project Team Meetings	Mixed	Monthly or Bi-Weekly	Project Manager, Project Engineer	30
Progress Review Meetings	Mixed	Monthly	Project Manager, Project Engineer, Others as needed	15

Meeting Schedule – Booster Station Site & Building Design Staff listed below are MacKay Sposito staff engaged with these meetings. Please see Carollo's Scope Description attached for additional attendees.				
Type	Format	Frequency	Participants	# Mtgs
Kick-Off Meeting – Booster Station Site / Building / Architectural Design	In Person	Once	Project Manager, Project Engineer	1
Basis of Design Meeting	Virtual	Once	Project Manager, Project Engineer, Land Use Planner, Landscape Architect	1
Boundary Resolution Meeting	In Person	Once	Project Manager, Project Surveyor, Land Use Planner	1
30% Design Review Workshop	Virtual	Once	Project Engineer	1
60% Design Review Workshop	Virtual	Once	Project Engineer	1
90% Design Review Workshop	Virtual	Once	Project Engineer	1

Meeting Schedule – Transmission Main Design This assumes transmission main is designed in one continuous effort and bid in two packages.				
Type	Format	Frequency	Participants	# Mtgs
Kick-Off Meeting – Booster Station Site / Building / Architectural Design	In Person	Once	Project Manager, Project Engineer	1
Basis of Design Meeting	Virtual	Once	Project Manager, Project Engineer	1
30% Design Review Workshop	Virtual	Once	Project Engineer, Land Use Planner, Landscape Architect	2
90% Design Review Workshop	Virtual	Once	Project Engineer	2

1.4 SUBCONSULTANT COORDINATION

- General coordination and management of the subconsultant team including contracting, invoicing, scheduling, and deliverables.

DELIVERABLES

- *Monthly Invoices and Progress Reports*
- *Baseline Project Schedule and Updates*
- *Meeting Agendas, Minutes, and Task Log Updates*

ASSUMPTIONS

- Sixteen-month project management duration
- Bi-weekly project meetings among the design team will be held virtually with an in-person meeting approximately every three months. Several are expected to occur monthly (up to 30 total). Meetings are assumed to last up to one hour.
- Progress meetings with the City's Project Manager will be held monthly with progress updates by email bi-weekly.

2.0 ENVIRONMENTAL EVALUATION AND PERMITTING

2.1 REVIEW OF PREVIOUS ENVIRONMENTAL STUDIES

- The consultant shall update and verify all aspects of the Environmental studies and Cultural Resource Report prepared for the corridor. This task shall be accomplished through agency consultation, use of existing databases, and, where necessary, fieldwork. The update will be essential to minimize unanticipated permitting or consultation requirements late in the process, and associated project delays.
- Updating requirements shall be determined, and data gaps identified. The consultant shall utilize this review to avoid duplicating efforts. As much as possible, the previous studies shall be used to update the existing environmental documentation listed in the Scope of Work section of this RFQ. The consultant shall prepare a memorandum describing the required environmental process, studies, and associated review timelines.

2.2 WETLAND AND FISH AND WILDLIFE HABITAT DELINEATION

- The consultant will conduct a wetland and fish and wildlife habitat critical areas delineation along the approximately 14,000 linear feet of proposed transmission main extending from NE 3rd Avenue & NE 1st Avenue to NW Sierra Road and NW 43rd Avenue, as well as around the proposed booster pump station at 360 NW Lake Road. The wetland delineation will use the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual and the Western Mountains, Valleys and Coasts Regional Supplement. Wetland boundaries will be flagged and GPSed in the field, and a flag locator map will be provided to the project surveyors.
- The consultant will also map the ordinary high water mark (OHWM) of Fallen Leaf Lake, Round Lake, and Lacamas Lake anywhere it is within 200 feet of the proposed

transmission main to determine shoreline jurisdiction. The OHWM of the lakes will not be flagged but will be GPSed in the field.

- A critical areas report will be prepared to document the results of the delineation.
- A two-day field effort is included.

Assumptions:

- All landowner entry permissions and notifications will be obtained by others.
- The Fallen Leaf Lake, Round Lake, and Lacamas Lake's OHWM will be collected from publicly accessible locations throughout the alignment. The OHWM elevation will be averaged based on the GPS-collected field data, and LiDAR-derived contours will be used to map the full OHWM within 200 feet of the project to document the shoreline jurisdiction.
- A single field effort is assumed.
- Up to one wetland that requires delineation and rating is included.
- There will be no direct or indirect wetland, waters, or fish and wildlife habitat area impacts. No USACE and Ecology 404 and 401 permitting or impact avoidance/minimization support is included. A critical areas mitigation/restoration plan is not included.
- A resource-grade GPS unit will be used to collect boundary data. Every attempt will be made to collect data with less than 3-foot accuracy. However, guarantees of this accuracy cannot be made due to site and satellite conditions beyond our control.
- No agency site visits are included.

2.3 SHORELINE CONDITIONAL USE PERMIT

- A shoreline conditional use permit is required due to the proposed underground utilities parallel to the shoreline within 200 feet of Lacamas, Fallen Leaf, and Round Lakes. The consultant will prepare a Shoreline Narrative to support the conditional use permit.
- The consultant will also coordinate and attend a pre-application conference with the City of Camas and the Department of Ecology, as well as attend the land use hearing for the conditional use permit.

Assumptions:

- Permit fees will be paid by the Client.
- No agency site visits are included.

2.4 SEPA

- The consultant will prepare a State Environmental Policy Act (SEPA) Checklist, as required by WAC 197-11-160. The checklist will demonstrate compliance with SEPA and identify whether the project has any significant environmental impacts.
- The consultant shall submit the SEPA documentation to the Client's Land Use Planning Department and support addressing public comments.

Assumptions:

- The Archaeological documentation will be covered under a separate task.

- Data will be gathered during the two-day field effort.
- The project will receive a determination of non-significance.
- Permit fees will be paid by the Client.
- Up to two hours of public comment response is included.

2.5 PERMIT FACILITATION AND TRACKING

- The consultant shall monitor progress of the relevant reviewing agencies so that questions or concerns during review are addressed quickly. This will enable the permit application to be processed in a timely manner.

DELIVERABLES

- *Memorandum identifying environmental permitting requirements and associated timescales*
- *Critical areas report*
- *SEPA Checklist*
- *Shoreline Narrative*
- *NPDES Permit Application*

3.0 BOUNDARY AND TOPOGRAPHIC SURVEY

3.1 BOUNDARY SURVEY

- A boundary survey is needed to support the site plan development & permitting for the pump station site. Tasks include:
  - Survey Project Management.
  - Road establishment research and determination.
  - Recover existing corner monuments for boundary calculations.
  - Set Property Corners where not found or determined as needed.
  - Draft and File a Record of Survey
  - Prepare and provide up to four legal descriptions and exhibits.

3.2 TOPOGRAPHIC SURVEY

- Research survey monuments present along route.
- MacKay Sposito will request utility locates through the 811 system, and request utility as-built and mapping data. Field locates will be compared to utility-provided as-builts and mapping data. If discrepancies are found, MacKay Sposito will make one attempt to resolve them with the utilities. If the first attempt is unsuccessful, MacKay Sposito will request that the City of Camas become involved to encourage utility providers to provide complete and accurate utility locates. MacKay Sposito's scope and fee includes up to one remobilization of survey field staff to collect utility markings that were not provided during the original topographic field work
- Topographic survey to extend from curb to curb, or edge of pavement to edge of pavement where there is no existing curb, with up to four (4) 20' square areas

adjacent to the pavement for water main appurtenance design and additional areas at Lake Road & Everett and the booster station site.

DELIVERABLES

- *Existing conditions plans signed by a Professional Land Surveyor suitable for inclusion in project plans*
- *Survey in AutoCAD 2024 format with surface in Civil3D format*

ASSUMPTIONS

- Utilities will be tied within the paved surface only.
- Measure downs will be collected on utilities within paved surfaces.
- Utility locate requests will be coordinated but we make no guarantees as to the completeness of the marks.
- Private utility locating requests not included.
- Survey monuments will be located along routes within paved surface only.
- No right-of-way resolution is included in this cost. GIS lines will be used for ROW and parcel data.
- Cost assumes work will commence in summer or fall of 2025.
- Traffic control costs are included in this estimate.

4.0 LAND USE PLANNING AND PERMITTING

4.1 PRE-APPLICATION COORDINATION

- Preparation of a pre-application conference request to the City of Camas, through the
  City's online submittal platform.
- Packaging and submission of all required pre-application conference exhibits, reports, and associated submittal materials.
- Attendance at a pre-application conference with the City of Camas.

4.2 DESIGN REVIEW / SITE COORDINATION

- Prepare design review exhibits illustrating site layout, circulation, fencing, and screening in support of compliance with Camas design standards.
- Coordinate with the internal landscape architect to ensure consistency between site and landscape elements for inclusion in design review materials.
- Compile and finalize graphic and narrative materials for the Design Review Committee, ensuring clarity and alignment with overall site plan and zoning intent.
- Attend and present at the Camas Design Review Committee meeting, as required, to support the project team and respond to design-related feedback.

4.3 LAND USE APPLICATIONS

- Site Plan Review: Facilitate preparation and submittal of a Site Plan Review application demonstrating compliance with City development standards and coordinating with the project team to assemble required materials.
- Design Review: Prepare and coordinate Design Review submittal materials that address Camas design guidelines and support architectural, landscape, and site design consistency throughout the review process.
- Zone Change: Develop a zoning map amendment application with supporting narrative and findings that justify the requested designation under CMC 18.51, and guide the application through the public review and hearing process.
- Lot Consolidation: Coordinate with City staff and the project team to prepare and submit a lot consolidation request that supports the development proposal and ensures compliance with applicable platting and legal description standards.

4.4 LAND USE PLANNING

- Prepare a zoning map amendment narrative in accordance with CMC Chapter 18.51, addressing all required decision criteria and justifications.
- Draft a consolidated findings of fact narrative describing how the proposed development meets applicable criteria for all land use procedures and standards.
- As applicable, coordinate with a cultural resources consultant to identify and incorporate archaeological review requirements. Integrate recommendations or survey documentation into the application as necessary. Consultant to be contracted by others.
- Coordinate with the City of Camas Planning Department to confirm all required submittal items, including lot consolidation documentation, noticing materials, and electronic format standards.
- Conduct quality control review of all application materials and ensure consistency between exhibits, forms, and narratives.
- Coordinate with Environmental planners to incorporate Shoreline Permit, SEPA, and conditional use into the land use application package.
- Assemble and submit a complete application package to the City for consolidated Type III land use review. This includes the zoning map change, site plan review, design review, SEPA, and lot consolidation, environmental permitting.
- Monitor the City's completeness and technical review processes, respond to information requests, and track public comment and hearing schedules.
- Review the City's draft Staff Report and proposed Conditions of Approval. Debrief with client.
- Prepare for and attend the public hearing before the Camas Hearings Examiner, including coordinating with the project team and City staff in advance of the hearing.
- Review and debrief the Hearings Examiner's final decision, advising the client on any conditions that may impact project feasibility, implementation, or cost.
- Participate in up to four (4) virtual project meetings, including the pre-application conference, coordination sessions with the project team, and/or meetings with City staff as needed.

ASSUMPTIONS

- The City of Camas will process the Comprehensive Plan Map Amendment independently. MSI's planning scope begins with the rezone and does not include comp plan amendment support.
- SEPA review is anticipated to result in a Determination of Nonsignificance (DNS) or Mitigated DNS. If an EIS is required, additional scope and fee will be required.
- Archaeological review is assumed to be required based on City and County mapping. MSI will include planning-level coordination, but technical report preparation and agency/tribal consultation will be led by others.
- The client will pay all applicable City permit fees. MSI will not be responsible for fee calculations or submittal of checks.
- MSI will rely on City-provided application forms, code interpretation, and staff direction to guide submittal requirements. If the City requires substantial revisions due to changing interpretations or late comments, a scope adjustment may be necessary.
- This scope is valid for continuous project progress. If the project is delayed by 60 days or more, MSI reserves the right to reassess the scope and fee and update accordingly.
- Land use appeals, public opposition, or litigation beyond the initial Hearings Examiner decision are not included in this scope.
- MacKay Sposito shall not be responsible for changes to the documents required by the jurisdiction based upon rules, regulations, codes or requirements of the jurisdiction that are not written regulations or correspondence from the jurisdiction. Changes required due to unwritten rules, regulations, codes or requirements by the jurisdiction shall be considered additional services that are not part of this contract.
- This proposal assumes no issues with submittals, processing, or agency staff review time. The project is assumed to have a continuous design effort. Any unforeseen issues, which cause delay or place the project on hold may result in additional fees.

5.0 CIVIL DESIGN - WATER TRANSMISSION

5.1 DOCUMENTS REVIEW & EVALUATION

- Review previous designs (if available), CAD drawings, reports, WSDOH's *Water System Design Manual,* and the City's *Design Standard Manual* and utilize the available data in the proposed design.

5.2 DESIGN COORDINATION WITH CLIENT AND OTHER DISCIPLINES

Design coordination with the client:

- Hold a kickoff meeting with the City to discuss drafting details, sheet templates, and plan set setup.
- Coordinate design approach with City staff and the City's integrator
- Coordinate designs and lead team meetings with key project team members and representatives from the City of Camas, as needed.
- Coordinate with subconsultants for design collaboration.
- Provide engineering support for team members.

5.3 30% CIVIL DESIGN

For each Phase (work in Everett & Lake Roads and work in Ione, 19th Ave., Oak St., 5th Ave., Nevada St., 3rd Pl., and 3rd Ave.), a 30% conceptual design layout will be prepared. Key elements of this task are as follows:

- Preliminary pipe routing based on the *Angelo Booster Station Design Alternatives Analysis* report
- Location of pipe appurtenances (valves, combination air valve assemblies, blowoffs, etc.)
- Conduct two project walkthroughs to evaluate design progression with field conditions such as tie-in points, significant utility crossings, and other visible site conditions.
- 30% sheet set
- Specifications outline
- QA/QC check of all deliverables

30% Design Deliverables:

- *30% plan set in PDF*

5.4 90% CIVIL DESIGN

The 90% design includes preparation of plans, specifications, and estimate of probable construction cost. Key elements for each phase are:

- Incorporate review comments from 30% design
- 90% horizontal and vertical design
- 90% sheet set
- 90% construction details
- 90% grading and erosion & sediment control plans
- 90% construction specifications
- 90% estimate of probable construction cost
- Stormwater Pollution Prevention Plan (SWPPP) and Construction Stormwater General
- Permit application
- QA/QC check of all deliverables

90% Design Deliverables:

- *90% plan set in PDF*
- *90% construction specifications in Microsoft Word format*
- *90% estimate of probable construction cost in Microsoft Excel format*
- *SWPPP and Construction Stormwater General Permit application (online)*

5.5 FINAL CIVIL DESIGN

The final design process includes preparation of plans, specifications, and estimate of probable construction cost to accompany bid documents.

- Incorporate plan review comments from 90% design
- Incorporate specification review comments from 90% design
- Final estimate of probable construction cost
- Support City staff in developing bid documents

- QA/QC check of all deliverables

Final Design Deliverables:
- *Final plan set in PDF*
- *Final construction specifications in Microsoft Word format*

Table 1- List of Plan Sheet Deliverables – Everett & Lake Road Mains					
Plan Sheet Description	Scale	No. of Sheets	30% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1	X	X	X
Legend & Index	NA	1	X	X	X
General Notes	NA	1		X	X
Erosion Control Plan & Details	50	5		X	X
Water Main Plan and Profiles	50/5	9	X (plan only)	X	X
Water Details	NA	4		X	X
Totals		**25**	**11**	**25**	**25**

Table 2- List of Plan Sheet Deliverables – 3rd, Oak, and Ione Main					
Plan Sheet Description	Scale	No. of Sheets	30% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1	X	X	X
Legend & Index	NA	1	X	X	X
General Notes	NA	1		X	X
Erosion Control Plan & Details	50	3		X	X
Water Main Plan and Profiles	50/5	5	X	X	X
Water Details	NA	4		X	X
Totals		**15**	**7**	**15**	**15**

6.0 CIVIL DESIGN - BOOSTER STATION SITE

This design effort is intended to support the site plan development, pre-application conference, and preliminary site plan processes and the preparation of construction documents for the site elements of the Booster Station construction package.

6.1 SITE LAYOUT

Starting from the conceptual site plan prepared for the CAMP meeting, MacKay Sposito will prepare a site plan incorporating the comments from that meeting and submit to City staff for approval before proceeding with the Preliminary Engineering and 30% design. This item includes coordination with subconsultants on building size, location of appurtenances (surge tank, transformer, generator, etc.).

6.2 30% PRELIMINARY CIVIL DESIGN

This design effort prepares preliminary site planning and construction documents for submittal with the Site Plan Review Application and for initial review by Public Works staff.

- Preliminary utility design
- Preliminary drainage design
- Preliminary landscape design
- 30% sheet set
- QA/QC check of all deliverables

30% Design Deliverables:

- *30% plan set in PDF*
- *Preliminary Utility Plan*
- *Preliminary Drainage Plan*
- *Preliminary Landscape Plan*
- *Preliminary Stormwater Technical Information Report*

6.3 60% CIVIL DESIGN WITH SPECIFICATION OUTLINE

60% design documents will be prepared, including plans, an outline of specification sections, and an estimate of probable construction cost. Key elements of this task are as follows:

- Incorporate review comments from 30% design
- 60% grading design
- 60% utility design
- 60% stormwater treatment and flow control design
- 60% construction details
- 60% erosion control design
- 60% landscape design
- 60% irrigation design
- 60% sheet set
- 60% estimate of probable construction cost
- Specifications outline
- QA/QC check of all deliverables

60% Design Deliverables:

- *60% plan set in PDF*
- *60% Stormwater Technical Information Report in PDF*
- *Specification outline in Microsoft Word format*
- *60% estimate of probable construction cost in Microsoft Excel format*

6.4 90% CIVIL DESIGN WITH SPECIFICATIONS

The 90% design includes preparation of plans, specifications, and estimate of probable construction cost. Key elements for each phase are:

- Incorporate review comments from 60% design
- 90% grading design
- 90% utility design
- 90% stormwater treatment and flow control design
- 90% landscape design
- 90% irrigation design
- 90% sheet set
- 90% construction details
- 90% stormwater calculations for treatment, conveyance, and flow control improvements
- 90% stormwater Technical Information Report
- 90% grading and erosion & sediment control plans
- 90% construction specifications
- 90% estimate of probable construction cost
- *Stormwater Pollution Prevention Plan* (SWPPP) and Construction Stormwater General Permit application
- QA/QC check of all deliverables

90% Design Deliverables:

- *90% plan set in PDF*
- *90% Stormwater Technical Information Report*
- *90% estimate of probable construction cost in Microsoft Excel format*
- *90% construction specifications in Microsoft Word format*
- *90% estimate of probable construction cost in Microsoft Excel format*
- *SWPPP and Construction Stormwater General Permit application (online)*

6.5 100% CIVIL DESIGN WITH SPECIFICATIONS

The final design process includes preparation of plans, specifications, and estimate of probable construction cost to accompany bid documents.

- Incorporate plan review comments from 90% design
- Incorporate specification review comments from 90% design
- Final sheet set
- Final stormwater treatment and flow control design
- Final landscape design
- Final irrigation design
- Final estimate of probable construction cost
- Support City staff in developing bid documents
- QA/QC check of all deliverables

Final Design Deliverables:

- *Final plan set in PDF*
- *Final Stormwater Technical Information Report*
- *Final construction specifications in Microsoft Word format*
- *Final estimate of probable construction cost in Microsoft Excel format*

Table 3- List of Plan Sheet Deliverables at each Design Stage for Booster Station Site

Plan Sheet Description	Scale	No. of Sheets	30% Plan Sheets	60% Plan Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet	NA	1	X	X	X	X
Legend & Index	NA	1	X	X	X	X
General Notes	NA	1		X	X	X
Erosion Control Plan & Details	10	1		X	X	X
Utility Plan (Water & Sewer)	10	1	X	X	X	X
Water and Sewer Details	NA	4		X	X	X
Paving , Grade Control, and Drainage Plan	10	1	X	X	X	X
Paving and Drainage Details	NA	2		X	X	X
Totals		**12**	**4**	**12**	**12**	**12**

7.0 BOOSTER STATION DESIGN, BUILDING, AND WATER MODELING (CAROLLO)

Carollo Engineers' scope of work includes modeling and related consulting in support of the transmission main and booster pump station designs and the design of the booster pump station.

Please refer to Appendix B for a detailed description of Carollo's detailed scope of work.

8.0 CULTURAL RESOURCE PRESERVATION (ARCHAEOLGOICAL SERVICES)

Literature review, site investigation, and related archaeological services will be provided by Archaeological Services, LLC.

Please refer to Appendix C for Archaeological Services' detailed scope of work.

9.0 GEOTECHNICAL ENGINEERING (COLUMBIA WEST ENGINEERING)

Columbia West Engineering will conduct a literature review of conditions along the pipeline route, perform site investigations and soil characterization at the booster pump station site, and provide recommendations for construction of the water main and site improvements.

Please refer to Appendix D for Columbia West's detailed scope of work.

10.0 STAKEHcOLDER / COMMUNITY COMMUNICATION (JLA PUBLIC INVOLVEMENT)

JLA Public Involvement will develop and implement a community communication plan to reach the public and stakeholder groups regarding the proposed projects.

Please refer to Appendix E for JLA's detailed scope of work.

11.0 ARCHITECTURAL DESIGN (MWA ARCHITECTS)

MWA Architects will provide architectural design services in support of the building development at the pump station site.

Please refer to Appendix F for MWA Architects' detailed scope of work.

APPENDICES

APPENDIX A: MACKAY SPOSITO – FEE SHEET AND RATE TABLE

APPENDIX B: CAROLLO – FEE SHEET

APPENDIX C: ARCHAEOLOGICAL SERVICES– FEE SHEET

APPENDIX D: COLUMBIA WEST ENGINEERING – FEE SHEET

APPENDIX E: JLA PUBLIC INVOLVEMENT – FEE SHEET

APPENDIX F: MWA ARCHITECTS – FEE SHEET

EXHIBIT A

Fee Sheet & Rate Table

MacKay Sposito

MacKay Sposito

Project Name: ANGELO BOOSTER STATION - PHASE II
Project Manager: Chad McMurry
MSi Job No.: 25-095
Date: July 02, 2025 - Revised July 11, 2025

*(Current Rates: **black**)*
*(2026 Rates: **blue**)*

MacKay Sposito, Inc.

ESTIMATED HOURS AND EXPENSES

		Principal	Project Manager - Design	Engineering Manager	Project Engineer	Engineer I	Design Technician III	Project Coordinator I	Environmental Manager II	Natural Resource Specialist III	GIS Mapping Specialist	Project Manager Survey	Land Surveyor IV	Survey Party Chief	Survey Instrument Person	Survey Technician IV	Land Development Manager	Project Manager - Planning	Senior Planner	Planner III	Administrative Assistant	Project Manager - Landscape	Landscape Architect I	Landscape Designer III	Expenses	Total
1.0 - Project Management	1.1 Project Administration	1	10		3			10																		$4,396
	1.2 Project Scheduling		4		4																					$1,672
	1.3 Project Team Meetings	1	16	4	16			6																	28	$8,722
	1.4 Subconsultant Coordination		30					9																		$7,668
	1.1 Project Administration	1	20		4			20																		$8,453
	1.2 Project Scheduling		2		10																					$2,575
	1.3 Project Team Meetings	3	38	4	33			11																		$19,039
	1.4 Subconsultant Coordination		67					19																		$17,829
	Project Management Subtotal	**6**	**187**	**8**	**70**	**0**	**0**	**75**																	**$28**	**$70,353**
2.0 - Environmental Evaluation & Permitting	2.1 Review of Previous Environmental Studies								4	10																$2,204
	2.2 Wetland and Fish & Wildlife Habitat Delineation								4	68	20														$35	$13,595
	2.3 Shoreline Conditional Use Permit								12	32	12															$8,768
	2.4 SEPA								4	30																$5,044
	2.5 Permit Facilitation & Tracking								4	24															$500	$4,902
	Environmental Evaluation & Permitting Subtotal								**28**	**164**	**32**														**$535**	**$34,513**
3.0 - Survey: Boundary and Topographic	3.1 Boundary Survey											20	7	12	12	12									$453	$10,579
	3.2 Topographic Survey											8	40	256	256	120									$10,700	$104,780
	Survey: Boundary and Topographic Subtotal											**20**	**7**	**12**	**12**	**12**									**$11,153**	**$115,359**
4.0 - Land Use Planning & Permitting	4.1 Pre-Application Coordination																	5		8						$2,344
	4.2 Design Review / Site Coordination																	12	6	12						$5,508
	4.3 Land Use Applications																	11		14						$4,552
	4.4 Land Use Planning																5	25	2	16	4					$9,736
	4.1 Pre-Application Coordination																	5		8						$2,461
	4.2 Design Review / Site Coordination																	12	6	12						$5,783
	4.3 Land Use Applications																	11		14						$4,780
	4.4 Land Use Planning																5	25	2	16	4					$10,223
	Land Use Planning & Permitting Subtotal																**10**	**106**	**16**	**100**	**8**				**$0**	**$45,387**
5.0 - Civil Design: Water Transmission	5.1 Documents Review and Evaluation		1		2	2																				$892
	5.2 Design Coordination: Client & Other		2		8	4																				$2,592
	5.3 30% Civil Design		48	2	90	141	36	6																	$7	$54,331
	5.4 90% Civil Design		30	1	80	150	38	2																	$4	$49,172
	5.4 90% Civil Design		30	5	80	120	22	6																	$7	$46,425
	5.6 Final Civil Design		16		30	47	12	2																	$7	$18,852
	Civil Design: Water Subtotal		**127**	**8**	**290**	**464**	**108**	**16**																	**$25**	**$172,265**
6.0 - Civil Design: Booster Station Site	6.1 Site Layout		6		10	16	8	2																		$6,940
	6.2 30%/Preliminary Civil Design	1	8	2	16	50	20	4														1	2	8	$7	$17,531
	6.3 60% Civil Design with spec outline	1	4	2	20	40	30	4														1	12	36	$7	$22,691
	6.3 60% Civil Design with spec outline		4	2	20	40	30	4																	$0	$16,582
	6.4 90% Civil Design with specs	1	8	4	24	40	32	8														1	12	24	$7	$25,287
	6.5 100% Civil Design with specs	1	6	4	10	20	16	6														2	8	16	$7	$14,734
	Civil Design: Booster Station Site Subtotal	**4**	**36**	**14**	**100**	**206**	**136**	**28**														**5**	**34**	**84**	**$28**	**$103,765**
SUB 7.0 - Booster Station Design, Building, Water Modeling - Carollo Engineers	7.0 Booster Station Design, Building, Water Modeling - Carollo																									
	7.0 Booster Station Design, Building, Water Modeling - 5% Markup																									
	SUB - Carollo Engineers Subtotal																									
SUB 8.0 - Cultural Resource Preservation - Archaeological Services	8.0 Cultural Resource Protection - Archaeological Services																									
	8.0 Cultural Resource Protection - 5% Markup																									
	SUB - Archaeological Services Subtotal																									
SUB 9.0 - Geotechnical Engineering - Columbia West Engineers	9.0 Geotechnical Engineering - Columbia West Engineers																									
	9.0 Geotechnical Engineering - 5% Markup																									
	SUB - Columbia West Engineers Subtotal																									
SUB 10.0 - Stakeholder/Community Communications - JLA Public Involvement	10.0 Stakeholder/Community Communications - JLA Public																									
	10.0 Stakeholder/Community Communications - 5% Markup																									
	SUB - JLA Public Involvement Subtotal																									
SUB 11.0 - Architectural Design - MWA Architects	11.0 Architectural Design - MWA Architects																									
	11.0 - Architectural Design - 5% Markup																									
	SUB - MWA Architects Subtotal																									
	Hours	4	159	11	249	403	132	43	24	140	32	28	47	268	268	132	5	53	8	50	4	2	14	44		
	Rate	282.00	216.00	240.00	202.00	136.00	148.00	132.00	196.00	142.00	156.00	198.00	178.00	156.00	110.00	144.00	252.00	200.00	182.00	168.00	106.00	178.00	140.00	132.00		
	2025 Total	***$1,128.00***	***$34,344.00***	***$2,640.00***	***$50,298.00***	***$54,808.00***	***$19,536.00***	***$5,676.00***	***$4,704.00***	***$19,880.00***	***$4,992.00***	***$5,544.00***	***$8,366.00***	***$41,808.00***	***$29,480.00***	***$19,008.00***	***$1,260.00***	***$10,600.00***	***$1,456.00***	***$8,400.00***	***$424.00***	***$356.00***	***$1,960.00***	***$5,808.00***	***$11,769.00***	***$344,245.00***
	Hours	6	191	19	211	267	112	76	4	24	0	0	0	0	0	0	5	53	8	50	4	3	20	40		
	Rate	296.10	226.80	252.00	212.10	142.80	155.40	138.60	205.80	149.10	163.80	207.90	186.90	163.80	115.50	151.20	264.60	210.00	191.10	176.40	111.30	186.90	147.00	138.60		
	2026 Total	***$1,776.60***	***$43,318.80***	***$4,788.00***	***$44,753.10***	***$38,127.60***	***$17,404.80***	***$10,533.60***	***$823.20***	***$3,578.40***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$1,323.00***	***$11,130.00***	***$1,528.80***	***$8,820.00***	***$445.20***	***$560.70***	***$2,940.00***	***$5,544.00***		***$197,396***
	TOTAL HOURS	10	350	30	460	670	244	119	28	164	32	28	47	268	268	132	10	106	16	100	8	5	34	84		
	TOTAL	$2,904.60	$77,662.80	$7,428.00	$95,051.10	$92,935.60	$36,940.80	$16,209.60	$5,527.20	$23,458.40	$4,992.00	$5,544.00	$8,366.00	$41,808.00	$29,480.00	$19,008.00	$2,583.00	$21,730.00	$2,984.80	$17,220.00	$869.20	$916.70	$4,900.00	$11,352.00	$11,769.00	$541,641

SUBCONSULTANTS

		Carollo	Archaeological Services	Columbia West Engineers	JLA Public Involvement	MWA Architects	Total Subconsultant	**Total Budget Amount**
1.0 - Project Management	1.1 Project Administration							$4,396
	1.2 Project Scheduling							$1,672
	1.3 Project Team Meetings							$8,722
	1.4 Subconsultant Coordination							$7,668
	1.1 Project Administration							$8,453
	1.2 Project Scheduling							$2,575
	1.3 Project Team Meetings							$19,039
	1.4 Subconsultant Coordination							$17,829
	Project Management Subtotal							**$70,353**
2.0 - Environmental Evaluation & Permitting	2.1 Review of Previous Environmental Studies							$2,204
	2.2 Wetland and Fish & Wildlife Habitat Delineation							$13,595
	2.3 Shoreline Conditional Use Permit							$8,768
	2.4 SEPA							$5,044
	2.5 Permit Facilitation & Tracking							$4,902
	Environmental Evaluation & Permitting Subtotal							**$34,513**
3.0 - Survey: Boundary and Topographic	3.1 Boundary Survey							$10,579
	3.2 Topographic Survey							
	Survey: Boundary and Topographic Subtotal							**$10,579**
4.0 - Land Use Planning & Permitting	4.1 Pre-Application Coordination							$2,344
	4.2 Design Review / Site Coordination							$5,508
	4.3 Land Use Applications							$4,552
	4.4 Land Use Planning							$9,736
	4.1 Pre-Application Coordination							$2,461
	4.2 Design Review / Site Coordination							$5,783
	4.3 Land Use Applications							$4,780
	4.4 Land Use Planning							$10,223
	Land Use Planning & Permitting Subtotal							**$45,387**
5.0 - Civil Design: Water Transmission	5.1 Documents Review and Evaluation							$892
	5.2 Design Coordination: Client & Other							$2,592
	5.3 30% Civil Design							$54,331
	5.4 90% Civil Design							$49,172
	5.4 90% Civil Design							$46,425
	5.6 Final Civil Design							$18,852
	Civil Design: Water Subtotal							**$172,265**
6.0 - Civil Design: Booster Station Site	6.1 Site Layout							$6,940
	6.2 30%/Preliminary Civil Design							$17,531
	6.3 60% Civil Design with spec outline							$22,691
	6.3 60% Civil Design with spec outline							$16,582
	6.4 90% Civil Design with specs							$25,287
	6.5 100% Civil Design with specs							$14,734
	Civil Design: Booster Station Site Subtotal							**$103,765**
SUB 7.0 - Booster Station Design, Building, Water Modeling - Carollo Engineers	7.0 Booster Station Design, Building, Water Modeling - Carollo	$788,751					$788,751	$788,751
	7.0 Booster Station Design, Building, Water Modeling - 5% Markup	*$39,438*					*$39,438*	*$39,438*
	SUB - Carollo Engineers Subtotal						**$828,189**	**$828,189**
SUB 8.0 - Cultural Resource Preservation - Archaeological Services	8.0 Cultural Resource Protection - Archaeological Services		$57,321				$57,321	$57,321
	8.0 Cultural Resource Protection - 5% Markup		*$2,866*				*$2,866*	*$2,866*
	SUB - Archaeological Services Subtotal						**$60,187.05**	**$60,187**
SUB 9.0 - Geotechnical Engineering - Columbia West Engineers	9.0 Geotechnical Engineering - Columbia West Engineers			$18,518			$18,518	$18,518
	9.0 Geotechnical Engineering - 5% Markup			*$926*			*$926*	*$926*
	SUB - Columbia West Engineers Subtotal						**$19,444**	**$19,444**
SUB 10.0 - Stakeholder/Community Communications - JLA Public Involvement	10.0 Stakeholder/Community Communications - JLA Public				$9,166		$9,166	$9,166
	10.0 Stakeholder/Community Communications - 5% Markup				*$458*		*$458*	*$458*
	SUB - JLA Public Involvement Subtotal						**$9,624**	**$9,624**
SUB 11.0 - Architectural Design - MWA Architects	11.0 Architectural Design - MWA Architects					$75,642	$75,642	$75,642
	11.0 - Architectural Design - 5% Markup					*$3,782*	*$3,782*	*$3,782*
	SUB - MWA Architects Subtotal						**$79,424**	**$79,424**
	Hours							
	Rate							
	2025 Total							
	Hours							
	Rate							
	2026 Total							
	TOTAL HOURS							
	TOTAL						$996,867.90	**$1,433,729**

MacKay Sposito

Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100 Vancouver, WA 98683
360.695.3411 www.mackaysposito.com

2024 HOURLY RATE SCHEDULE

Southern Washington

	Regular		Regular
Senior Principal	$346.00	Administrative Assistant	$106.00
Principal	$282.00	Clerical	$94.00
Engineering Manager	$240.00	Survey Manager	$220.00
Project Engineer	$202.00	Project Manager – Survey	$198.00
Engineer IV	$186.00	Land Surveyor IV	$178.00
Engineer III	$168.00	Land Surveyor III	$164.00
Engineer II	$156.00	Land Surveyor II	$156.00
Engineer I	$136.00	Land Surveyor I	$144.00
Project Manager – Design	$216.00	Survey Technician IV	$144.00
Project Controls Manager	$244.00	Survey Technician III	$126.00
Contract Administrator	$182.00	Survey Technician II	$118.00
Project Coordinator II	$144.00	Survey Technician I	$106.00
Project Coordinator I	$132.00	Survey Aid	$84.00
Design Technician IV	$160.00	Survey Party Chief	$156.00
Design Technician III	$148.00	Survey Party Chief – **Out of Town**	$161.00
Design Technician II	$140.00	Survey Instrument Person	$110.00
Design Technician I	$118.00	Survey Instrument Person – **Out of Town**	$115.00
Landscape Manager	$206.00	GIS Mapping Specialist	$156.00
Project Manager – Landscape	$178.00	GIS Mapping Specialist II	$164.00
Landscape Architect II	$160.00	Public Involvement Associate/Mgr.	$164.00
Landscape Architect I	$140.00	Public Involvement Coordinator	$110.00
Landscape Designer III	$132.00	Creative Designer	$106.00
Landscape Designer II	$122.00	Stormwater Analyst	$144.00
Landscape Designer I	$110.00	Environmental Manager II	$196.00
Land Development Manager	$252.00	Environmental Manager I	$174.00
Planning Manager	$228.00	Environmental Principal	$155.00
Project Manager – Planning	$200.00	Environmental Supervisor	$125.00
Senior Planner	$182.00	Environmental Stormwater Vac Operator	$125.00
Planner IV	$176.00	Environmental Stormwater Vac Crew	$115.00
Planner III	$168.00	Environmental Crew Lead	$105.00
Planner II	$146.00	Environmental Maintenance Technician	$95.00
Planner I	$132.00	Environmental Administrative	$100.00
Planning Technician	$126.00	Natural Resource Specialist IV	$156.00
Land Development Assistant	$106.00	Natural Resource Specialist III	$142.00
Accounting Manager	$216.00	Natural Resource Specialist II	$126.00
Project Accountant	$148.00	Natural Resource Specialist I	$116.00
Administrative Manager	$148.00	UAV Pilot	$160.00

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.

EXHIBIT B

Booster Station Design & Water Modeling

Carollo Engineers

SCOPE OF WORK

CITY OF CAMAS

544 Zone Booster Pump Station Design (Phase 2)

Date: June 25, 2025

Prepared By: Craig Andrews, PE

Reviewed By: Wayne Gresh, PE

Subject: 544 Zone Booster Pump Station Design (Phase 2)
Scope of Work

Introduction

The City of Camas (Owner) has engaged Mackay Sposito Inc. (Consultant) and Carollo Engineers, Inc. (Subconsultant) to design a new booster pump station (Project) and water transmission pipelines to provide a reliable water supply from the 344 Pressure Zone to the 544 Pressure Zone. The City's goal is to increase the water supply to the 455 and 544 Zones, meeting both near-term and long-term demands driven by continued growth on Prune Hill and the west side of the city. After evaluating several concepts in 2025, a new booster pump station was selected as the preferred alternative over expanding the existing Angelo Booster Pump Station.

For this water transmission pipelines and booster pump station project (Project) Carollo Engineers, Inc. will provide services to the city as a subconsultant to MacKay Sposito Inc. Mackay Sposito Inc. will lead work associated with the water transmission pipelines with input from Carollo on hydraulic design criteria. Carollo will lead work associated with the booster pump station with permitting, surveying, site civil design, and resident engineering services provided by Mackay Sposito. This Scope of Work sets forth the services provided by Carollo (hereinafter Subconsultant), organized into the following tasks:

Phase 2 – Detailed Design

Task 100: Project Coordination and Management

Task 200: Preliminary Design

Task 300: Final Design

General conditions of the Scope of Work are as follows:

1. Deliverables provided by Subconsultant will be as follows:
    a. Electronic PDF format for draft deliverables.
    b. Electronic locked PDF format for permit document submittal and issued for bid documents with professional engineer seals and signatures.
    c. AutoCAD Civil 3D 2020 format for as-constructed drawings without professional engineer seals and signatures.

d. Microsoft Word format of issued for bid specifications without professional engineer seals and signatures.

2. Draft documents will be revised by Consultant and City using Bluebeam Studio. Review comment logs will be generated using the Bluebeam Studio export tool to a Microsoft Excel workbook.
3. Reports, specifications, and documents will use Microsoft Word, Adobe Acrobat, and Bluebeam Revu formats.
4. The Project will utilize the subconsultants Front End Documents and Technical Specifications prepared in CSI 46-Division Format.
5. The Owner and/or Consultant will review all submittals and provide comments within two (2) weeks of each submission.
6. The scope of work and fee for bid period support, equipment procurement services, and engineering services during construction will be performed under a separate task order.

Scope of Work

TASK 100 – PROJECT COORDINATION AND MANAGEMENT

The purpose of this task is to manage and coordinate engineering and related services for Project completion in accordance with the schedule, budget, and quality expectations that are established. Task 100 includes the following subtasks:

Subtask 110 – Project Coordination and Management

1. Manage work by the Subconsultant Project Team and coordinate work with the Consultant and Owner.
2. Track and report monthly progress of the work, budget and schedule performance, work items planned for the next period and identify any scope changes that have occurred.
3. Bi-weekly Coordination Meetings: Participate in a bi-weekly conference call with the Consultants' team members as appropriate, to discuss project status needs and coordinate design-related issues. Up to two Project Team members will participate in the 30-minute bi-weekly coordination meeting. Coordination meetings will have a general agenda. Meetings will be held virtually and may be recorded via Microsoft Teams (if desired) and no meeting minutes will be developed. Actions and Decisions will be logged following each meeting in the working logs for the Project.
4. Develop an Actions and Decisions Log to identify action items throughout the Project. Update Action Log for the duration of design. A Decision Log, which describes any major issues that arise during the Project will be used to document scope and schedule changes associated with the completion of the work.
5. Develop Project Management, Quality Control, and Project Execution Plan to be submitted to the Consultant and Owner for review and comment. Prepare a draft plan summarizing the Phase 2 project goals and objectives; the Subconsultant's project approach; project organization requirements defining resources and staffing plan, responsibilities, contacts, and communication plan; the subconsultants team quality assurance/quality control (QA/QC) plan; project budget, schedule, and work breakdown structure; financial tracking procedures; and scope change management process.

The project delivery shall be in coordination with the Owner and Consultant's requirements and milestone dates.

6. Prepare a Final Project Management, Quality Control, and Project Execution Plan that incorporates the Owner and Consultant's comments on the Draft Project Execution Plan.

Subtask 110 Meetings:

1. Bi-weekly Coordination Meetings.

Subtask 110 Deliverables:

1. Project Action and Decisions Log.
2. Draft and Final Project Management, Quality Control, and Project Execution Plan

Subtask 120 – Monthly Progress Reports

1. Prepare monthly project status reports that track and report monthly progress of the work, budget and schedule performance, work items planned for the next period and identify any scope changes that have occurred.
2. Attend monthly conference calls to review the monthly progress report, if necessary. It's assumed the Project progress report meeting will be held virtually, up to 30-minutes in duration, and attended by the Subconsultants Project Manager.

Subtask 120 Meetings:

1. Monthly Progress Report Meetings.

Subtask 120 Deliverables:

1. Monthly Progress Reports.

2.0 TASK 200 – PRELIMINARY DESIGN

The purpose of this task is to establish the final project design criteria and anticipated construction conditions in preparation for completion of the design. Task 200 includes the following subtasks:

Subtask 210 – Project Kickoff

1. Participate in a Kickoff Meeting with the Consultant and the Owner:
    a. Coordinate with the Consultant to prepare a meeting agenda.
    b. Review project goals, objectives, and critical success factors to develop a Draft Project Execution Plan.
    c. Attend a site visit at the proposed Booster Pump Station (BPS) location. Discuss and identify Owner preferred design aspects desired for the new BPS.
    d. Up to six (6) subconsultant team members will attend the kickoff meeting.

Task 210 Meetings:

1. Kickoff Meeting

Task 220 Deliverables:

1. Kickoff Meeting Agenda and Minutes (Consultant Support).

Subtask 220 – Pump Station Analysis

1. Review and confirm flow demands presented in Project's 2025 Alternative Analysis Report prepared by Subconsultant under Phase 1 and run the City's hydraulic model to verify the recommended pump alternative functions within the system as intended. Generate figures to summarize the results.
2. Confirm hydraulic calculations to verify system curves and select pumps from the Owner's preferred manufacturers. Pumping hydraulics will be graphically illustrated. Submit hydraulic calculations with graphical illustration and proposed pump selection to document the pump station hydraulics and pump selection design basis.
3. Update figures from Phase 1 showing the general pump station layout/footprint for Owner review.

Task 220 Meetings:

1. None.

Task 220 Deliverables:

1. Hydraulic modeling results and figures.
2. Hydraulic calculation with graphical illustration and proposed pump selections.
3. Updated general pump station layout/footprint.

Subtask 230- Hydraulic Transit Analysis

1. Perform a hydraulic transient analysis of the transmission pipelines and pump station system using hydraulic/surge analysis modeling software.
    a. Include pump station characteristics, valve characteristics, intended surge protection measures, and operational conditions.
    b. Configure the model to run the following scenarios:
        i. Pump station power failure followed by a start up with no surge protection. The purpose of this scenario is to determine if there are undesirable high or low water hammer pressures that need to be mitigated with surge protection.
        ii. Pump station power failure followed by a start up with surge protection infrastructure or operating pressure criteria to mitigate effects of the undesirable surge pressures.
    c. Simulations under different flow conditions or operating parameters to evaluate the proposed surge protection solutions under a variety of operating conditions.
2. Identify surge protection infrastructure and operating requirements based on results of the hydraulic transient analysis. Surge protection methods may include surge vessels, air valves, surge relief valves, and operating procedures.
    a. Coordinate selection of surge protection measures with Consultant's pipeline design engineer.
3. Prepare and conduct a meeting with the Consultant and Owner to present to present the transient analysis performed and the surge protection measures recommended. Discuss and identify the preferred surge protection method for the design.
4. Prepare a Draft Hydraulic Transient Analysis Technical Memorandum (TM) documenting the hydraulic transient analysis, including graphs, tables of simulation results, and surge mitigation recommendations for Owner review.
5. Incorporate Owner comments and prepare the Final Hydraulic Transient Analysis TM.

Task 230 Meetings:

1. Hydraulic Transient Analysis Meeting (via MS Teams)

Task 230 Deliverables:

1. Draft and Final Hydraulic Analysis TM
2. Hydraulic Transient Analysis Meeting Minutes

Subtask 240 – Basis of Design Documentation

1. Perform research and preliminary engineering analysis to identify and define the Basis of Design Criteria for the Project. Summarize the design criteria in a Draft Basis of Design Table for Owner review. The basis of design will include the following pump station characteristics:
    a. Vertical turbine pumps.
    b. The ability for the pumps to be removed via crane through roof hatches and gantry style crane for valve removal or other maintenance.
    c. Standby generator, designed to be in a manufacture's standard sound attenuated weatherproof enclosure.
    d. The standby generator will not be in the building nor require specific sound attenuation design.
    e. The electric room will be air-conditioned and heated space.
    f. The pump room will be ventilated and heated.
2. Prepared and submit a draft Basis of Design Table that includes:
    a. Design flow demands and reservoir levels.
    b. Pumping capacity, type, quantity.
    c. Applicable codes (building, fire, electrical, etc.).
    d. Reliability/redundancy requirements (pump, power, controls, piping, etc.).
    e. Structural and building design criteria (seismic, wind, wildfire, etc.).
    f. Pump, motor, and VFD/starter requirements.
    g. Motor control requirements.
    h. Electricity power requirements (utility, standby, fuel storage, ATS, etc.).
    i. Telemetry system requirements.
    j. Security system requirements.
    k. Civil requirements (access widths, paving, restoration, site lighting, parking, stormwater, tie-in connection, etc.) (Mackay Sposito).
    l. Mechanical requirements (materials, valves, joints, couplings, coatings, linings, spacing, etc.).
    m. Building requirements (setbacks, noise attenuation measures, walls, roof insulation, doors, locks, HVAC, storage, lifting devices, hatches, lighting, plumbing, etc).
    n. Instrumentation Requirements (flow meters, pressures, etc.).
    o. Miscellaneous requirements (washdown, sampling, noise mitigation, shutdown allowances, etc.).
    p. Design and construction code requirements.
    q. Preferred manufacturers for equipment.
3. Develop an updated overall Project Schedule through Project startup and submit with the Draft Basis of Design Table.
4. Submit draft basis of design documents and set up Bluebeam Studio session for Consultant and Owner review of documents.

5. Conduct a meeting with the Consultant and Owner to discuss review comments and Consultant's responses. It is assumed this meeting will be held virtually, up to two (2) hours in duration, and attended by up to two (2) members of the subconsultants' team.
6. Following the Basis of Design Meeting, incorporate Consultant and Owner comments and finalize the Basis of Design Table.
7. Develop updated overall Project Schedule through Project startup.
8. Develop a Preliminary Drawing List and Preliminary Specifications Table of Contents (TOC) for the Project Owner review. Update to incorporate any Owner review comments.
9. Update the Final Basis of Design Table at each major design milestone to reflect changes throughout the design.

Task 240 Meetings:

1. Basis of Design Meeting (Virtual via Microsoft Teams)

Task 240 Deliverables:

1. Basis of Design Meeting Agenda and Minutes
2. Draft and Final Basis of Design Table in Excel and PDF Format
3. Project Schedule
4. Opinion of Probable Construction Cost
5. Preliminary Drawing List and Preliminary Specifications TOC.

Subtask 250 – 30% Design Package

6. Prepare 30% level of completion drawings and specifications for Consultant and Owner review. Submit the following for review:
    a. Drawings:
        i. Site plan developed from topographic basemap and buildings and driveway location show (Mackay Sposito).
        ii. Plan view of pump station building layout.
        iii. Architectural elevations showing proposed building characteristics.
        iv. Process and instrumentation diagram.
    b. Major equipment specifications:
        i. Pumps.
        ii. Major electrical equipment (motor control center).
    c. Process/Pump control description.
    d. Updated Basis of Desing Table.
    e. Updated opinion of probable construction cost.
    f. Updated schedule.
7. Perform internal QA/QC review of the documents.
8. Submit 30% documents and set up Bluebeam Studio session for Consultant and Owner review of documents. It's assumed the Owner will provide review comments two (2) week after the 30% design

submittal. The Subconsultant will provide responses to the Owner's review comments one (1) week after the Design Review Workshop.

9. Conduct a workshop with the Consultant and Owner to discuss review comments and Consultant's responses. It is assumed the Design Review Workshop will be a maximum of 4-hours duration and will be scheduled to occur within two (2) weeks after submission of the 30% Design Package. Up to four (4) members of the subconsultant's team will attend the Design Review Workshop.
10. Review comment response logs and updated action and decision logs will be provided following the Design Review Meeting and Design Workshop.
11. It is assumed S&B will provide booster pump station PLC/RTU control panel design, instrumentation and, major electrical equipment (switchboard, MCC, VFDs).
12. The scope does not include security system design, the subconsultant will provide up to 16 hours of additional services to coordinate electrical design with the City's security designer/security contractor.

Task 250 Meetings:

1. 30% Design Review Workshop

Task 250 Deliverables:

1. 30% documents submitted.
2. Review comment response logs in Excel format for each design package.
3. Update action and decision logs, as appropriate.
4. Design calculations, as requested.

3.0 TASK 300 – FINAL DESIGN

The purpose of this task is to develop and complete the final project design Task 300 includes the following subtasks:

Subtask 310 – 60% Design Package

1. Incorporate Owner review comments from 30% design package.
2. Prepare 60% design package including technical specifications, drawings, updated Basis of Design Table, opinion of probable construction cost, and schedule for Owner review.
3. Perform internal QA/QC review of the documents.
4. Submit 60% documents and set up Bluebeam Studio session for Consultant and Owner review of documents. It is assumed the Design Review Workshop will be a maximum 4-hour duration and will be scheduled to occur within two (2) weeks after submission of the 60% Design Package. Up to four (4) team members will attend the Design Review Workshop.
5. Receive and respond to 60% design package Owner review comments.
6. Review comment response logs and updated action and decisions logs will be provided following the Design Review Meeting and Design Workshop.

Subtask 320 - 90% Design Package

1. Incorporate Owner review comments from 60% design package.

2. Prepare 90% design package including all technical specifications, drawings, updated Basis of Design Table, updated opinion of probable construction cost, and schedule for Owner review.
3. Perform internal QA/QC review by senior level engineers not directly involved with the design.
4. Submit 90% documents and set up Bluebeam Studio session for Consultant and Owner review documents. It is assumed that the Design Review Workshop will be a maximum 4-hour duration and will be scheduled to occur within two (2) weeks after submission of the 90% Design Package. Up to four (4) team members will attend the Design Review Workshop.
5. Review comment response logs and updated action and decisions logs will be provided following the Design Review Meeting and Design Workshop.
6. Incorporate Consultant and Owner review comments and prepare and submit drawings, specifications, and calculations (as required by permitting agencies) with professional engineer's seals and signatures for permit review submittals. It is assumed permit review will be needed by City of Camas Building Department and Washington State Department of Health.

Subtask 330 - 100% Final Design Package

1. Incorporate permitting agency, Consultant, and Owner review comments from permitting and 90% design reviews.
2. Prepare pre-Final (not sealed) specifications, drawings, updated Basis of Design Table, updated opinion of probable construction cost, and updated schedule for Owner review. The pre-final documents will incorporate all permitting agency, Consultant, and Owner review comments as appropriate, considered ready for professional engineer seals and signatures.
3. Set up Bluebeam Studio session for Consultant and Owner review of documents.
4. Receive and respond to any final Consultant and Owner review comments.
5. Incorporate Consultant and Owner review comments and prepare specifications and drawings with professional engineer's seals and signatures for Owner's use in advertising the project for bids.
6. Submit updated drawings and specifications to permitting agencies as required.
7. Submit final version of the Basis of Design Table, opinion of probable construction cost, and schedule.

Task 300 Meetings:

1. 60%, and 90% Design Workshops.

Task 300 Deliverables:

1. 60%, 90%, pre-final and Final (sealed) drawings, specifications, updated Basis of Design Table, opinion of probable construction cost, and updated schedule.
2. Sealed drawings and specifications to permitting agencies as required.
3. Review comment response logs in Excel format for each design package.
4. Update action and decision logs, as appropriate.

EXHIBIT A

PHASE 2 BUDGET

Exhibit A - Phase 2 Budget

City of Camas
544 Zone Booster Pump Station Design (Phase 2)
June 25th 2025

Task	Task and Sub-task Description	Project Manager	Senior Advisor/SME	Senior Professional	Principal Professional	Project Professional	Professional	Staff Professional	Senior Technician	Technician	Document Processing	Total Hours	Labor Cost	PECE	ODC	Total Cost
		$275	$310	$250	$300	$225	$205	$165	$167	$152	$117			$16		
PHASE II	DETAILED DESIGN															
100	PROJECT COORDINATION AND MANAGEMENT															
110	Project Coordination and Management	68	5	34	-	-	-	-	-	-	15	122	$ 30,505	$ 1,952	$ -	$ 32,457
120	Monthly Progress Reports	35	-	-	-	-	-	-	-	-	14	49	$ 11,263	$ 784	$ -	$ 12,047
	TOTAL TASK 100: PROJECT CORDINATION AND MANAGEMENT															
	Hours	103	5	34	-	-	-	-	-	-	29	171				
	Cost	$28,325	$1,550	$8,500	$0	$0	$0	$0	$0	$0	$3,393		$41,768	$2,736	$0	$44,504
200	PRELIMINARY DESIGN															
210	Project Kickoff	4	4	4	4	4	-	4	-	-	0	24	$ 6,100	$ 384	$ 1,600	$ 8,084
220	Pump Station Analysis	-	-	22	8	-	24	34	-	-	0	88	$ 18,430	$ 1,408	$ -	$ 19,838
230	Hydraulic Transient Analysis	-	2	12	14	-	68	-	-	-	3	99	$ 22,111	$ 1,584	$ -	$ 23,695
240	Basis of Design Documentation	7	-	26	4	8	4	34	-	-	4	87	$ 18,323	$ 1,392	$ -	$ 19,715
250	30% Design Package	16	6	73	48	39	10	103	45	84	2	430	$ 87,186	$ 6,875	$ 1,600	$ 95,662
	TOTAL TASK 200: PRELIMINARY DESIGN															
	Hours	27	12	137	78	51	106	175	45	84	9	728				
	Subtotal	$7,425	$3,720	$34,250	$23,400	$11,445	$21,730	$28,798	$7,525	$12,804	$1,053		$152,150	$11,643	$3,200	$166,994
300	FINAL DESIGN															
310	60% Design Package	20	6	122	80	227	154	288	166	297	20	1380	$ 267,189	$ 22,077	$ 1,600	$ 290,866
320	90% Design Package	20	6	104	74	174	89	196	122	222	22	1028	$ 201,884	$ 16,455	$ 1,600	$ 219,940
330	100% Design Package	12	6	51	14	28	23	60	35	54	36	319	$ 61,337	$ 5,111	$ -	$ 66,448
	TOTAL TASK 300: FINAL DESIGN															
	Hours	52	18	277	168	428	266	544	323	573	78	2728				
	Cost	$14,300	$5,580	$69,216	$50,400	$96,400	$54,530	$89,805	$53,961	$87,063	$9,155		$530,410	$43,644	$3,200	$577,253
	TOTAL PROJECT															
	Hours	182	35	448	246	479	372	719	368	657	116	3626				
	Costs	$50,050	$10,850	$111,966	$73,800	$107,845	$76,260	$118,603	$61,486	$99,867	$13,601		$724,328	$58,023	$6,400	$788,751

EXHIBIT C

Cultural Resource Preservation

Archaeological Services

CULTURAL RESOURCE SURVEY SCOPE and ESTIMATE

Angelo Booster Station Project, City of Camas, Clark County, Washington

Prepared for:
MacKay Sposito
Attn: Chad McMurry
(360) 713-6251
mackaysposito.com

June 9, 2025

PROJECT UNDERSTANDING

MacKay Sposito has been contracted to design a new 1,000 GPM water booster station and transmission main alignment for the City of Camas (City). The project design is in progress. As currently understood, the project will entail construction of the new pump station at 360 NW Lake Road, Camas, plus the installation of approximately 14,000 linear feet of pipeline through existing city streets.

At minimum, the project is expected to require archaeological survey and consultation to satisfy the City's archaeological predetermination ordinance under the State Environmental Policy Act (SEPA). Possible state funding may prompt cultural resources review under Washington State's Executive Order 21-02 (EO 21-02). The scope of work presented below is designed to meet EO 21-02 requirements; a somewhat less rigorous scope may satisfy City requirements if the project is only subject to SEPA.

1. SCOPE OF WORK

Archaeological Services, LLC (ASCC) shall agree to be responsible for the following tasks:

1. Project consultation with the Client, City, state agencies as appropriate, consulting Tribes, the Washington Department of Archaeology and Historic Preservation (DAHP), and other parties as needed.

2. Background research and literature review. This research will review the historical development of the project area, the archaeological data for the region, and any previous cultural resource investigations within a one-mile radius of the project area.

3. Conducting a cultural resources survey of the project area. The survey will consist of:

    a. A systematic surface investigation of the entire project area. This pedestrian

survey will be carried out by archaeologists walking parallel, adjacent transects spaced no farther than 10 meters apart, as permitted by terrain.

b. A subsurface investigation within the APE via the excavation of no more than 120 shovel test probes (STPs), at the discretion of the Field Director. STPs are circular holes measuring approximately 40 cm in diameter and taken to a minimum depth of 60 cm below the ground surface, barring an impasse. All excavated sediment matrices will be screened using nested ¼" and ⅛" mesh over a tarp. Selective auger testing may be used to sample deeper soils.

4. In-field analysis, GIS mapping, and documentation of any pre-contact artifacts, historic artifacts, surface features, above-ground cultural resources, and faunal remains observed during the survey.
5. Completion of any necessary archaeological site inventory forms.
6. Recommendations regarding the project's potential to adversely impact cultural resources, particularly those that are listed on, or considered eligible for listing on the National Register of Historic Places (NRHP).

DELIVERABLE ITEMS

The deliverable items under this Agreement are:

1. A report detailing the results of the investigation, designed to meet City, state, and Tribal standards for cultural resource reporting.
2. Project maps and photographs showing the project area along with any cultural resources identified during the investigation.
3. DAHP inventory forms for any other historic/archaeological resources identified during the investigation.
4. Recommendations for further work, if appropriate.

ESTIMATED COSTS

The estimated base cost is **$57,320.85**, as broken down in the tables below.

Please be aware that this estimate is based on information currently available. Given the early stage of the project design, the scope of the cultural resources investigation may require revision. Also note that the project is expected to overlap areas of high archaeological sensitivity, possibly including one known archaeological site (45CL1404). Given that the potential impacts upon cultural resources are unknown at this point, this estimate does not cover any follow-up site testing or monitoring that may be recommended due to survey results. Changes to the project scope or schedule, unexpected complications in the field, archaeological findings at an unexpected scale, or unforeseen requests from consulting parties may require a revision of estimated costs, to be discussed with the client at the earliest opportunity.

ASCC only charges for time and materials spent, so final costs may be lower than estimated.

PAYMENT

ASCC invoices are based on time and materials, which will be tracked throughout the duration of the project. Invoices are typically issued monthly, depending on the project's lifespan. ASCC only accepts checks, cash, or ACH payments.

Angelo Booster Station Project, City of Camas, Clark County, Washington

June 9, 2025

ASCC considers a signed estimate as notice to proceed.

_____ _____

FOR THE CONTRACTOR (ASCC) DATE

x _____ _____

FOR THE CLIENT DATE

_____

PRINT NAME

Estimate Valid For 90 Days from Contractor Signature

6/9/25-MAS

Please provide contact information for your accounts payable (A/P) department for billing purposes.

Company Name _____

Billing Address _____

City, State, Zip _____

_____

A/P Contact _____

A/P Phone Number _____

A/P Email Address _____

Estimated Cost Breakdown Table:
Angelo Booster Station Project, City of Camas, Clark County, Washington

June 9, 2025

Task	Personnel	Estimated Hours	Billing Rate/Hr	Billable Amount
Project consultation with the Client, City, DAHP, Tribes, and other Agencies as needed	Principal Investigator	6	202.46	$1,214.76
	Archaeologist III	6	109.88	$659.28
Background & Literature Review	Principal Investigator	2	202.46	$404.92
	Archaeologist III	10	109.88	$1,098.80
Project Scoping	Archaeologist III	8	109.88	$879.04
Fieldwork: Pedestrian Survey and Subsurface Survey (up to 120 STPs)	Professional Archaeologist	20	167.98	$3,359.60
	Archaeologist III	180	109.88	$19,778.40
	Archaeologist II	200	96.23	$19,246.00
	Archaeologist I	0	88.21	$0.00
GPS/GIS data management	Archaeologist III	6	109.88	$659.28
Graphics preparation	Archaeologist III	10	109.88	$1,098.80
Report Writing and Editing	Archaeologist III	60	109.88	$6,592.80
	Principal Investigator	8	202.46	$1,619.68
Permit Application	Professional Archaeologist	0	167.98	$0.00
	Archaeologist III	0	109.88	$0.00
Monitoring Plan Writeup	Archaeologist III	0	109.88	$0.00
Project Coordination	Archaeologist I	3	$88.21	$264.63
Administrative	Office Coordinator	2	$82.43	$164.86
			Sub-Total	**$57,040.85**

Additional Expenses	Unit Cost	Est. Units	Cost
Mileage	$0.70	400	$280.00
			Sub-Total **$280.00**

Total Survey Cost	**$57,320.85**

EXHIBIT D

Geotechnical Engineering

Columbia West Engineers

Angelo Booster Station (Geotechnical)

Understanding

The project consists of approximately 14,000 linear feet of pipeline through existing rights-of-way in the City of Camas with a new pump station located at 360 NW Lake Road.

Background

According to the Geologic Map of the Camas Quadrangle, Clark County Washington and Multnomah County, Oregon the near-surface geologic conditions along the project alignment is primarily mapped as the hyaloclastic sandstone member of the Pliocene and Miocene-aged Troutdale Formation (Qtfh). The soil is generally described a course grained soils comprised of sandstone basalt fragments. Minor areas of course-grained Missoula Flood deposits (Qfc) and recent alluvium (Qa) are also mapped along the alignment.

Based on experience in the area, subsurface conditions along the pipe alignment will be variable and could consist of silt, sand, clay, gravel, sandstone, or basalt. At the pump station, we anticipate the subsurface conditions will consist of alluvial soils deposited by Lacamas Creek potential underlain by basalt. Static groundwater along the alignment will likely vary but be less than 20 feet below ground surface (BGS) with perched groundwater potentially above static groundwater.

Approach

Pipeline

Columbia West will review available geologic mapping, information provided by the City of Camas, and our in-house files to determine the potential subsurface soil conditions along the pipe alignment (desktop study). As part of this phase of work, no new explorations will be completed, however, based on the desktop study, we may identify specific locations where supplemental explorations may necessary. A revised scope and fee estimate or change order will be provided if new explorations are required.

We will provide a summary of the anticipated subsurface soil conditions along the alignment, including applicable explorations and logs in a geotechnical report. The report will also provide general construction recommendations for pipeline installation based on the anticipated soil conditions.

Pump Station

In order to characterize subsurface conditions and provide design and construction recommendations for the pump station, a geotechnical investigation will be conducted. The investigation will include drilling one boring to a depth up to 40 feet BGS or practical refusal on sandstone, basalt, or large boulders in the proposed footprint of the pump station. We will install a vibrating wire piezometer to measure groundwater levels at the pump station for construction budgeting purposes. In-situ soil samples will be collected from relevant lithologic horizons and submitted for laboratory analysis for particle-size gradation, plasticity, and classification. Lithologic profiles will be logged and classified in accordance with USCS and AASHTO specifications. Subsurface exploration equipment will consist of a truck-or-track -mounted, mud rotary drill rig. Explorations will be backfilled with bentonite upon completion. Infiltration testing will not be completed in the boring.

A summary of the subsurface conditions, and design and construction recommendations will be presented in the geotechnical report described in the "Pipeline" section. The full report will include the following:

- Summary of anticipated subsurface and groundwater conditions along the pipeline
- Summary of subsurface soil and groundwater conditions at the pump station
- Laboratory testing results
- Recommendations for foundation support for the pump station, including allowable bearing capacity, estimated foundation settlement, and lateral resistance parameters
- Recommendations for site preparation, including grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork
- Recommendations for managing groundwater that may affect the performance of structures
- Recommendations for pavement sections based on loading provided by the ownership and design teams
- Recommendations for additional explorations along the pipeline, if necessary.

Schedule

Columbia West will schedule contractors upon notice to proceed. The boring will require one day to complete. We will complete and submit a report within four weeks of completing the fieldwork. Pertinent information will be provided to the design and construction team after the fieldwork and before the report is prepared to assist in design of the project.

Fee

A spreadsheet with costs for the project has been included.

Our fee assumes the following:

- Site access will be arranged by others.
- Contaminated soil will not be encountered in the explorations.

Base Scope - Total Costs

Project Name: **Project Manager:** NNP **CWE Job No.:** **Client Job No.:** **Date:**		Columbia West Engineering										
		ESTIMATED HOURS AND EXPENSES										Total Budget Amount
		Principal Engineer	Associate Engineer	Senior Project Engineer	Project Engineer	Senior Staff Engineer	Staff Engineer	Laboratory Manager	Administrative Assistant	Expenses (See expense tab)	Total	
Geotechnical	Field Investigation						11			$9,585.00	$11,002.50	$11,002.50
	Laboratory Testing									$925.00	$925.00	$925.00
	Analysis and Report	4		16					8.5	$0.00	$5,097.50	$5,097.50
	PM and support	3					6			$0.00	$1,492.50	$1,492.50
										$0.00	$0.00	$0.00
	Subtotal									**$10,510.00**	**$18,517.50**	**$18,517.50**
											$0.00	$0.00
											$0.00	$0.00
											$0.00	$0.00
											$0.00	$0.00
	Subtotal										**$0.00**	**$0.00**

TOTAL HOURS	7	0	16	0	0	16	0	9	10,510.00		
RATE	$ 250.00		$ 215.00			$ 135.00	$ -	$ 90.00			
TOTAL DOLLARS	$1,750.00	$0.00	$3,332.50	$0.00	$0.00	$2,160.00	$0.00	$765.00	$10,510.00	$18,517.50	$18,517.50

EXHIBIT E

Stakeholder/Community Communications

JLA Public Involvement

City of Camas
Angelo Booster Station – Design Phase

JLA Scope of Work

June 2025

Purpose and Goals

The City of Camas is developing design plans for a new booster pump station and approximately 14,000 linear feet of new water transmission main extending from downtown Camas to NW Lake Road. Construction will occur in phases, with impacts anticipated along residential and arterial streets, near trail systems, and school routes.

Scope of Work

JLA will work collaboratively with the City and consultant team to develop and implement an outreach and communications plan to support early stakeholder communication and pre-construction notification efforts.

The following tasks represent work to be completed by JLA.

Task 1: Project Initiation & Management

JLA will participate in a one-hour project kickoff meeting with City staff and the consultant team to understand the scope of project impacts and assess public engagement needs. JLA will also participate in periodic coordination meetings via video/phone conference with City staff and the consultant team to review and discuss work products, prepare for and debrief community outreach activities, refine objectives and develop implementation strategies. JLA will produce monthly invoices and progress reports.

Deliverables:

- Participation in one one-hour virtual kickoff meeting
- Monthly invoices and progress reports
- Participation in up to 3 coordination meetings (assumes meetings are virtual and one hour in duration, includes prep time)

Task 2: Community Engagement

- #### Task 2.1 Stakeholder Outreach

  JLA will conduct early outreach to key stakeholders during design to inform them of proposed alignments and gather insights to help reduce community impacts. Stakeholders may include neighbors along the pipeline alignment, trail users, school district representatives, emergency services, local bicycle and pedestrian groups, and nearby property owners.

  Deliverables:

  - Prepare for, conduct and document up to six (6) 1-hour virtual stakeholder meetings.
  - Assumes the city will assist with contact information.

City of Camas
Angelo Booster Station Design
Prepared by: JLA Public Involvement
Date: June 2025

Task #	Task/Subtasks	Adrienne DeDona, Senior Associate 1 (Strategy) $ 253.49 /hr Hours/Ea	Cost	Franziska Elliott, PI Spec. 4 (PM) $ 171.27 /hr Hours/Ea	Cost	PI Spec. 4 (Graphics) $ 171.27 /hr Hours/Ea	Cost	PI Spec. 2 (Support) $ 121.70 /hr Hours/Ea	Cost	Admin 4 $ 138.95 /hr Hours/Ea	Cost	Add new staff here	Totals Hours	Labor	Expenses	Cost
1.0	**Project Initiation and Management**															
	Invoices & Progress Reports *Assumes monthly invoices will be included along with progress reports*	1	$253.49	3	$ 513.81		$0.00		$0.00	6	$833.70		10	$1,601.00	$0.00	**$1,601.00**
	Project Kick-Off Meeting *Assumes a 1-hour virtual kick-off meeting, including prep*	2	$506.98	2	$342.54		$0.00		$0.00		$0.00		4	$849.52	$0.00	**$849.52**
	Project Team Coordination *Assumes participation in up to 3 virtual project team meetings, including prep*	4	$1,013.96	4	$685.08		$0.00		$0.00		$0.00		8	$1,699.04	$0.00	**$1,699.04**
▲		**7**	**$1,774.43**	**9**	**$1,541.43**	**0**	**$0.00**	**0**	**$0.00**	**6**	**$833.70**		**22**	**$4,149.56**	**$0.00**	**$4,149.56**
2.0	**Community Engagement**															
2.1	Stakeholder Outreach															
	JLA will provide support for up to 6 virtual 1-hour one-on-one meetings with affected stakeholders. *Assumes the city will assist with stakeholder identification and contact information.*	4	$1,013.96	12	$2,055.24		$0.00	16	$1,947.20		$0.00		32	$5,016.40	$0.00	**$5,016.40**
▲		**4**	**$1,013.96**	**12**	**$2,055.24**	**0**	**$0.00**	**16**	**$1,947.20**	**0**	**$0.00**		**32**	**$5,016.40**	**$0.00**	**$5,016.40**
	Add new task here												▲	▲	▲	▲
		11	**$2,788.39**	**21**	**$3,596.67**	**0**	**$0.00**	**16**	**$1,947.20**	**6**	**$833.70**		**54**	**$9,165.96**	$0.00	**$9,165.96** ◀Check
												◀	**54**	**$9,165.96**	$0.00	**$9,165.96** ◀Check
													Sum of all subtotals:			**$9,165.96** ◀Check

EXPENSE DETAIL

Task/ Subtasks	Communications	Printing & Copies	Mileage & Parking	Graphics	Other	Total Expenses
1.0 Project Initiation and Management						
0.0						
0.0 Invoices & Progress Reports						$0
0.0 Project Kick-Off Meeting						$0
0.0 Project Team Coordination						$0
	$0	**$0**	**$0**	**$0**	**$0**	**$0**
2.0 Community Engagement						
2.1 Stakeholder Outreach						
0.0 JLA will provide support for up to 6 virtual 1-hour one-on-one meetings with affected						$0.00
	$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Totals	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

EXHIBIT F

Architectural Design

MWA Architects

mwa architects

SAN FRANCISCO PORTLAND

Scope of Services
City of Camas Booster Pump Station Design
Camas, WA

Chad McMurray
Mackay Sposito
18405 SE Mill Plain Blvd, Suite 100
Vancouver, WA 98683

Scope of Services for Architectural Design

MWA Architects is pleased to present a proposal for architectural services for the design of the City of Camas, WA Booster Pump Station building. Services include preparation of a Preliminary Design and 30/60/90/100% Bid Set drawing deliverables.

Task 100 - Project Coordination & Management

Activities to include:

- Preparation of monthly invoices
- Invoice tracking
- Budget and schedule tracking

Deliverables:

- Monthly invoices

Task 200 - Preliminary Design

30% Design

Activities to include:

- Attendance at project Kick-Off Meeting
- Site visit
- Information gathering and data analysis
- Development of architectural design criteria for inclusion in Basis of Design Report (by others)
- Development of drawings to 30% milestone level
- Coordination with other disciplines
- Preparation and attendance in 30% workshop
- QA/QC review

- Cost estimate support
- WSEC compliance report setup
- Rendering

Meetings:

- Site visit – Assume 2 staff members, 2 hour duration including travel time
- Kick-off meeting – Assume 3 staff members, 2 hour virtual
- Coordination meetings – Assume 2 staff members, 3 meetings, 1 hour virtual
- 30% Workshop – Assume 2 staff members, 1 hour virtual

Deliverables:

- Architectural design criteria for inclusion in Basis of Design Report
- 30% drawings (pdf)
- 30% specifications (pdf and Microsoft Word)
- Rendering – (pdf or jpeg) – see assumptions

Task 300 – Final Design

60% Design

Activities to include:

- Owner comment review and response
- Development of drawings to 60% milestone level
- Development of specifications to 60% milestone level
- Coordination with other disciplines
- Attendance in 60% Workshop
- QA/QC review
- Rendering update
- Cost estimate support
- WSEC compliance report updates

Meetings:

- Coordination meetings – Assume 2 staff members, 3 meetings, 1 hour virtual
- 60% Workshop – Assume 2 staff members, 2 hour virtual

Deliverables:

- 60% drawings (pdf)
- 60% draft specifications (pdf and Microsoft Word)
- WSEC 60% compliance report (draft)
- Rendering – (pdf or jpeg) – see assumptions

90% Design

Activities to include:

- Owner comment review and response
- Development of drawings to 90% milestone level
- Development of specifications to 90% milestone level
- Coordination with other disciplines
- Preparation and attendance in 90% workshop
- WSEC compliance report updates
- QA/QC review
- Cost estimate support

Meetings:

- Coordination meetings – Assume 2 staff members, 2 meetings, 1 hour virtual
- 90% Workshop – Assume 2 staff members, 2 hour virtual

Deliverables:

- 90% drawings (pdf)
- 90% specifications (pdf and Microsoft Word)
- WSEC 90% compliance report (draft)

100% Design

Activities to include:

- Owner comment review and response
- Finalization of drawings to 100% level for Permit and Bid
- Finalization of specifications
- Coordination with other disciplines
- QA/QC reviews
- Cost estimate completion
- Respond to plan review comments

Meetings:

- Coordination meetings – Assume 2 staff members, 1 meeting, 1 hour virtual

Deliverables:

- Responses to plan review comments in email format
- Final bid and Permit set drawings (pdf)
- Final bid and Permit set specifications (pdf and Microsoft Word)

- WSEC final compliance report issuance

Assumptions

MWA Architects has made the following assumptions to develop the architectural scope of work and associated fee. If any of these assumptions are determined to be incorrect during the project, MWA reserves the right to request a scope and fee modification to the Agreement.

- Architect will bill time as Time and Materials.
- Architect's work is limited to building design only.
- Architect will develop design, drawings, and specifications to final design level in a linear and uninterrupted manner. Client and Owner will be limited to one round of comment and changes and changes will be limited to minor adjustments to the size or layout of the proposed modifications. Any other major changes will require additional services.
- Schedule is estimated to be as follows:

Task	Schedule	Duration
Preliminary Design	Mid August 2025 – Mid Oct 2025	2 months
30% Design	Mid Oct 2025 – Mid Dec 2025	3 months
60% Design	Late Dec 2025 – April 2026	4 months
90% Design	Late April 2026 – July 2025	3 months
Final 100%/Bid Set	End of Aug 2026	2 months

- Project process is assumed to be linear and continuous without any stops. Any stoppage in project process greater than 1 month will incur additional services.
- Architect's drawings will be produced in Revit and delivered in PDF format.
- Estimate 10 architectural drawing sheets.
- Estimate 20 specifications sections.
- Specifications will be formatted by others.
- Permitting activities will be performed by others.
- Structural, Civil, Mechanical, Electrical, Plumbing, Low Voltage, Fire Alarm, and other design disciplines are not included in this proposal.
- Compliance with the building thermal envelope requirements of the Washington State Energy Code (WSEC) will be demonstrated through the WSEC compliance report.
- Purchase of permits by others.
- All land-use-related permitting will be addressed by others. MWA will incorporate applicable findings into the design documents as appropriate.
- Project is not pursuing Earth Advantage, LEED, or other sustainability benchmark certifications.
- Rendering will be produced using Revit and Enscape or Lumion. Rendering will be sketch or conceptual level and will represent building massing, openings, material

selections but will not be considered photo-realistic. Site elements will be shown as conceptual only.

- Services during construction are not included in this proposal. If the project is constructed without Architect being engaged for services during construction, Architect reserves the right to make periodic Construction Observation site visits billable as time and materials.
- If conditions change from the overall assumptions and scope of work, Architect will bill for our time on a time and materials basis on a Client approved additional service.
- Reimbursables: Reimbursables will be billed at cost. Reimbursables include but are not limited to: printing costs, parking fees, mileage, permit fees, county recording fees, records search fees, etc. Estimate of $200 for entire project.
- Architectural element cost information will be provided as a rough cost per square foot budget based on recent similar and relevant project cost numbers. Detailed cost estimates are by others.

mwa architects

Camas, WA - P.S. Design

TASKS		MWA LABOR							
	Task Description	Principal In Charge	Director/Project Manager	QA/QC	Project Architect	Designer 3	Project Accountant	**Total Hours**	**Total MWA Labor Costs**
		Greg Roblie, AIA	Alan Armstrong, AIA	Thomas Stark, AIA	Wayne Yoshimura, NCARB	Kelsey Plucar	Yvette Cota		
		$300	$239	$202	$193	$125	$128		
Task 100	*PROJECT COORDINATION & MANAGEMENT*	1	16	0	2	4	16	**39**	**$7,058**
	Project startup	1	2		2	4	2	11	$1,920
	Project administration and monthly invoices		14				14	28	$5,138
Task 200	*PRELIMINARY DESIGN*								
	30% DESIGN	1	3	4	35	66	-	**109**	**$16,830**
	Project kickoff		2		2	2		6	$1,114
	Site visit				2	2		4	$636
	Information gathering and analysis				4	4		8	$1,272
	Develop architectural design criteria				4	8		12	$1,772
	Coordination				10	10		20	$3,180
	Drawings				10	24		34	$4,930
	Rendering				1	16		17	$2,193
	QA/QC Review	1	1	4	2			8	$1,733
Task 300	*FINAL DESIGN*								
	60% DESIGN	1	1	8	61	68	-	**139**	**$22,428**
	Prepare and submit 60% drawings				12	40		52	$7,316
	Prepare 60% specifications				24			24	$4,632
	60% Workshop				4	4		8	$1,272
	Coordination with other disciplines				10	10		20	$3,180
	Cost estimate support			2	8	2		12	$2,198
	Rendering update				1	12		13	$1,693
	QA/QC reviews	1	1	6	2			10	$2,137
	90% DESIGN	1	1	8	52	50	-	**88**	**$18,441**
	Prepare and submit 90% drawings				12	40		52	$7,316
	Prepare 90% specifications				24				$4,632
	Coordination with other disciplines				8	8		16	$2,544
	90% Workshop				2	2		4	$636
	Cost estimate support				4			4	$772
	QA/QC reviews	1	1	8	2			12	$2,541
	100% DESIGN	1	1	3	30	30	-	**65**	**$10,685**
	Prepare and submit 100% drawings				8	16		24	$3,544
	Complete 100% specifications				12			12	$2,316
	Project document coordination				4	8		12	$1,772
	QA/QC reviews	1	1	2	2	2		8	$1,579
	Plan review responses			1	4	4		9	$1,474
	Sub Total MWA Labor								**$75,442**
	Reimbursables								$200
	TOTAL	5	22	23	180	218	16	**464**	**$75,642**

Staff Report

October 6th, 2025 Council Workshop Meeting

Construction Award Angelo Booster Station Temporary Pump
Presenter: Rob Charles, Utilities Manager
Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: Angelo Booster Station currently has 4 pumps that are all running during the summer time to keep up with demands. A standard design for a booster station is to have a standby pump in place which operates only if 1 of the existing pumps fails. Staff had MacKay and Sposito Engineers design a 5th temporary pump as a backup to the 4 pumps at Angelo.

SUMMARY: Staff sent out the project for bids in June of this year. No bidders responded. State law allows agencies to request bids from an individual contractor when there are no bidders on a project. Halme Excavating submitted a bid of $193,161.39. The engineer's estimate on the project was $201,000.

Figure 1: Angelo Booster Station at Fallen Leaf Park

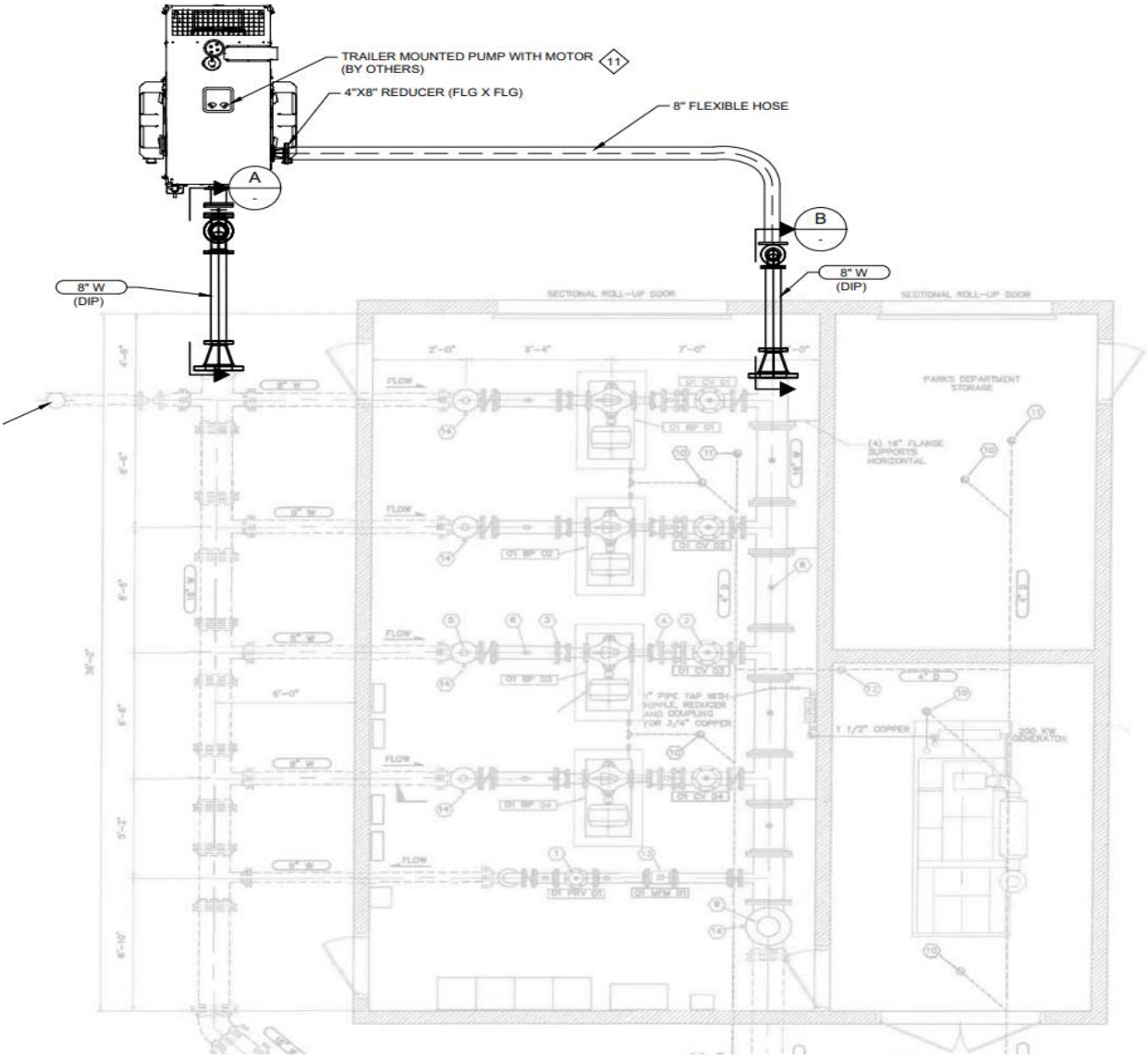

Figure 1: Temporary Pump at Angelo Booster Station

BENEFITS TO THE COMMUNITY: The backup pump would provide reliable water and fire flow supply to customers if 1 of the existing for 4 pumps fails or needs to be pulled for maintenance.

STRATEGIC PLAN: This project is covered under the City Priority of Stewardship of City Assets.

BUDGET IMPACT: $193,161.39 is the cost of the project and expenses be covered with funds from water.

RECOMMENDATION: Staff would recommend this item be placed on the October 20th Council's Regular Consent Agenda for their consideration.

R2 - Sept.12, 2025

Revised to include pump

BID PROPOSAL

Angelo Booster Station Firm Capacity Improvements

To the Office of the City Clerk
Camas, Washington

The undersigned hereby certifies that he has examined the specifications and contract governing the work embraced in this improvement, and the method by which payment will be made for said work is understood. The undersigned hereby proposes to undertake and complete the work embraced in this improvement, or as much thereof as can be completed with the money available in accordance with the said Plans, Specifications and contract, and the following schedule of rates and prices:

Angelo Booster Station Firm Capacity Improvements

Item No.	Description	Total	Unit	Unit Price	Total Price
1	Mobilization	1	LS	$5,000.00	$5,000.00
2	Minor Change	1	FA	-est-	-est-
3	SPCC Plan	1	LS	$500.00	$500.00
4	Construction Documentation	1	LS	$500.00	$500.00
5	Surface Restoration	1	LS	$1,500.00	$1,500.00
6	Existing Thrust Block Removal	1	LS	$750.00	$750.00
7	CMU Wall Coring	1	LS	$525.00	$525.00
8	Trench Shoring System	1	LS	$300.00	$300.00
9	Buried Pipe Installation	10	LF	$125.00	$1,250.00
10	Removal of Unsuitable Material	18	CY	$80.00	$1,440.00
11	Buried 8" AWWA C504 Butterfly Valve per Detail W12	1	EA	$3,500.00	$3,500.00
12	8" AWWA C504 Butterfly Valve w/ Handwheel	1	EA	$6,000.00	$6,000.00
13	8" Ductile Iron Restrained Flange Coupling Adapter	1	EA	$2,900.00	$2,900.00
14	8" Ductile Iron Pipe AWWA C151	20	LF	$260.00	$5,200.00
15	16" x 8" Ductile Iron Reducer AWWA C110	2	EA	$3,400.00	$6,800.00
16	8" Ductile Iron 90 DEG Bends	3	EA	$1,300.00	$3,900.00
17	8" DI Flanged Tee Tapped for 1" Air Valve	1	EA	$3,800.00	$3,800.00
18	1" Air/Vacuum Relief Valve	1	EA	$2,400.00	$2,400.00
19	8" Flexible Hose, 150 PSI WP, Flange End	50	LF	$80.00	$4,000.00
20	Pipe Support	2	EA	$250.00	$500.00
21	Concrete Equipment Pad, per Detail SD503	1	LS	$14,000.00	$14,000.00
22	Removeable Bollard, per Detail ST38	6	EA	$1,500.00	$9,000.00
23	Disinfection	1	LS	$800.00	$800.00
24	All Other Contract Work Not Specifically Identified in the Bid Schedule includes Trailer Mounted Diesel Pump- Pump Tech Quote #1100649 Dated Sept. 11, 2025	1	LS	$103,300.00	$103,300.00
				Subtotal	$177,865.00
				Washington State Sales Tax (8.6%)	$15,296.39
				Total Including Sales Tax	$193,161.39

Public Works Department

October 6, 2025

Halme Excavating Inc.
22514 NE 72nd Avenue
Battle Ground, WA 98604

Subject: ***Notice of Award – Angelo Booster Station Firm Capacity Improvements***
City Project: W0025ABS

To Whom It May Concern:

The purpose of this letter is to advise you that your company was awarded the contract for the above referenced project at the City Council Meeting on October 6, 2025, for your bid price of $193,161.39.

Please mail originals of the following as soon as possible, prior to the preconstruction meeting:
- Performance Bond
- Payment Bond

Please submit the following items at the preconstruction conference:
- Original documents for the above listed items
- ACORD Certificate of Insurance specifically naming the following as additional insured:
  - The City of Camas and its officers, elected officials, employees, agents, and volunteers
- List of subcontractors
- Intent To Pay Prevailing Wages, including subcontractors
- Letter identifying your E.E.O. Officer
- Letter identifying your superintendent and two after-hours emergency telephone numbers
- Construction schedule
- Traffic Control Plan

Please contact Rob Charles at 360-817-7003 or rcharles@cityofcamas.us to schedule a pre-construction conference or with any comments or questions.

Sincerely,

Rob Charles
Utilities Manager

cc: City of Camas Procurement