



City Council Regular Meeting Agenda
Monday, July 06, 2026, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/6030873>

To participate in the meeting (able to public comment)

- go to <https://cityofcamas-us.zoom.us/j/88951076096>

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

CONSENT AGENDA

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

1. [June 15, 2026 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [\\$174,957.75 Mackay Engineering Bid Award for Lake Road Booster Station Amendment #2](#)
(Submitted by Rob Charles, Utilities Manager)
4. \$136,591.59 for April 2026 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts
(Submitted by Kayla Mobley, Interim Finance Director)
5. \$164,288.41 for May 2026 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts
(Submitted by Kayla Mobley, Interim Finance Director)
6. [\\$664,200.00 Gray and Osborne Inc. 343 Reservoir Design Professional Service Agreement Amendment No.2](#)
(Submitted by Justin Monsrud, Project Manager)

7. [Accept the Donation of Property Identification Number 089936-000 Clark County Records and Authorize the Mayor to Sign All Closing Documents](#)
(Submitted by James Carothers, Engineering Manager)
8. [\\$140,376.10, Blackline Inc, Slurry Seal, Bid Award with up to 10% change order authorization](#)
(Submitted by Will Noonan, Operations Manager)
9. [Purchased Services Agreement with AquaTechnex for Lake Treatment](#)
(Submitted by Brian Monnin, Engineering Project Manager – Stormwater)

MAYOR

10. Mayor Announcements
11. [Parks and Recreation Month Proclamation](#)

MEETING ITEMS

12. [Resolution No. 26-010 Establishing a Loading Zone on NE Dallas Street](#)
Presenter: James Carothers, Engineering Manager
[Time Estimate: 5 minutes](#)
13. [Public Hearing and Ordinance 26-004 E-Bikes in Parks](#)
Presenter: Chris Witkowski, Parks & Recreation Director
[Time Estimate: 15 minutes](#)

PUBLIC COMMENTS

NON-AGENDA ITEMS

14. Staff
15. Council

CLOSE OF MEETING



City Council Workshop Minutes - Draft
Monday, June 15, 2026, 4:30 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

ROLL CALL

Present: Council Members Marilyn Boerke, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Members Martin Elzingre, Mahsa Eshghi and Tim Hein (4:33 p.m.)

Staff: Sydney Baker, James Carothers, Scott Collins, Jennifer Gorsuch, Cathy Huber Nickerson, Tina Jones, Kayla Mobley, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Connie Urquhart and Chris Witkowski

Press: There was no one from the press present.

PUBLIC COMMENTS

No one from the public wished to speak.

WORKSHOP TOPICS

1. Professional Services Agreement Amendment #2 343 Reservoir Design
 Presenter: Justin Monsrud, Project Manager

This item was placed on the July 6, 2026 City Council Regular Meeting Consent Agenda for Council's consideration.

2. Professional Services Agreement Contract Amendment #2 Lake Road Booster Station
 Presenter: Scott Collins, Public Works Director

This item was placed on the July 6, 2026 City Council Regular Meeting Consent Agenda for Council's consideration.

3. NE Dallas Street Loading Zone Space Request
 Presenter: James Carothers, Engineering Manager

This item will be placed on the July 6, 2026 City Council Regular Meeting Agenda for Council's consideration.

4. E-Bikes in Parks
Presenter: Chris Witkowski, Parks & Recreation Director

A public hearing for his item will be on the July 6, 2026 City Council Regular Meeting Agenda.

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

Collins provided updates on the Slough Bridge and Lacamas Lake treatment.

Collins commented about a grant opportunity through the Southwest Washington Regional Transportation Council (RTC), a parking Resolution and a property donation.

Huber Nickerson commented about her retirement.

Free provided an update on Station 41.

PUBLIC COMMENTS

No one from the public wished to speak.

COUNCIL COMMENTS AND REPORTS

Hein provided a Clark County Public Transit Benefit Area Authority (CTRAN) update. Hein thanked staff for their work.

Eshghi provided an update from RTC and the Port of Camas-Washougal. Eshghi commented about the CamTown Arts & Music festival and the World Cup.

Svilarich commented about the Interstate Bridge Replacement (IBR).

Boerke commented about the Firefighters Memorial At the Library, the new Fire Station 41 ground breaking, the Downtown Camas Association (DCA) and Odyssey Middle School.

Senescu commented about Sergeant Handley's promotion, the Farmer's Market and the new Fire Station 41 ground breaking.

Nohr commented about the Farmer's Market and the CamTown Arts & Music Festival.

CLOSE OF MEETING

The meeting closed at 5:52 p.m.



City Council Regular Meeting Minutes - Draft
Monday, June 15, 2026, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

Mayor Hogan called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Marilyn Boerke, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Members Martin Elzingre, Mahsa Eshghi and Tim Hein

Staff: Sydney Baker, James Carothers, Scott Collins, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Tina Jones, Shawn MacPherson, Kayla Mobley, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Connie Urquhart and Chris Witkowski

Press: No one from the press was present.

PUBLIC COMMENTS

Greg Anderson, Camas, commented about the June 1, 2026 meeting minutes.

Dan Durringer, Camas, commented about the Form of Government.

Darcy Smith, Camas, commented about the Form of Government.

Brad Richardson, Camas, provided an update from the Port of Camas-Washougal.

Tyler Sanders, Camas, commented about the Parker Village project.

CONSENT AGENDA

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

1. June 1, 2026 Camas City Council Regular and Workshop Meeting Minutes
2. \$2,956,282.45 Automated Clearing House 703736-703807 and Claim Checks 163297-163447 Approved by Finance Committee

Council Member Boerke asked that item number one (1) June 1, 2026 Camas City Council Regular and Workshop Meeting Minutes, be removed from the Consent Agenda for further discussion.

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

MAYOR

3. Mayor Announcements

Mayor Hogan commented about Cathy Huber Nickerson's retirement.

4. Alzheimer's and Brain Awareness Month Proclamation

Mayor Hogan proclaimed June 2026 as Alzheimer's and Brain Awareness Month in the City of Camas.

5. Juneteenth Day Proclamation

Mayor Hogan proclaimed June 19, 2026 as Juneteenth Day in the City of Camas.

MEETING ITEMS

6. Resolution No. 26-008 Revising and Extending the Six Year Transportation Improvement Program

Presenter: James Carothers, Engineering Manager

It was moved by Svilarich, and seconded, to approve Resolution No. 26-008. The motion passed unanimously.

7. Resolution No. 26-009 RCO Grant Application Authorization

Presenter: Chris Witkowski, Parks & Recreation Director

It was moved by Svilarich, and seconded, to approve Resolution No. 26-009. The motion passed unanimously.

ITEMS REMOVED FROM CONSENT AGENDA

1. June 1, 2026 Camas City Council Regular and Workshop Meeting Minutes

It was moved by Svilarich, and seconded, to amend the minutes from the June 1, 2026 Camas City Council Workshop Meeting to include the wording from the materials for the Form of Government item and remove the words 'clear' and 'robust'. The motion passed unanimously.

PUBLIC COMMENTS

Darcy Smith, Camas, commented about Crown Park.

NON-AGENDA ITEMS

8. Staff

There were no additional updates.

9. Council

Nohr thanked staff for work on code compliance and the 250th birthday of the United States.

Senescu

Svilarich commented about Crown Park.

Boerke thanked staff for their work.

Hein commented about Crown Park.

Elzingre commented about Sergeant Handley's promotion, congratulated Cathy on her retirement and commented about the Farmer's Market.

Eshghi thanked Cathy for her service.

CLOSE OF MEETING

The meeting closed at 7:49 p.m.



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
CONTRACT No.240115
Amendment No. 2

616 NE 4th Avenue
Camas, WA 98607

Project No. WTR24006

Angelo Booster Station Design Phase I and II

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of _____ by and between the City of Camas, a municipal corporation, hereinafter referred to as "the City", and MacKay Sposito, LLC, doing business as MacKay Sposito, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated November 19, 2024, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on Exhibit "A" (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not to exceed \$174,957.75.

a. [] Unchanged from Original/Previous Contract

2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:

a. [] Extended to _____, 20__

b. [X] Unchanged from Original/Previous Contract date of December 31, 2027.

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.

3. Payment. Based on the Scope of Services and assumptions noted in Exhibit "A", Consultant proposes to be compensated on a time and material basis per Exhibit "B" (Amended Costs for Scope of Services) with a total estimated not to exceed fee of:

a. Previous not to exceed fee: \$1,949,576.50

b. Amendment No.2: \$174,957.75

c. Total: \$2,124,534.25

d. Consultant billing rates:

[X] Modification to Consultant Billing Rates per Exhibit "C" attached herein

[] Unchanged from Original/Previous Contract

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

DATED this _____

CITY OF CAMAS:

MacKay Sposito LLC
DBA MacKay Sposito:
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

EXHIBIT "A"
AMENDED SCOPE OF SERVICES

Item 3.



Vancouver Office

18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683

May 19, 2026
Revised June 08, 2026
Revised June 10, 2026

Rob Charles
City of Camas
616 NE 4th Avenue
Camas, WA 98607


Re: Lake Road Booster Station - Contract Amendment 2

Dear Rob,

Enclosed you will find our proposed Scope and Fee for Amendment 2. This Amendment covers work needed to cover additional professional services related to the Conditional Use Permit, CARA Permit, underground utility location verification, and pavement overlay design work.

Please contact me with any questions.

Sincerely,



Chad McMurry, PE
Utilities Manager
MacKay
(360) 713-6251
cmcmurry@gomackay.com

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INTRODUCTION

Thank you for selecting the MacKay team to partner with the City of Camas on the Lake Road Booster Station improvements. Following the selection of the preferred alternative and subsequent discussion, additional tasks were identified that were not anticipated in the original scoping discussions. The following amendment outlines those additional services.

GENERAL PROJECT DESCRIPTION/BACKGROUND

The Angelo Booster Pump Station (BPS) currently moves water from the City's 343 Pressure Zone to the 544 Zone. Its capacity is not sufficient to meet increasing demand, so the City and the MacKay team are working together to design a new booster station and transmission mains to provide the additional capacity needed.

The existing scope includes land surveying, land use planning, design, public communication, archaeological, and geotechnical services in support of the project. Recent discussions with the City and changes in Clark County's schedule for revisions to their Comprehensive Plan result in the following revisions to the project:

- **Addition of a Conditional Use Permit for placing the proposed use in a residential zone.** As part of the original project discussions, the property on which the new station will be constructed was to be rezoned to allow the use without a Conditional Use Permit. Clark County's process has been delayed and won't be completed in time to allow this project to proceed. As a result, a Conditional Use Permit will need to be prepared and submitted with the other Land Use applications.
- **Addition of a Critical Aquifer Recharge Area (CARA) Permit to the project scope.** At the pre-application conference, we were informed that a CARA Permit will be required to ensure that the project protects drinking water aquifers below the project.
- **Addition of a Pavement Overlay project to the project scope.** The Lake Road BPS project team met with other City project managers regarding the timing of proposed improvements along NW Lake Road through the project site. One of the outcomes of this and subsequent discussions is the addition of a pavement overlay design project to the scope of the water main project. This project will cover pavement repair and overlay to improve the structural condition and driveability of NW Lake Road from the NW Lake Road/Everett Street roundabout to the limits of the proposed NW Lake Road/Sierra Street Roundabout project, totaling approximately 1.2 miles of roadway.
- **Addition of utility potholing services to the project scope.** As the design effort has moved from the 30% to the 60% effort, several areas have been identified where conflicts with other buried utilities are driving decisions regarding the vertical alignment of the pipe. To address these locations, we recommend excavating to those utilities with hydro-excavation techniques to confirm their elevations, limiting potential construction conflicts.

The additional out-of-scope work included in this amendment also includes additional project management, subconsultant coordination, and schedule management due to the increased project scope.

General Assumptions

1. See tasks for specific task-related assumptions and exclusions.
2. Testing to proceed as soon as practicable following approval of this Amendment.
3. All funding will be local, with no federal, WSDOH, or WSDOT funding
4. City of Camas design requirements and standards apply.
5. All submittals will be made electronically with no paper copies.

Exclusions

1. Bidding and construction phase services
2. Pre and post-construction record of survey

SCOPE OF WORK

**(Exhibit "A")
City of Camas
Engineering Design and Pavement Evaluation, Lake Road Booster Station**

1.0 PROJECT MANAGEMENT

1.1 PROJECT ADMINISTRATION

- Extend review of subconsultant invoices and incorporate progress on these tasks into monthly progress reports
- Subconsultant coordination

1.2 PROJECT SCHEDULING

- Provide up to (1) additional update to the schedule to reflect project milestones and timeline changes.

1.4 SUBCONSULTANT COORDINATION

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

DELIVERABLES

- *Monthly Invoices and Progress Reports*
- *Project Schedule Updates*
- *Meeting Agendas and Minutes*

ASSUMPTIONS

- Project duration remains unchanged by this Amendment.

4.0 LAND USE PLANNING AND PERMITTING

The previously contracted scope of work included the preparation and submittal of a Site Plan Application, a Shorelines Conditional Use Permit, Major Design Review, Archaeological Review, and Critical Area Reviews for Shorelines and Wetlands. In addition to those, a Conditional Use Permit has been added in order to ensure that project timelines can be met.

4.5 CONDITIONAL USE PERMIT APPLICATION (MACKAY)

- Design Review / Site Design Coordination
 - Prepare design review exhibits illustrating site layout, circulation, fencing, screening, and site features in support of compliance with Camas development and 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.
 - Attend and present at the Camas Design Review Committee meeting, as required.
- Land Use Applications
 - Conditional Use Permit: Develop and submit a Type III Conditional Use Permit application pursuant to CMC 18.43, including a detailed narrative responding to each approval criterion in CMC 18.43.050 (A–F). The narrative will include compatibility analysis, surrounding development pattern analysis, adjacent property photo documentation, and comprehensive plan consistency findings. Guide the application through the public hearing process before the Hearings Examiner.
 - Shoreline Conditional Use Permit: Coordinate preparation and submittal of a Shoreline Conditional Use Permit application demonstrating compliance with the Camas Shoreline Master Program.
 - 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.
 - Lot Consolidation: Coordinate preparation and submittal of a lot consolidation application to unify the project parcels, if pursued.
 - Critical Area Review Applications: Assemble and submit required Critical Area Review applications for CARA, Fish and Wildlife Habitat Conservation Areas, Shorelines, and Wetlands, incorporating technical reports prepared by the MSI environmental team.
- Land Use Planning
- Prepare consolidated findings of fact narrative demonstrating compliance with Conditional Use Permit criteria, zoning standards, and design requirements.
- Coordinate with Environmental planners to incorporate SEPA, Shoreline, and Critical Areas materials into the land use application package.
- Coordinate with the City of Camas Planning Department to confirm required submittal items, public notice requirements, mailing labels, and on-site notice signage obligations.

- Prepare and coordinate public notice materials, including property owner mailing labels and required sign copy information.
- Procure and install public notice signage (through subcontractor to-be selected)
- Conduct internal QA/QC review of all application materials and ensure consistency between exhibits, forms, and narratives.
- Assemble and submit a complete consolidated Type III land use application package.
- Coordinate consolidated processing of Conditional Use Permit, Shoreline CUP, Design Review, and Critical Area Review applications.
- Monitor the City's completeness and technical review processes and respond to requests for additional information.
- Review the City's draft Staff Report and proposed Conditions of Approval and debrief with client.
- Provide support for presentation of the project to the Hearings Examiner.
- Review and debrief the Hearings Examiner's final decision and advise client regarding conditions of approval.
- Participate in up to four (4) virtual project meetings, including coordination sessions with City staff and the project team.

DELIVERABLES

- *Conditional Use Permit application package*

4.6 CRITICAL AQUIFER RECHARGE AREA PERMIT APPLICATION

Section 16.55 of the Camas Municipal Code requires that any permitted activity complete a Critical Area Report. For the proposed use, a Level One Hydrogeologic Assessment is required. The following tasks are required for the assessment report:

- Review available GIS records within 1300' of pipeline and booster site
 - Clark County GIS
 - Springs
 - Wells
 - Washington Dept. of Ecology
 - Wells
- Discuss potential impacts to critical areas identified in the Critical Areas Report
- Research geologic conditions
 - Review the Washington State Department of Natural Resources' Clark County Geology Map
 - Discuss w/project Geotechnical Engineer
- Review available water quality data for Lacamas Lake/Fallen Leaf Lake/Round Lake, Lacamas Creek, Columbia River
- Review the list of Best Management Practices to be implemented to protect water quality
- Prepare report and package for submittal to the City of Camas

DELIVERABLES

- *Level One Hydrogeologic Assessment Report*

ASSUMPTIONS

- Spring and well information reviewed will be limited to that provided on Clark County GIS and the Washington State Department of Ecology's site
- Geologic conditions discussions will be based on publicly available studies of Clark County prepared by the Department of Natural Resources
- Water Quality Data will be taken from the Department of Ecology's *Freshwater Information Network* application and the City of Camas/Clark County Lake Management Plan for Lacamas, Round, and Fallen Leaf Lakes

4.7 SIGNAGE INSTALLATION

MacKay to procure and install public notice signage (through subcontractor (Sub-13) to-be selected). Costs are estimated in Appendix A.

12.0 NW LAKE ROAD PAVEMENT RESTORATION/OVERLAY

NW Lake Road is in need of surface improvements prior to the safety projects planned in the summer of 2027. In order to accomplish this, the City determined that the most effective path forward is to add testing and design services into this contract. In general, the following tasks are anticipated:

- Project management & subconsultant management & coordination
- Evaluation of the existing pavement structure and identification of recommended restoration approaches and pavement sections
- Determination of the NW Lake Road centerline and right-of-way
- Design of the pavement restoration project, including plans, specifications, estimates, and quantities for bid purposes

More specifically, the additional tasks identified for this portion of the project are described as follows:

12.1 GEOTECHNICAL INVESTIGATION & REHABILITATION RECOMMENDATIONS

See attached proposal from sub-consultant Columbia West Engineering (CWE).

12.2 CIVIL DESIGN AND CONSTRUCTION DOCUMENT PREPARATION

- 90% CIVIL DESIGN
 - Prepare for and attend early design development meetings with the project team.
 - Respond to inquiries and needs identified by the City and/or Project Stakeholders.
 - Evaluation of existing guardrail based on WSDOT's Field Guide for Guardrail Condition Assessment
 - Coordination with utility purveyors
 - 90% roadway/pavement restoration design including roadway channelization and pavement markings.
 - Erosion and sediment control design.

- Prepare 90% design plans, see sheet list Table 1 for anticipated plan sheets.
- 90% estimate of probable construction cost
- 90% specifications
- Transmit 90% design plans, Engineer's opinion of construction cost, and specifications to the City for review and approval.
- Attend one (1) virtual meeting with the City to review the 90% transmittal package.
- 100% CIVIL DESIGN
 - Incorporate comments from 90% of the design
 - Progress to Final plans, specifications, and estimate.
- QA/QC
 - Perform quality assurance/quality control reviews at each of the design submittals (assumed at 90% and Final submittals). Hours/fees included under the pertinent design tasks above.

DELIVERABLES

- 90% plan set in PDF format as listed in Table 1
- 90% estimate of probable construction cost in Microsoft Excel format
- 90% specifications in Microsoft Word format
- 100% plan set in PDF format as listed in Table 1
- 100% specifications in Microsoft Word format
- 100% estimate of probable construction cost in Microsoft Excel format

Table 1 - List of Plan Sheets Deliverables at each Design Stage				
Plan Sheet Description	Scale	No. of Sheets	90% Plan Sheets	100% Plan Sheets
Cover Sheet with Vicinity Map and Sheet Index	Included under previous amendment			
Legend & General Notes	Included under previous amendment			
Typical Roadway Sections	TBD	2	X	X
Erosion and Sediment Control Plans	20	8	X	X
Paving/Pavement Markings/Guardrail Plans	20	8	X	X
Project Details	TBD	3	X	X
Traffic Control Plan	TBD	2	X	X
Traffic Control Plan Details	TBD	4	X	X
Totals		27	27	27

ASSUMPTIONS

- No roadway profiles are required.
- Area of replaced pavement (to base course or lower) will be below the Redevelopment threshold defined in the Stormwater Management Manual for Western Washington. No stormwater treatment or quantity control design is included.
- The project will disturb less than 1 (one) acre and a Construction Stormwater General Permit (CSWGP) will not be required.
- Proposed improvements will be located within the City of Camas right-of-way.
- Contract documents will be prepared by the City.
- Plan sheets will be set up following City of Camas Standards on full-size 22x34 sheets with scale as shown on Table 1.
- Traffic control plans will include signage and detours for pedestrians, bicycle and vehicular movements during construction.
- Project Special Provisions will be based on the current Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction and City of Camas Amendments to those specifications. The City will be responsible for preparing the Division 1 specifications; MacKay will provide Divisions 2-9 with input from the City of Camas.
- Estimates of probable construction cost will be prepared at the 90% and 100% design stages. The cost analysis will be based on unit prices from recent similar projects.

Exclusions:

- Stormwater design and associated hydraulics and hydrology calculations and reports.
- Curb ramp design
- SWPPP report

14.0 UNDERGROUND UTILITY LOCATION

Riparia Environmental, a subsidiary of MacKay, will utilize hydro-excavation techniques to expose buried utilities (approximately 15 locations are estimated). Hydro-excavation is a safe, non-destructive excavation technique that uses high pressure water and vacuum to excavate the earth around underground utilities, exposing them to the air. There is no risk of utility strikes as with traditional heavy equipment, allowing the utilities to be safely exposed to the air so measurements and depths can be verified prior to larger scale excavation.

If pothole locations are in areas of asphalt or concrete, Riparia will utilize diamond blade core bits to cut a core through the asphalt/concrete, remove the core, and then hydro-excavate the earth to expose utility. Once the utility is exposed, MacKay survey crew will collect horizontal and vertical measurements of the utility.

After data is collected, Riparia crew will backfill the hole according to City or WSDOT standards and restore the surface via approved methods which may include cold patch, HMA, concrete/grout, landscaping restoration, etc. This task includes traffic control services complying with City and WSDOT standards.

14.1 HYDRO-EXCAVATION

- Hydro-excavation on an estimated 15 utility locations

APPENDICES

APPENDIX A: MACKAY FEE SHEET

APPENDIX B: MACKAY RATE TABLE

APPENDIX C: GEOTECHNICAL - (COLUMBIA WEST ENGINEERING - CWE)

**EXHIBIT “B”(Appendix A: Mackay Fee Sheet)
AMENDED COSTS FOR SCOPE OF SERVICES**

Item 3.



Project Name: LAKE ROAD BOOSTER STATION - AMENDMENT II Project Manager: Chad McMurry MSI Job No.: 8887 Date: June 10, 2026 REV-2													Total Budget Amount
		Project Manager - Civil	Project Engineer	Engineer II	Design Technician III	Project Coordinator I	Senior Planner	Planner III	Riparia Environmental NTE	Total	Columbia West Engineers SUB-9	General Signage Installation SUB-13	
1.0 - Project Management	1.1 Project Administration	11	4			1				\$3,634			\$3,634
	1.2 Project Scheduling	7								\$1,666			\$1,666
	1.4 Subconsultant Coordination	6	2			2				\$2,152			\$2,152
	Project Management Subtotal	24	6	0	0	3	0	0	0	\$7,452			\$7,452
4.0 - Land Use Planning & Permitting	4.5 Continual Use Permit Application (Mackay)							6	2	\$1,552			\$1,552
	4.6 Critical Aquifer Recharge Area Permit Application							6	2	\$1,552			\$1,552
	4.7 Signage Installation - GENERAL (SUB 13) (includes 5% markup)										\$1,680.00	\$1,680.00	\$1,680
	Land Use Planning & Permitting Subtotal	0	0	0	0	0	12	4	\$3,104				\$4,784
12.0 - NW Lake Road Pavement Restoration/Overlay	12.1 Geotechnical Investigation & Rehabilitation Recommendation - COLUMBIA WEST ENGINEERS (SUB 9) (includes 5% markup)										\$34,749.75	\$34,749.75	\$34,749.75
	12.2 Civil Design & Construction Document Preparation	46	77	117	122	9				\$67,972			\$67,972
	NW Lake Road Pavement Restoration/Overlay Subtotal	46	77	117	122	9	0	0	\$67,972				\$102,722
14.0 - Underground Utility Location	14.1 Hydro-Excavation								1	\$60,000			\$60,000
	Project Management Subtotal	0	0	0	0	0	0	0	0	\$60,000			\$60,000
		Hours	70	83	117	122	12	12	4	1			
		Rate	238.00	218.00	166.00	160.00	144.00	200.00	176.00	60,000.00			
		TOTAL	\$16,660.00	\$18,094.00	\$19,422.00	\$19,520.00	\$1,728.00	\$2,400.00	\$704.00	\$60,000.00	\$138,528.00	\$36,429.75	\$174,957.75

Current Rates = 2026 SW Washington

2026 HOURLY RATE SCHEDULE

Southern Washington

Title	Regular	Title	Regular
Senior Principal	\$374	Natural Resource Specialist III	\$156
Principal	\$306	Natural Resource Specialist II	\$140
Engineering Manager	\$268	Natural Resource Specialist I	\$126
Project Manager II - Civil	\$252	Survey Manager	\$238
Project Manager I - Civil	\$238	Project Manager II - Survey	\$228
Project Engineer II	\$226	Project Manager I - Survey	\$220
Project Engineer I	\$218	Land Surveyor IV	\$202
Engineer IV	\$200	Land Surveyor III	\$188
Engineer III	\$182	Land Surveyor II	\$174
Engineer II	\$166	Land Surveyor I	\$160
Engineer I	\$148	Survey Technician IV	\$158
Design Technician IV	\$174	Survey Technician III	\$142
Design Technician III	\$160	Survey Technician II	\$128
Design Technician II	\$144	Survey Technician I	\$114
Design Technician I	\$128	Survey Aid	\$100
Landscape Manager	\$228	Chief of Parties	\$188
Project Manager II - Landscape	\$210	Senior Party Chief	\$178
Project Manager I - Landscape	\$194	Senior Party Chief - Out of Town	\$184
Landscape Architect II	\$174	Survey Party Chief	\$170
Landscape Architect I	\$154	Survey Party Chief - Out of Town	\$176
Landscape Designer IV	\$158	Senior Instrument Person	\$130
Landscape Designer III	\$144	Senior Instrument Person - Out of Town	\$136
Landscape Designer II	\$132	Survey Instrument Person	\$120
Landscape Designer I	\$120	Survey Instrument Person - Out of Town	\$126
Land Development Manager	\$272	UAV Pilot	\$174
Planning Manager	\$248	GIS Mapping Specialist II	\$178
Project Manager II - Planning	\$236	GIS Mapping Specialist I	\$170
Project Manager I - Planning	\$224	Stormwater Analyst	\$158
Senior Planner	\$200	Project Controls Manager	\$264
Planner IV	\$188	Contract Administrator	\$198
Planner III	\$176	Project Coordinator II	\$158
Planner II	\$162	Project Coordinator I	\$144
Planner I	\$148	Accounting Manager	\$234
Planning Technician	\$136	Project Accountant	\$162
Land Development Assistant	\$124	Administrative Manager	\$162
Environmental Manager II	\$214	Administrative Assistant	\$124
Environmental Manager I	\$188	Clerical	\$104
Natural Resource Specialist IV	\$170		

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.

**[APPENDIX C: GEOTECHNICAL - (COLUMBIA WEST
ENGINEERING - CWE)]****Lake Road Pavement Overlay/Rehabilitation (Geotechnical)****Understanding**

The project consists of approximately 7,000 linear feet of roadway asphalt concrete overlay/surface improvements between the intersections of NW Lake Road/SW Sierra Street and NW Lake Road/NE Everett Street.

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 are primarily mapped as a combination of conglomerate (QTc), the hyaloclastic sandstone member of the Pliocene and Miocene-aged Troutdale Formation (Qtfh), recent alluvium (Qa), and landslide deposits (Qls).

Based on experience in the area, shallow subsurface conditions along the roadway alignment will be variable and could consist of silt, sand, clay, and gravel. Static groundwater along the alignment will likely vary but be less than 15 feet below ground surface (BGS) with perched groundwater potentially above static groundwater.

Approach

In order to evaluate existing pavement and subgrade conditions and provide recommendations for overlays/surface improvements, a geotechnical investigation will be conducted.

Field investigation will include subsurface exploration using soil borings that extend 5 and 10 feet below ground surface (BGS). Based on correspondence with the City of Camas, explorations at 1,000 foot spacings are sufficient for the project.

Pavement cores and 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 - trailer mounted, solid or hollow-stem auger drill rig. Explorations will be backfilled with bentonite and patched with asphalt concrete upon completion.

Findings will be summarized and overlay/rehabilitation recommendations will be presented in a geotechnical report. Asphalt concrete pavement design recommendations, will be prepared in general accordance with Clark County guidelines, the *1993 AASHTO Flexible Pavement Design Manual*, the *WSDOT Pavement Design Guide*, and the *WSDOT Geotechnical Design Manual*.

Scope

- Review information available in Columbia West's files from previous geological and geotechnical studies conducted at and in the vicinity of the site.
- Coordinate and manage the field exploration, including public and private utility locates, and scheduling our subcontractors and staff.
- Acquire right-of-way and traffic control permits from the City of Camas to facilitate subsurface exploration within the Blair Road right-of-way. We have assumed that right-of-way permit fees will be waived by the City of Camas.

- Provide traffic control services which will include submission of an approved traffic control plan for permitting purposes and providing traffic control personnel onsite during subsurface exploration activity.
- Drill eight (8) borings to depths between 5 of 10 feet BGS, or refusal if encountered earlier. We have assumed that the borings can be completed in approximately 1.5 to 2 days of drilling. We will maintain continuous logs of the borings and collect soil samples at representative intervals. Soil cuttings and drilling byproducts will be drummed and hauled offsite.
- Complete DCPT testing in select borings to determine existing resilient moduli of the existing aggregate base and subgrade.
- Perform laboratory tests on select samples collected from the borings. The specific tests will be selected based on the geologic material encountered and may consist of natural moisture content, particle-size analysis, AASHTO/USCS soil classification, and Atterberg limits.
- Prepare a draft geotechnical report for the project that includes the following:
 - Summary of pavement, soil, and groundwater conditions along the alignment
 - Recommendations for pavement overlay/rehabilitation
 - Recommendations for site preparation, 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 identified groundwater conditions that may affect the performance of structures and roadway improvements
 - Recommendations for general pavement construction
- Prepare a final geotechnical report for the project based on comments from the City and design team.

Schedule

Columbia West will schedule contractors upon notice to proceed. The boring will require up to 3 days to complete. We will complete and submit a draft report within four weeks of completing the fieldwork. The final report will be provided within 2 weeks of all review comments. 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										Total Budget Amount
		ESTIMATED HOURS AND EXPENSES										
		Principal Engineer	Associate Engineer	Senior Project Engineer	Project Engineer	Senior Staff Engineer	Staff Engineer	Laboratory Manager	Senior Technical Editor	Expenses (See expense tab)	Total	
Geotechnical	Field Investigation					16				\$21,300.00	\$23,524.00	\$23,524.00
	Laboratory Testing									\$1,650.00	\$1,650.00	\$1,650.00
	Analysis and Report	3		14		5		10		\$0.00	\$5,477.00	\$5,477.00
	PM and support	2		3		8				\$150.00	\$2,444.00	\$2,444.00
	Subtotal									\$0.00	\$0.00	\$0.00
											\$0.00	\$0.00
											\$0.00	\$0.00
											\$0.00	\$0.00
											\$0.00	\$0.00
	Subtotal										\$0.00	\$0.00
TOTAL HOURS		5	0	17	0	0	29	0	10	22,950.00		
RATE		\$ 258.00		\$ 222.00			\$ 139.00	\$ -	\$ 90.00			
TOTAL DOLLARS		\$1,290.00	\$0.00	\$3,774.00	\$0.00	\$0.00	\$4,031.00	\$0.00	\$900.00	\$23,100.00	\$33,095.00	\$33,095.00

revised_CWE_06/01/25

Base Scope - Expenses

Project Name: Project Manager: NNP CWE Job No.: Client Job No.:		Columbia West Engineering					
		ESTIMATED HOURS AND EXPENSES					
		Vehicle Fee	DCPT	Lab			Expenses
Geotechnical	Field Investigation	2	2				\$400.00
	Laboratory Testing			1			\$1,650.00
	Analysis and Report						\$0.00
	PM and support	2					\$150.00
							\$0.00
	Subtotal						\$2,200.00
Environmental							\$0.00
							\$0.00
	Subtotal						\$0.00

	Number of Units	4	2	1	0	0	0	
	RATE	\$ 75.00	\$ 125	1,650.00				
	TOTAL DOLLARS	\$300.00	\$250.00	\$1,650.00	\$0.00	\$0.00	\$0.00	\$2,200.00

Contingency Scope - Expenses

Project Name: Project Manager: NNP CWE Job No.: Client Job No.: Date:		Columbia West					
		Expenses					Total Budget Amount
		Private Locate	Driller	Flaggers	Traffic Control Plans	Total	
Geo Subs	Field Investigation	1.00	1.00	1.00	\$1.00	\$20,900.00	\$20,900.00
	Laboratory Testing					\$0.00	\$0.00
	Analysis and Report					\$0.00	\$0.00
	PM and support					\$0.00	\$0.00
						\$0.00	\$0.00
	Subtotal					\$20,900.00	\$20,900.00

	Number of Units	1	1	1	1		
	RATE	\$ 1,000.00	\$ 14,000.00	5,000.00	900.00		
	TOTAL DOLLARS	\$1,000.00	\$14,000.00	\$5,000.00		\$20,900.00	\$20,900.00



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 2**

616 NE 4th Avenue
Camas, WA 98607

Project No. WTR23002

343 ZONE (BUTLER REPLACEMENT) RESERVOIR DESIGN

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the _____ day of _____, 202____, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Gray and Osborne Inc.** hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the “Parties.”

The Parties entered into an Original Agreement dated October 25, 2024 by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on **Exhibit “A”** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed **\$664,200**.
 - a. Unchanged from Original/Previous Contract
2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. Extended to **December 31, 2027**.
 - b. Unchanged from Original/Previous Contract date of _____, 20____
Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.
3. Payment. Based on the Scope of Services and assumptions noted in **Exhibit “A”**, Consultant proposes to be compensated on a time and material basis per **Exhibit “B”** (Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee: \$157,097.00
 - b. Amendment No. 2 \$664,200
 - c. **Total: \$821,297**
 - d. Consultant billing rates:
 - Modification to Consultant Billing Rates per **Exhibit “C”** attached herein
 - Unchanged from Original/Previous Contract

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

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

CONSULTANT:

Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

EXHIBIT "A"
AMENDED SCOPE OF SERVICES

EXHIBIT A
SCOPE OF WORK
CITY OF CAMAS
343 ZONE RESERVOIR DESIGN

PROJECT UNDERSTANDING

The City of Camas (City) desires to construct a new reservoir near the cemetery to serve the 343 Zone. This tank is intended to eventually replace the Butler Reservoir. Gray & Osborne was previously contracted to provide an alternatives analysis and project report for selecting the site and the size of the reservoir. The final project report is expected to be completed in early summer 2026.

Based on the findings of the alternatives analysis, the City has chosen to install a welded steel standpipe at the site north of the cemetery. The minimum effective storage required for the reservoir is 1.3 million gallons (MG), but the City has indicated they would like to include storage to meet the expected growth beyond the 20-year planning period, so a reservoir with 1.9 MG of effective storage is proposed. The proposed reservoir will be approximately 150 feet tall with a diameter of 86 feet, with a total volume of 6.4 MG. The reservoir is anticipated to be an anchored reservoir with a dome roof and with seal welding on all interior surfaces. The reservoir design will conform to American Water Works Association (AWWA) and City standards and the International Building Code (IBC). The reservoir will have accessories such as a spiral staircase, interior platform, handrails, roof vent, and sample taps. The inlet and outlet will be located at separate locations to facilitate mixing and a passive mixing system, such as a Tideflex Technologies system, will be considered to maintain water quality in the tank. The inlet and outlet plumbing will be designed with flexible fittings to accommodate seismic movement.

The reservoir will be connected to the 343 Zone piping with a transmission main to the existing 18-inch main that is aligned up the cemetery drive and to the west to 22nd Avenue. The transmission main and connection are included in this design Scope of Work.

In addition to the reservoir, the City has indicated that a mower wash facility will be included at the site as part of the project.

The Contract Documents for the new 6.4 MG 343 Zone Reservoir Design Project will include Plans, CSI format Specifications, and a Cost Estimate. The Contract Documents will be prepared to include comments from the City and the Washington State Department of Health (DOH) reviews for bidding and constructing the project. Assistance will be provided during the bidding and awarding of the project.

Some of the preliminary engineering and site items were either completed or partially completed during the Project Report Scope of Work. A summary of these items follows.

Site Survey

A site survey of the parcel to the north of the cemetery was conducted including the location of the 18-inch transmission main. No further survey is expected unless the City decides to connect the reservoir to a different location in the distribution system, in which case, additional survey can be provided under a separate Scope of Work.

Cultural Resource Assessment

An initial Cultural Resource Assessment of the reservoir site was conducted, and a small artifact was discovered, which necessitated more fieldwork. The additional fieldwork was conducted under the initial budget and revealed no further artifacts. The Archaeologist is still required to provide a report. The effort to provide the report is included in this Scope of Work since it was outside the original Scope of Services from the Project Report.

There may be a need for some additional Cultural Assessment and Monitoring Tasks during construction. These have not been included in this Scope of Work and will be determined prior to construction under a separate Contract.

Geotechnical Report

A draft geotechnical report was prepared for the site including boreholes and pits. This Scope of Work includes some additional geotechnical work related to the specific design of the foundation. A final geotechnical report will be issued after the reservoir foundation design has been reviewed by the Geotechnical Engineer.

Environmental Review

A Phase 1 Environmental Assessment was conducted in March 2026 and indicated no apparent environmental issues with the proposed reservoir site.

Predesign Report

A project report fulfilling the requirements of Washington Administrative Code (WAC) 246-290-110 outlining the design parameters is being prepared under a previous Contract so no further project report tasks are included in this Scope of Work.

SCOPE OF WORK

Task 1 – Project Management

Provide overall project management and oversight of resources and deliverables to ensure timely delivery and coordination of project elements. Work includes procuring and maintaining sufficient resources, overseeing budget and schedule, and assisting in the timely delivery of engineering products per the Contract.

Task 2 – Additional Cultural Resource Work

Perform additional archaeological work to address the discovery of a pre-contact artifact found in the previous work. This work will include the boundary delineation of the archaeological discovery and the required reporting to the Washington State Department of Archaeology and Historic Preservation (DAHP). This work will be performed by Archaeological Investigations Northwest, Inc. as a subconsultant to Gray & Osborne.

Task 3 – Finalize Geotechnical Report

Review the final foundation design and provide a final geotechnical report for the project based on the geotechnical field work and draft report provided under the previous Contract. The geotechnical work will be completed by PanGEO, Inc. as a Subconsultant to Gray & Osborne.

Task 4 – Design Engineering Services

Complete civil, electrical, and structural engineering design of the 343 Cemetery Reservoir. This task includes completing the engineering analysis and calculations necessary to complete the design. This task also includes the preparation of detailed Plans, Specifications, and Cost Estimates to adequately describe the work for a public works contractor under a competitive bid. Gray & Osborne will provide the following services to complete this Task.

- A. Prepare 50 Percent Plans and Cost Estimate – Prepare 50 Percent Plans and Construction Cost Estimates for the project. Plans will include Preliminary Civil, Mechanical, and Structural Sheets, including Building Civil, Mechanical, and Structural Plans and Preliminary Details. A Specification outline will be submitted. 50 Percent Plans and Cost Estimates will be submitted to the City for review and comment. Gray & Osborne will meet with City staff to complete a facilitated review of the Plans.

- B. Prepare 90 Percent Plans and Cost Estimate – Prepare 90 Percent Plans, Specifications, and Construction Cost Estimates for the project. City comments from the 50 Percent Submittal will be addressed. Plans and Specifications, including electrical, will be near completion. Specifications will be prepared in CSI format with applicable City Contract forms. 90 Percent Plans, Specifications, and Cost Estimates will be submitted to the City for review and comment. Gray & Osborne will meet with City staff to review any comments.
- C. Prepare Final Plans, Specifications, and Cost Estimate – Prepare Final Plans, Specifications, and Construction Cost Estimates for the project. City comments from the 90 Percent Submittal will be addressed. Plans and Specifications will be suitable for Public Works bid. Specifications will be prepared in CSI format with applicable City General Conditions and Contract forms. Final Plans, Specifications, and Cost Estimates will be submitted to the City for regulatory approval and distribution to Contractors.

Task 5 – Complete Quality Assurance/Quality Control Review

Conduct quality assurance/quality control reviews (50 percent and 90 percent completion levels) of the Design Documents to review critical project milestones, constructability, deliverables, permitting issues, regulatory approvals, cost, methods, and materials to be employed during construction and environmental concerns. Provide this review by both project and non-project engineers, experienced in the design of similar project facilities. Document the review comments and revise the Design Documents to incorporate these comments.

Task 6 – Prepare Permit Applications

Gray & Osborne will assist the City in the preparation of permit applications for the project including the following items.

- A. Washington State Department of Health Construction Document review and approval.
- B. City of Camas Clearing, Grading, and Building Permit.
- C. City of Camas Conditional Use Permit.
- D. Washington State Department of Ecology Construction Stormwater General Permit.

It is also anticipated that some public outreach may be required. Gray & Osborne will assist in public outreach by preparing three renderings of the finished reservoir to provide a visual representation of three possible paint schemes.

Task 7 – Bid and Award Assistance

Assist the City with the bid and award process for the project. Participate in a pre-bid walkthrough. Respond to bidder inquiries. Prepare addenda as necessary. Review bid results and bidder qualifications. Prepare an Award for Recommendation for the City.

Task 8 – Meetings and Site Visits

Attend onsite meetings with City staff and stakeholders during development of Plans and Specifications to discuss project issues and review draft deliverables. Prepare exhibits for communication with the public and stakeholders.

- A. Project Kickoff Meeting.
- B. 50 Percent Design Review Meeting.
- C. 90 Percent Design Review Meeting.

In addition to the aforementioned design team meetings listed, it is anticipated that the Project Manager and two other engineering staff will participate in twelve 1-hour remote checkin meetings during design, for a total of twelve meetings for three people.

DELIVERABLES

The following deliverables shall be provided to the City for review and approval.

- 1. Plans and Specifications – Five paper copies (half-size Plans) of each submittal as well as electronic files.

ASSUMPTIONS

- 1. No further survey is required.
- 2. No further cultural resource sitework will be required.
- 3. All Permit costs will be borne by the City.
- 4. Construction management services have not been included in this Proposal. An amendment to this agreement for construction management services will be negotiated with the City after design services are

complete, and will be prepared for review and approval, if desired by the City.

BUDGET

The maximum amount payable to the Engineer for completion of all work associated with this Scope of Work, including contingencies, salaries, overhead, direct non-salary costs, and net fee shall be as shown in the attached Exhibit B. This amount shall not be exceeded without prior written authorization of the City.

EXHIBIT "B"
AMENDED COSTS FOR SCOPE OF SERVICES

EXHIBIT B

**ENGINEERING SERVICES
SCOPE AND ESTIMATED COST**

CITY OF CAMAS - 343 ZONE RESERVOIR DESIGN

Tasks	Principal Hours	Project Manager Hours	Project Engineer Hours	Civil Engineer Hours	Structural Engineer Hours	Electrical Engineer Hours	Engineer-In-Training Hours	AutoCAD/ GIS Technician/ Engineer Intern Hours
1 Project Management	8	80						
2 Additional Cultural Resource Work			2	2				
3 Finalize Geotechnical Report		2	2	2	12			
4 Design Engineering Services								
A. Prepare 50 Percent Design Submittal	12	80	200	240	180	60	120	400
B. Prepare 90 Percent Design Submittal	8	60	100	120	120	120	120	400
C. Prepare Final Design Submittal	32	32	44	36	40	22	40	120
5 Complete QA/QC Review	12	12	12	12	12	8		
6 Prepare Permit Applications	12	36	56	84	120		40	24
7 Bid and Award Assistance		12	16	16	8	8		12
8 Meetings and Site Visits		36	24	24	8	4		
Hour Estimate:	84	350	456	536	500	222	320	956
Fully Burdened Billing Rate Range:*	\$170 to \$270	\$170 to \$270	\$150 to \$210	\$140 to \$190	\$120 to \$245	\$120 to \$245	\$110 to \$180	\$70 to \$190
Estimated Fully Burdened Billing Rate:*	\$265	\$260	\$205	\$180	\$225	\$225	\$145	\$145
Fully Burdened Labor Cost:	\$22,260	\$91,000	\$93,480	\$96,480	\$112,500	\$49,950	\$46,400	\$138,620

Total Fully Burdened Labor Cost: \$ 650,690

Direct Non-Salary Cost:

 Mileage & Expenses (Mileage @ current IRS rate) \$ 814

Subconsultant:

 Archaeological Investigations Northwest, Inc. \$ 9,042

 PanGEO, Inc. \$ 2,500

 Subconsultant Overhead (10%) \$ 1,154

TOTAL ESTIMATED COST: \$ 664,200

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

**EXHIBIT “C”
CONSULTANT BILLING RATES**

EXHIBIT "C"

GRAY & OSBORNE, INC.

**PROFESSIONAL ENGINEERING SERVICES CONTRACT
FULLY BURDENED BILLING RATES*
THROUGH JUNE 30, 2027****

<u>Employee Classification</u>	<u>Fully Burdened Billing Rates</u>		
AutoCAD/GIS Technician/Engineering Intern	\$ 75.00	to	\$198.00
Electrical Engineer	\$125.00	to	\$255.00
Structural Engineer	\$125.00	to	\$250.00
Environmental Technician/Specialist	\$105.00	to	\$190.00
Engineer-In-Training	\$115.00	to	\$180.00
Civil Engineer	\$145.00	to	\$195.00
Project Engineer	\$155.00	to	\$220.00
Project Manager	\$165.00	to	\$283.00
Principal-in-Charge	\$180.00	to	\$283.00
Field Inspector	\$125.00	to	\$205.00
Field Survey Member	\$85.00	to	\$160.00
Professional Land Surveyor	\$150.00	to	\$230.00
Secretary/Word Processor***	N/A		

* Fully Burdened Billing Rates include overhead and profit.

** Updated annually, together with the overhead.

All actual out-of-pocket expenses incurred directly on the project are added to the billing. The billing is based on direct out-of-pocket expenses; meals, lodging, laboratory testing and transportation. The transportation rate is \$0.70 per mile or the current maximum IRS rate without receipt IRS Section 162(a).

*** Administration expenses include secretarial and clerical work; GIS, CADD, and computer equipment; owned survey equipment and tools (stakes, hubs, lath, etc. – Note: mileage billed separately at rate noted); miscellaneous administration tasks; facsimiles; telephone; postage; and printing costs, which are less than \$150.



Donation Parcel 089936000

Item 7.



Legend

Taxlots

Notes:

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

PACEL I: LOT(S) 4 OF SHORT PLAT, RECORDED IN BOOK 2, PAGE 553, RECORDS OF CLARK COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, RECORDED MAY 20, 1991, RECORDED UNDER AUDITOR'S FILE NO. 9105200083, RECORDS OF CLARK COUNTY, WASHINGTON. PARCEL II: A PARCEL OF PROPERTY IN THE DAVID C. PARKER LAND CLAIM, IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 2 AT PAGE 533 OF CLARK COUNTY RECORDS; THENCE NORTH 05 DEGREES 19' 22" EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 79.54 FEET TO A 1/2 INCH IRON ROD "WITH "MINISTER" CAPAS SHOWN ON SAID SHORT PLAT; THENCE SOUTH 01 DEGREES 07' 58" WEST TO THE SOUTH LINE OF THAT PARCEL OF PROPERTY CONVEYED TO WILLIAM SWICKARD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8806210209 OF CLARK COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE TO THE LINE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 9103080057 OF CLARK COUNTY RECORDS; THENCE NORTH 05 DEGREES 19' 22" EAST, ALONG SAID BOUNDARY AGREEMENT LINE TO THE POINT OF BEGINNING. ACCOUNT NO.: 089914-015/089936-000.

which currently has the address of 2232 NE 3RD LOOP

[Street] ("Property Address");
CAMAS, Washington 98607
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may

REAL ESTATE TRANSFER AGREEMENT

1. **Effective Date:** 6-15, 2026
2. **Parties:** Harumi Morota, hereinafter referred to as "Grantor";

and

The City of Camas, a Washington municipal corporation, hereinafter referred to as "Grantee".
3. **Property Sold:** Subject to the terms, conditions and considerations set forth herein, the Grantor agrees to sell to the Grantee and the Grantee agrees to accept from the Grantor certain real property located in Clark County, Washington, described as follows:

County of Clark, State of Washington

SEE ATTACHED EXHIBIT "A"
4. **Gift:** The transfer of the aforescribed real property will be without any monetary consideration.
5. **Escrow and Closing Agent:** Grantee hereby authorizes Grantor to establish an escrow with Clark County Title for the closing of the transaction contemplated herein, and to deliver to said closing agent an original of this agreement, escrow and closing instructions, and any and all other documentation necessary for closing. This agreement shall be closed on or before August 1, 2026, which shall be the termination date.
6. **Title Insurance:** Grantee, at Grantee's expense, shall be furnished with a standard form owner's policy of title insurance at closing. Closing agent shall apply for a preliminary commitment for such insurance with a title insurance company. The policy shall insure title to the Premises in Grantee to the full extent of the appraised value of the premises, subject to no encumbrances, defects or liens except those specified in the printed policy form, and those which are set forth in this agreement. If title cannot be made so insurable on or before the closing date called for herein, either party may terminate this agreement by written notice to the other party.
7. **Title and Conveyance:** Title of Grantor is to be free of encumbrances or defects except:
 - 7.1. Rights reserved in federal patents or state deeds; building or use restrictions general to the district, including governmental platting and subdivision requirements; reserved hydrocarbon and mineral rights; existing utility and other easements of record approved by Grantee and not inconsistent with Grantee's intended use; existing covenants, conditions, restrictions, deed exceptions and reservations of record as approved by Grantee and not inconsistent with Grantee's intended use; all of which shall not be deemed encumbrances or defects.
 - 7.2. Grantor shall convey title to the Premises to Grantee by warranty deed, subject to those encumbrances, liens and defects noted and excepted in Paragraphs 7 and 8 of this agreement, and subject to encumbrances and defects assumed, and accepted or approved by Grantee as provided in Paragraphs 6 and 7 of this agreement.
8. **Closing Costs:** Grantee shall be responsible for paying all escrow/closing fees,

recording fees, real estate excise tax, the title insurance premium, and all attorney's fees incurred by Grantee.

9. ~~Appraisal:~~ ^{HM} Grantee agrees to furnish to Grantor at Grantee's cost an appraisal of the premises.

10. **Possession:** Grantee shall be entitled to possession of the Premises from and after closing.

11. **Conditions Precedent:** The enforceability of this agreement by the parties hereto and the obligations of the parties to close escrow are subject to the occurrence or waiver of each of the following conditions precedent on or before the date established for closing as hereinabove set forth:

11.1 Approval of the condition of title to the Premises by Grantee.

11.2 That all representations and warranties are true on the date of closing.

If any of the conditions are not satisfied or waived by the party who benefits from such conditions at or prior to closing, such party, without prejudice to any other rights or remedies herein provided, may withdraw from this transaction and be released from all liability hereunder by giving written notice to the other party and the escrow/closing agent. The parties' agreement to close this transaction constitutes their approval or waiver of all such conditions.

12. **Waiver:** No act or omission of either party hereto shall at any time be construed to deprive such party of a right or remedy hereunder or otherwise be construed so as to at any future time stop such party from exercising such right or remedy. Failure of a party at any time to require performance of any provision of this agreement shall not limit the right of that party to enforce the provision, nor shall any waiver by a party of any breach of any provision constitute a waiver of any succeeding breach of that provision, or waiver of that provision itself, or any other provision.

13. **Escrow or Closing Instruction:** This agreement shall serve as and/or be incorporated into the escrow or closing instructions for the closing of this transaction. Any inconsistencies between this agreement and escrow or closing instructions provided by the parties shall be resolved in favor of this agreement.

14. **Non-Merger:** Provisions of this agreement shall not be deemed to have merged into the closing documents, but shall survive the closing and continue in full force and effect.

15. **Closing and Termination:** Grantee shall have until the closing date to satisfy or waive all contingencies referenced in Section 11, above, unless terminated according to the provisions of this agreement. The parties may by mutual agreement extend the closing date. Each party will deposit with the closing agent all instruments and monies necessary to complete the purchase and sale.

16. **Taxes and Assessments:** After closing, Grantee shall assume all real estate and personal property taxes and assessments which thereafter become due on the Premises.

17. **Notices:** Notices or demands hereunder shall be in writing and may be mailed or delivered personally. If mailed, such notices shall be sent with postage prepaid, by certified mail, return receipt requested, and the date marked on the return receipt by United States Postal Service shall be deemed to be the date on which the party received the notice. Notices shall be mailed or delivered to the last known addressee or the parties.

To Grantee: CITY OF CAMAS
Attn: City Administrator
616 NE Fourth Avenue
Camas, WA 98607

To Grantor:

Harumi Morota
2232 NE 3rd loop
CAMAS WA
360-726-9158

18. **Grantor's Warranties:** Grantor warrants the following:

18.1 That he has no notice of any liens to be assessed against the Premises.

18.2 That he has no notice from any governmental authority or agency of any violation of law or ordinance relating to the Premises.

18.3 That he has no notice or knowledge of any material defect in the Premises which has not been disclosed to Grantee in writing.

18.4 To the best of Grantor's knowledge, the Premises are free from all hazardous materials and that no hazardous materials have been used or placed on the Premises during the period of its ownership.

19. **Disclosure of Representation:** It is understood that this Real Estate Grantee and Sale Agreement has been prepared by Shawn R. MacPherson, attorney, for the benefit of The City of Camas, Grantee.

20. **Miscellaneous:**

20.1 **Gender and Number:** As used in this agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others whenever the context so indicates.

20.2 **Interpretation/Construction:** Paragraph headings have been included for the convenience of the parties and shall not be considered a part of this agreement for any purpose relating to construction or interpretation of the terms of this agreement and shall in no way limit any of the provisions of this agreement.

20.3 **Entire Agreement and Amendment:** This agreement constitutes the entire agreement of the parties hereto, supersedes and replaces all prior or existing written and oral agreements between the parties, and may not be amended other than in writing, signed by all parties.

20.4 **Successors and Assigns:** The terms and provisions of this agreement shall be binding upon and shall inure to the benefit of the heirs, legal representatives and proper and permitted assigns and successors of the parties.

20.5 **Closing Agent:** For purposes of this agreement, "closing agent" shall be defined as a person authorized to perform escrow or closing services who is designated by the parties hereto to perform such services.

20.6 **Date of Closing:** For purposes of this agreement, "date of closing" shall be construed as the date upon which all appropriate documents are recorded and proceeds of this sale are available for disbursement to Grantor. Funds held in reserve accounts pursuant to escrow or closing instructions shall be deemed, for purposes of this definition, as available for disbursement to Grantor.

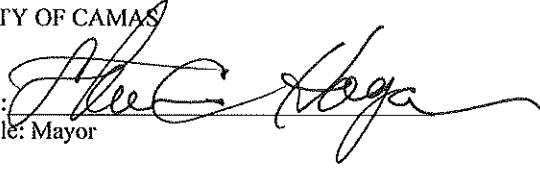
20.7 **Time of the Essence:** Time is of the essence of this agreement.

20.8 **Governing Law and Venue:** This agreement shall be governed by and interpreted in accordance with Washington law. Any action or litigation arising out of or in connection with this agreement shall be conducted in Clark County, Washington.

21. **Ratification:** This agreement shall not be binding upon the City of Camas until ratified by the City Council of the City of Camas at a regularly scheduled council meeting. The City agrees to submit this agreement for ratification at the next regularly scheduled council meeting following acceptance by Grantor.

DATED this 11 day of June, 2026.

CITY OF CAMAS

By: 
Title: Mayor

On the _____ day of _____, 2026, the undersigned hereby approves and accepts the sale set forth in the above agreement and agrees to carry out all the terms thereof on the part of the Grantor.

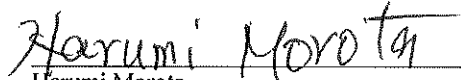

Harumi Morota

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clark, State of Washington, described as follows:

Parcel I

Lot 4 of Short Plats, according to the plat thereof, recorded in Book 2 of Short Plats, at Page 553, under Auditor's File No. 9105200083, records of Clark County, Washington.

Parcel II

A parcel of property in the David C. Parker Donation Land Claim, in the Northwest quarter of Section 12, Township 1 North, Range 3 East of the Willamette Meridian described as follows.

BEGINNING at the Southeast corner of Lot 4 of that Short Plat recorded in Book 2 at page 553 of Clark County records, thence North 05° 19'22" East along the East line of said Lot 4, a distance of 79.54 feet to a 1/2 inch iron rod with "Minister" cap as shown on said short plat; thence South 01°07'58" West to the South line of that parcel of property conveyed to William Swickard by deed recorded under Auditor's File No. 8806210209 of Clark County records; thence Southwesterly along said South line to the line described in that Boundary Line Agreement recorded under Auditor's File No. 9103080057 of Clark County records; thence North 05°19'22" East, along said Boundary Agreement Line to the Point of Beginning.



Staff Report – Consent Agenda

July 6th, 2026, Council Regular Meeting

\$140,376.10, Blackline Inc, Slurry Seal, Bid Award with up to 10% change order authorization (Submitted by Will Noonan, Operations Manager)

Phone	Email
360.817.7983	wnoonan@cityofcamas.us

BACKGROUND: The City's 2026 Pavement Preservation Program is intended to preserve and extend the service life of existing roadways through timely preventative maintenance treatments. By applying preservation treatments before pavement reaches the point of failure, the City can maximize the lifespan of its roadway network while delaying the need for more costly rehabilitation or full reconstruction. Slurry seal is one of the City's annual pavement preservation treatments and consists of an asphalt emulsion, aggregate, water, and additives applied to existing asphalt pavement. The treatment is applied to streets that remain in good to fair condition to seal minor cracks, protect the underlying pavement structure from weathering and moisture intrusion, restore the roadway surface, and extend pavement life as part of the City's ongoing asset management strategy.

SUMMARY: The City proposed entering into a contract Blackline, Inc. in the amount of \$140,376.10 to perform Type II slurry seal surface treatments on selected City streets as part of the 2026 Pavement Preservation Program. The City procured these services through a cooperative purchasing agreement utilizing the City of Vancouver's competitively awarded contract. Cooperative purchasing allows public agencies with an interlocal agreement to use another agency's competitively solicited contract, eliminating the need for a separate bidding process while maintaining compliance with Washington State procurement requirements and obtaining competitive pricing.

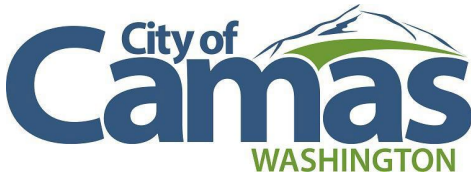
BENEFITS TO THE COMMUNITY: Most of these streets have received minimal preventative maintenance treatments. A Type 2 slurry seal will provide the roadway with a new surface, protect the underlying pavement and seal cracks while extending the life of the streets.

STRATEGIC PLAN: The project aligns with Strategic Plan Goal “Stewardship of City Assets” by preserving our roadway network.

BUDGET IMPACT: This contract is funded through the Pavement Preservation (supported by General Fund and Transportation Benefit District collections). Below is breakdown of the 2026 preservation projects to date:

<u>Budget:</u>	
2026 Pavement Preservation Fund:	\$1,628,048
<u>Preservation Construction Projects to Date</u>	
2026 Pavement Preservation Grind and Inlays (Approved June 1, 2026)	\$1,146,968.21
Slurry Seals-Blackline	\$140,376
Total Preservation Construction Costs:	\$1,287,344.21
Remainder Available Balance	\$340,703.79

RECOMMENDATION: Staff recommends Council approve this contract.



June 10, 2026

Cody Lorenzen
Blackline, Inc.
9605 Old Pacific Highway
Woodland, WA, 98674

Notice of Award – Blackline Slurry Seal Project No. STR26001A

Dear Cody Lorenzen:

The City of Camas is pleased to notify you that your quotation for Blackline Slurry Seal has been accepted.

The City intends to procure the required goods and/or services through a cooperative purchasing arrangement utilizing the competitively solicited contract awarded by **The City of Vancouver**, Contract No. **C-101617**, in accordance with applicable procurement requirements and the terms and conditions of that contract.

The City has reviewed your quotation and determined that it meets the City's requirements. Accordingly, the City hereby awards the purchase to **Blackline, Inc.** in the amount of:

Total Award Amount: \$140,376.10

Accepted Quote

Item No.	DESCRIPTION	QUANTITY	UNIT	COST	TOTAL
1A	Mobilization	1	LS	8000	\$ 8,000.00
2A	Flaggers	120	HR	\$100.00	\$ 12,000.00
3A	Portable Changeable Message Sign	2	EA	\$1,250.00	\$ 2,500.00
4A	Latex Modified Slurry Seal Type 2	39,958	SY	\$2.95	\$ 117,876.10

Total: \$ 140,376.10

Please submit the following items so a contract can be drawn up for execution:

- Contract bond at 100% of contract total and 5% Retainage form or Retainage Bond in lieu of the retained funds
- Confirmed start date
- Intent to pay prevailing wages
- List of subcontractors
- Certificate of Liability Insurance, naming the City of Camas as additional insured
- Letter naming E.E.O. Officer and an after-hours emergency telephone number
- Submittals (Traffic control, notices, material, etc.)

The city will issue a Notice to Proceed upon receiving the above noted documents. Prior to construction we will confirm the slurry seal quantity in the field. If you have any questions regarding this award, please contact **Will Noonan** at 360-817-7983 -x4213 or WNoonan@cityofcamas.us.

Sincerely,

Wallace Grissette
Wallace Grissette
Procurement



Staff Report – Consent Agenda

July 6, 2026 Council Regular Meeting

Purchased Services Agreement with AquaTechnex for Lake Treatment (Submitted by Brian Monnin, Engineering Project Manager – Stormwater)

Phone	Email
360.817.7388	bmonnin@cityofcamas.us

BACKGROUND: Cyanobacteria harmful algal blooms (cHABs) have been a recurring issue in Lacamas, Round and Fallen Leaf Lakes in recent years, resulting in frequent recreational use advisories and growing public concern. In an effort to combat the issue, the Lacamas, Round, and Fallen Leaf Lakes and Lake Cyanobacteria Management Plan (LCMP) was created and was approved by Washington Department of Ecology in 2024.

One treatment approach to control cyanobacteria blooms is the use of algaecide. This is a short-term approach to controlling a bloom and has the potential to impact other non-target species and organisms. The use of algaecides is regulated by Ecology via the Aquatic Plant and Algae Management (APAM) general permit system (Ecology, 2021) as well as by the WDFW.

In 2023, the City was awarded a Washington State Department of Commerce grant to fund lake treatment activities. AquaTechnex completed the initial treatment applications on Lacamas Lake in 2024 and 2025, with the proposed agreement providing for the remaining grant-funded treatment events.

SUMMARY: The proposed Purchased Services Agreement with AquaTechnex will provide for two treatment applications in 2026 and one treatment application in June of 2027, completing the remaining treatment events funded through the Washington State Department of Commerce grant. Aluminum Sulfate will be the chemical applied which will help strip phosphorus and organics from the water column resulting in clearer water and improved water quality.

Because treatment timing and chemical dosing are determined by water quality monitoring conducted immediately prior to each application, staff must be prepared to act quickly when lake conditions indicate treatment is warranted. Accordingly, staff is requesting approval of the Purchased Services Agreement in advance of the treatment events, as waiting to obtain Council approval after monitoring is complete could delay treatment beyond the optimal application window. The proposed contract amount represents staff's best estimate to complete the remaining three treatment events under the existing Commerce Grant. Actual treatment quantities may vary based on observed

lake conditions. Should treatment requirements exceed the approved contract amount, staff will return to Council for consideration of a contract amendment..



Figure 1: Designated treatment area on Lacamas Lake for 2026 and June 2027 treatment applications.

BENEFITS TO THE COMMUNITY: This project continues implementation of the Lacamas, Round, and Fallen Leaf Lakes Lake Management Plan and Lake Cyanobacteria Management Plan (LCMP). This project will improve water quality in Lacamas and Round Lakes, ultimately reducing the amount of Harmful Algal Blooms (HABs), and increasing communities’ ability to recreate, fish and enjoy the lakes.

STRATEGIC PLAN: Providing this treatment aligns with the goal of Stewardship of City Assets. Protecting water quality for the long-term enjoyment of our community while ensuring swimmable and fishable lakes in which to recreate in.

BUDGET IMPACT: Funding for this project will be through the City’s Stormwater Fund, with full reimbursement from a Washington State Department of Commerce Grant. The total cost of the contract is \$232,288 and the remaining funds in the Commerce Grant are \$242,322.34.

RECOMMENDATION: Staff recommends that this Council authorize a purchased service agreement with AquaTechnex for an amount of \$232,288

July 6, 2026

Terry McNabb
AquaTechnex
PO Box 30824
Bellingham, WA 98228

Subject: *Notice of Award – Lacamas Lake Treatment 2026*

Dear Terry McNabb,

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 July 6, 2026, at your bid price of \$232,288.00 including sales tax.

Please submit the following items at your earliest convenience:

- Name and Email of person signing contract (will be sent via DocuSign)
- ACORD Certificate of Insurance specifically naming the following as additional insured:
 - The City of Camas and its officers, elected officials, employees, agents, and volunteers
- Letter identifying your superintendent and two after-hours emergency telephone numbers

Please contact Brian Monnin at (360) 817-1563 ext. 4221 or bmonnin@cityofcamas.us with any comments or questions.

Sincerely,

Scott Collins
Public Works Director

cc: File, Brian Monnin,



"Advancing the Science of Lake Management"

Scope of Work

The Scope of Work is organized into four tasks: Task 1 – Notification of Residents and Businesses; Task 2 – Lacamas Lake Alum Application #1; Task 3 – Lacamas Lake Alum Application 2; and Task 4 – Lacamas Lake Alum Application #3. Each of the three alum applications assumes the application of approximately 16,372.5 gallons of liquid alum.

Task 1. Task 1. Notification of Residents and Businesses

Objective

The objective of this task is to complete all resident and business notification and shoreline sign posting required under the APAM General Permit prior to each alum treatment, ensuring that affected property owners, residents, businesses, and the public are informed of treatment activities and any associated water use restrictions.

Activities

- Prepare and distribute resident and business notifications to all waterfront residents and businesses within one-quarter (1/4) mile in each direction along the lake shoreline. Notification will be provided by mail, newsletter, or handbills delivered directly to the residences or businesses at least 10 days (and no more than 42 days) before the first treatment of the year.
- Prepare notifications using the Ecology Business and Residential Notice template. The notice will explain the treatment schedule for the season and will note that, because Lacamas Lake has a history of cyanobacterial blooms, algae treatment may occasionally occur outside the scheduled time periods without prior notice depending on bloom conditions.
- Email the address list and a copy of the notice to AWR (zoe@annearwaterresources.com); the City, Brian Monnin (BMonnin@cityofcamas.us); Ecology (apampreposttreat@ecy.wa.gov); and the Department of Natural Resources (dnrreais@dnr.wa.gov) no later than one business day following public distribution.
- Post shoreline signage no more than 48 hours before treatment at all private properties and public access shoreline areas within 400 feet of the treatment area, and at public boat launches within one-quarter (1/4) mile of the treated area. Signage will conform to the APAM sign template for phosphorus sequestration product application.
- Maintain signage in place until the end of each treatment, and remove signs thereafter.

Assumptions

- Notification and sign posting will be completed by the Applicator for the planned 2026 treatments.
- Notification templates and the APAM sign template will follow the current Ecology-approved formats.
- The City and AWR will be copied on notification submittals to Ecology and DNR.

- The public notification will be provided to the City for posting on the City website.
- The cost to post signage around the lake will include printing, mobilization, and posting.

Deliverables

- Copies of distributed resident and business notices and the associated address list.
- Confirmation of email transmittal of the notice and address list to Ecology and DNR.

Task 2. Lacamas Lake Alum Application #1

Objective

The objective of this task is to apply alum to Lacamas Lake in the 2026 treatment season, in mid July 2026, in accordance with the Lacamas Lake Treatment Plan and the APAM General Permit, achieving the prescribed phosphorus sequestration dose while maintaining lake water pH within permit-specified limits and protecting aquatic life.

Activities

- Conduct daily on-site field (jar) testing prior to the start of applications each day to confirm that the alum dose, and buffer ratio (if a buffer is used), does not result in lake water pH values outside permit specifications, and to confirm that delivered chemicals meet project and permit specifications. Daily testing will follow the protocols in the APAM General Permit, including collection of lake water from within the planned treatment area at 0-0.5 m depth, dosing of test containers with a control, and measurement of pH at set intervals (e.g., 5, 15, 30, and 60 minutes).
- Apply approximately 16,372.5 gallons of liquid alum to the target treatment area using GPS-guided, boat-mounted subsurface injection to achieve even distribution across the treatment area at depth or surface fan jet application.
- Add buffer as needed to maintain lake water pH between 6.0 and 8.5; stop application and add buffer if lake pH drops to 6.2 or lower. A buoy with continuous pH monitoring will be deployed to meet in situ pH monitoring requirements.
- Conduct water quality monitoring during application, including in situ pH and vertical sonde profiles (temperature, pH, dissolved oxygen, and conductivity), in accordance with the APAM General Permit.
- Record GPS tracks/coverage maps, application rates, injection depth, weather and wind conditions, and field notes throughout the application.

Assumptions

- The final dose and treatment area will be finalized in the Lacamas Lake Treatment Plan prepared by AWR under a separate scope.
- Buffer will be available on-site and applied if needed to maintain pH within permit limits.
- Pre-treatment and post-treatment monitoring (other than the during-treatment monitoring noted above) will be conducted by the AWR team under a separate scope.

Deliverables

- Daily on-site field-testing logs, including pH results.
- Applicator treatment summary containing the product/chemistry, application method and conditions, actual application amounts, delivery truck tickets, GPS coverage data, and during-treatment water quality results described above.
- Field notes and photographs taken during treatment.

Task 3. Lacamas Lake Alum Application #2

Objective

The objective of this task is to apply a second alum treatment to Lacamas Lake in the 2026 treatment season, in early September 2026, in accordance with the Lacamas Lake Treatment Plan and the APAM General Permit, achieving the prescribed phosphorus sequestration dose while maintaining lake water pH within permit-specified limits and protecting aquatic life

Activities

- Conduct daily on-site field (jar) testing prior to the start of applications each day to confirm that the alum dose, and buffer ratio (if a buffer is used), does not result in lake water pH values outside permit specifications, and to confirm that delivered chemicals meet project and permit specifications. Daily testing will follow the protocols in the APAM General Permit, including collection of lake water from within the planned treatment area at 0-0.5 m depth, dosing of test containers with a control, and measurement of pH at set intervals (e.g., 5, 15, 30, and 60 minutes).
- Apply approximately 16,372.5 gallons of liquid aluminum sulfate to the target treatment area using GPS-guided, boat-mounted subsurface injection or fan jet application to achieve even distribution across the treatment area at depth.
- Add buffer as needed to maintain lake water pH between 6.0 and 8.5; stop application and add buffer if lake pH drops to 6.2 or lower. A buoy with continuous pH monitoring will be deployed to meet in situ pH monitoring requirements.
- Conduct water quality monitoring during application, including in situ pH and vertical sonde profiles (temperature, pH, dissolved oxygen, and conductivity), in accordance with the APAM General Permit.
- Record GPS tracks/coverage maps, application rates, injection depth, weather and wind conditions, and field notes throughout the application.

Assumptions

- The final dose and treatment area will be finalized in the Lacamas Lake Treatment Plan prepared by AWR under a separate scope.
- Buffer will be available on-site and applied if needed to maintain pH within permit limits.
- Pre-treatment and post-treatment monitoring (other than the during-treatment monitoring noted above) will be conducted by the AWR team under a separate scope.

Deliverables

- Daily on-site field-testing logs, including pH results.
- Applicator treatment summary containing the product/chemistry, application method and conditions, actual application amounts, delivery truck tickets, GPS coverage data, and during-treatment water quality results described above.
- Field notes and photographs taken during treatment.

Task 4. Lacamas Lake Alum Application #3

Objective

The objective of this task is to apply a third alum treatment to Lacamas Lake in the 2027 treatment season, before June 30, 2027, in accordance with the Lacamas Lake Treatment Plan and the APAM General Permit, achieving the prescribed phosphorus sequestration dose while maintaining lake water pH within permit-specified limits and protecting aquatic life

Activities

- Conduct daily on-site field (jar) testing prior to the start of applications each day to confirm that the alum dose, and buffer ratio (if a buffer is used), does not result in lake water pH values outside permit specifications, and to confirm that delivered chemicals meet project and permit specifications. Daily testing will follow the protocols in the APAM General Permit, including collection of lake water from within the planned treatment area at 0-0.5 m depth, dosing of test containers with a control, and measurement of pH at set intervals (e.g., 5, 15, 30, and 60 minutes).
- Apply approximately 16,372.5 gallons of liquid aluminum sulfate to the target treatment area using GPS-guided, boat-mounted subsurface injection or fan jet application to achieve even distribution across the treatment area at depth.
- Add buffer as needed to maintain lake water pH between 6.0 and 8.5; stop application and add buffer if lake pH drops to 6.2 or lower. A buoy with continuous pH monitoring will be deployed to meet in situ pH monitoring requirements.
- Conduct water quality monitoring during application, including in situ pH and vertical sonde profiles (temperature, pH, dissolved oxygen, and conductivity), in accordance with the APAM General Permit.
- Record GPS tracks/coverage maps, application rates, injection depth, weather and wind conditions, and field notes throughout the application.

Assumptions

- The final dose and treatment area will be finalized in the Lacamas Lake Treatment Plan prepared by AWR under a separate scope.
- Buffer will be available on-site and applied if needed to maintain pH within permit limits.
- Pre-treatment and post-treatment monitoring (other than the during-treatment monitoring noted above) will be conducted by the AWR team under a separate scope.

Deliverables

- Daily on-site field-testing logs, including pH results.
- Applicator treatment summary containing the product/chemistry, application method and conditions, actual application amounts, delivery truck tickets, GPS coverage data, and during-treatment water quality results described above.
- Field notes and photographs taken during treatment.

Schedule

Work under this Scope of Work will be conducted during the 2026 and 2027 treatment season. The schedule will depend on the date of contract execution, anticipated to be July 6, 2026, and on Applicator availability. But the ability to mobilize for the July treatment will be considered favorably. The target is to complete the first alum application (Task 2) by mid-July and the second alum application (Task 3) in late August of 2026. The third alum application (Task 4) must be completed by June 30, 2027. All work under this Scope of Work must be completed by June 30, 2027.

Budget

The budget is provided in the table below. The 2026 treatments will be performed in July and August. The 2027 treatment will be performed prior to June 30th.

2026 Lacamas Lake Treatment Budget - AquaTechnex

Acres Treated	185		
Dose (gallons/acre)	88.5		
Total Gallons	16372.5		
Cost Category	Units	Cost/unit	Total
Public Notification and Lake Signage			
Public Notification and Lake Signage 2026	1	\$ 1,000.00	\$ 1,000.00
Public Notification and Lake Signage 2027	1	\$ 1,000.00	\$ 1,000.00
Treatment #1			
Alum (gallons) plus freight	16400	\$ 2.50	\$ 41,000.00
Freight Full Load	4	\$ 1,250.00	\$ 5,000.00
Monitoring	1	\$ 1,500.00	\$ 1,500.00
Buffer	1	\$ 1,000.00	\$ 1,000.00
MOB and Application	1	\$ 22,000.00	\$ 22,000.00
Treatment #2			
Alum (gallons) plus freight	16400	\$ 2.50	\$ 41,000.00
Freight Full Load	4	\$ 1,250.00	\$ 5,000.00
Monitoring	1	\$ 1,500.00	\$ 1,500.00
Buffer	1	\$ 1,000.00	\$ 1,000.00
MOB and Application	1	\$ 22,000.00	\$ 22,000.00
Treatment #3			
Alum (gallons) plus freight	16400	\$ 2.50	\$ 41,000.00
Freight Full Load	4	\$ 1,250.00	\$ 5,000.00
Monitoring	1	\$ 1,500.00	\$ 1,500.00
Buffer	1	\$ 1,000.00	\$ 1,000.00
MOB and Application	1	\$ 22,000.00	\$ 22,000.00
		Subtotal	\$ 213,500.00
		Tax (8.8%)	\$ 18,788.00
		Total	\$ 232,288.00

~ PROCLAMATION ~

WHEREAS, parks and recreation are an integral part of communities throughout this country, including the City of Camas; and

WHEREAS, parks and recreation promotes health and wellness, improving physical fitness and positively impacting mental health for our community members; and

WHEREAS, parks, playgrounds, trails, open spaces, and public gathering spaces make communities attractive and desirable places to live, work, play, and

WHEREAS, parks and public gathering spaces provide opportunities for people to come together and experience a sense of community through fun recreational pursuits; and

WHEREAS, park and recreation programming and education activities, such as after-school and summer break programming, youth sports, and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation are essential and adaptable and make our communities resilient in the face of natural disasters and climate change; and

WHEREAS, parks and recreation increase a community's economic prosperity through higher property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

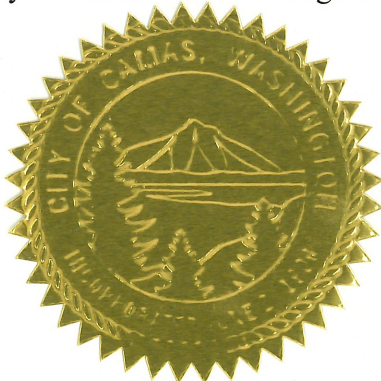
WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, Camas recognizes the benefits derived from parks and recreation resources

NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim July as:

“Parks and Recreation Month”

in the City of Camas and encourage all citizens to join me in this special observance.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of July 2026.

Steve Hogan, Mayor

RESOLUTION NO. 26-010

A RESOLUTION establishing a loading zone parking space on the west side of North East Dallas Street

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

WHEREAS, the parking time limit for all the spaces on the west side of North East Cedar Street between North East 4th Avenue and North East 5th Avenue, excepting the designated ADA parking, is currently two hours; and

WHEREAS, the Council desires to designate one parking space for loading zone on the first parking space north of North East 4th Avenue on the west side of North East Dallas Street between 4th and 5th Avenue,

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

Section I

The southernmost space on the west side of North East Dallas Street between North East 4th Avenue and North East 5th Avenue shall be designated as a loading zone from 9 a.m. to 6 p.m. Monday through Friday.

Section II

The City Engineer is directed to erect signs giving notice of the new parking space designation.

Section III

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

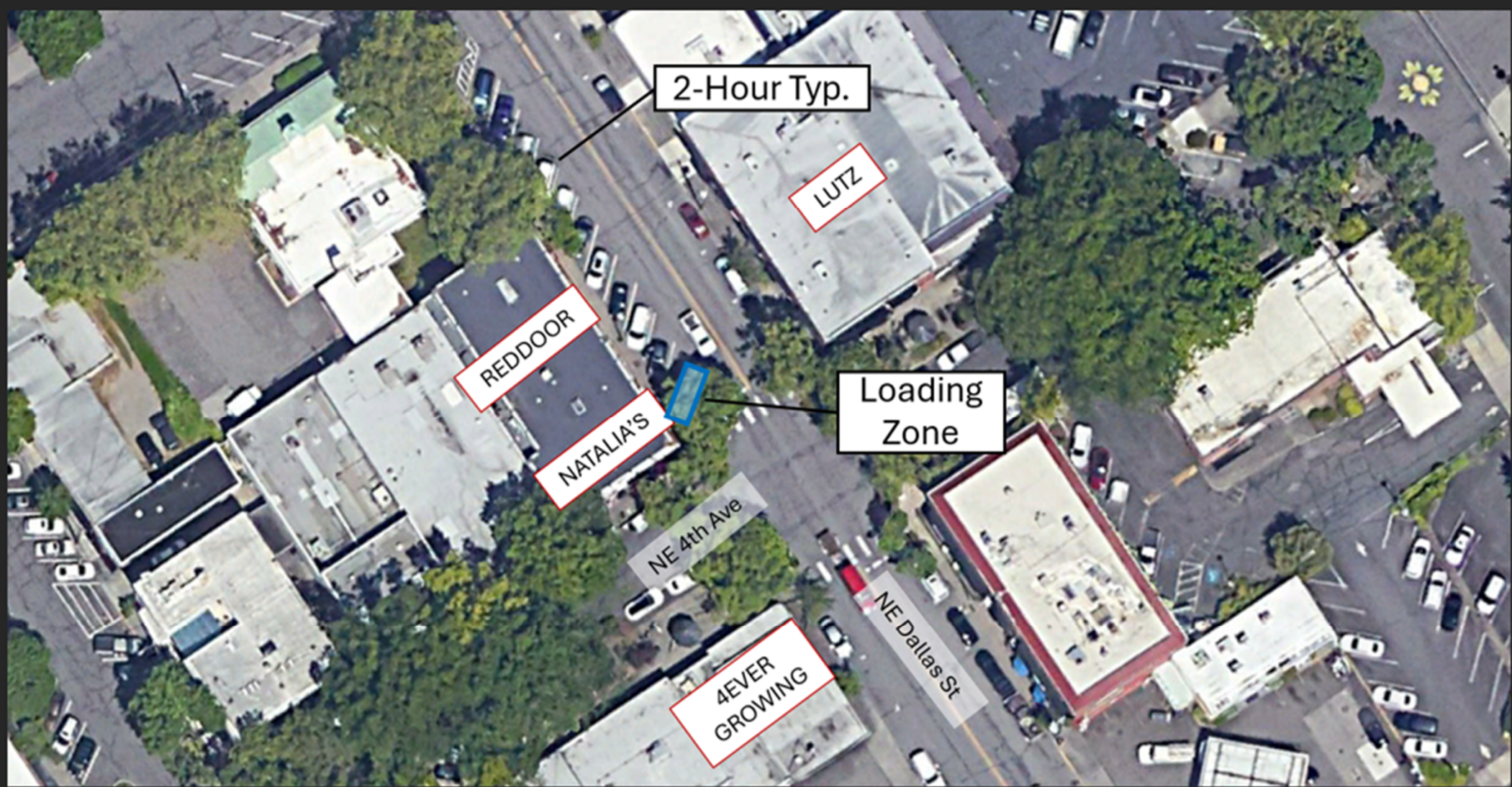
ADOPTED by the Council at a regular meeting this 6th day of July 2026.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney



Change One Spot from 2-Hour Parking to a Loading Zone



Staff Report

July 6, 2026 Council Regular Meeting

Ordinance 26-004 E-Bikes in Parks

Presenter: Chris Witkowski, Parks & Recreation Director

Time Estimate: 15 minutes

Phone	Email
360.817.7037	cwitkowski@cityofcamas.us

BACKGROUND: Electric bikes and motorcycles, more commonly referred to as e-bikes and e-motorcycles, are a growing trend in parks & recreation as well as alternative transportation programs. These motorized devices are used by residents of all ages and skill sets and are fast becoming an alternate means of recreational travel. In the State of Washington, e-bikes are classified into three categories, as per RCW 46.04.169:

- **Class 1:** electric-assisted bicycle in which the motor provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of twenty miles per hour.
- **Class 2:** electric-assisted bicycle in which the motor may be used exclusively to propel the bicycle and is not capable of providing assistance when the bicycle reaches the speed of twenty miles per hour
- **Class 3:** electric-assisted bicycle in which the motor provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of twenty-eight miles per hour and is equipped with a speedometer.

In addition to defining various classes of e-bikes, the State also restricts some use of class 3 e-bikes. Per RCW 46.61.710, class 3 e-bikes are not allowed on shared-use paths unless a local jurisdiction otherwise permits.

Currently, there is no standard definition for an e-motorcycle but motorcycle is deemed to be powered by a motor, regardless of whether the motor is battery powered or powered by fuel. Also, a motorcycle does not have pedals and is equipped instead with foot pegs. In the last state legislative session, the legislature directed the Department of Licensing to form a work group to return with an interim report related to rules of the road and other enforcement measures for electric motorcycle use.

In Camas, certain prohibitions already exist in the Camas Municipal Code (CMC) for use of motorized foot scooters and motor driven vehicles in parks. However, the code does not encompass the use and operation of any electric-assisted bicycle or electric motorcycle. CMC Section 12.32.110G currently states that it is unlawful for any person to

“Operate any vehicle in any manner in any park property which results in excessive noise or disturbs the peace of other persons using the area.”

SUMMARY: With the proliferation of e-bike and e-motorcycle use in our community, particularly in city parks, there have been elevated safety concerns voiced by residents. These bikes and motorcycles that are travelling at high speeds through the parks are creating an increased risk of higher-speed bicycle and pedestrian collisions. The City of Camas, particularly Police Department and Parks & Recreation Department, has received multiple statements of concern related to electric-assisted bicycle and electric motorcycle use in parks and trails.

To align the CMC with state statutes and further clarify allowable and prohibited uses in city parks, staff proposes to amend CMC Section 12.32.110. The proposed changes are:

- **Amend section 12.32.110G** to state that it is unlawful for any person to “Operate any vehicle, including any motor or electric driven vehicle or personal transportation device of any type, in a manner within any park which results in excessive noise, disturbs the peace of other persons using the area, or which endangers, or is likely to endanger, property or another person.”
- **Add subsection 12.32.110H** to read, “For purposes of this Section 12.32.110, ‘motor driven vehicle’ shall include class 3 electric-assisted bicycles as defined under RCW 46.04.169(3).”

Although e-motorcycles aren’t specifically addressed in the ordinance amendment, they are already classified as motor driven vehicles and subsequently prohibited in parks. Amending Section 12.32.110G with “electric driven vehicle” further clarifies this point.

Upon completion of the State Department of Licensing’s report on electric motorcycle use, the City may seek to further amend the CMC to be in alignment with any new state statutes regarding this issue, if applicable.

BENEFITS TO THE COMMUNITY: This proposed code change clarifies the use of the various classes of e-bikes in City parks and trails, as well as providing more leverage for Camas Police Department to enforce the prohibition of class 3 e-bikes and e-motorcycles. With a better understanding of allowed and prohibited uses, along with enhanced enforcement mechanisms, the risk of higher-speed collisions between e-bikes and pedestrians is reduced.

STRATEGIC PLAN: This proposed ordinance aligns with the strategic goal of Safe & Accessible Community. It aims to foster a safer space for park patrons and increase educational awareness for e-bike and e-motorcycle users.

POTENTIAL CHALLENGES: The primary challenge to implementation of this ordinance is enforcement. Residents will expect most, if not all, infractions to be ticketed. However, Camas Police Department needs to see the violation occur in order to enforce. Though patrols have recently increased their focus on e-bike and e-motorcycle enforcement, it is unreasonable to expect every infraction to be caught across our multiple parks and trails.

Another challenge will be educational messaging. Signs will be placed in parks and trails to explain e-bike classifications and rules. However, the various classes of e-bikes aren't widely known and some users may not be aware of the class they are using. The City will also have to communicate that some areas, such as Lacamas Regional Park and school grounds, are not City parks. Consequently, this ordinance will not pertain to those locations.

BUDGET IMPACT: There is no impact to Operating or Capital budgets for this ordinance.

RECOMMENDATION: Staff recommends Council adopt Ordinance No. 26-004.

ORDINANCE NO. 26-004

AN ORDINANCE amending Chapter 12.32 of the Camas Municipal Code related to the use of Class 3 electric-assisted bicycles in city parks and amending regulations related to negligent operation of vehicles in city parks.

WHEREAS, the Council recognizes the recent proliferation of electric-assisted bicycle and electric motorcycle use in the City of Camas, particularly among teenagers and young adults; and

WHEREAS, Camas Municipal Code Chapter 10.25 addresses “Motorized Foot Scooter”, with certain prohibitions and standards including their use and operation upon any sidewalk, park or public trail in the City; and

WHEREAS, Camas Municipal Code Section 12.32.110 addresses the use of ‘Motor Driven Vehicles’ within City parks including their use and operation within any City park; and

WHEREAS, a motorized foot scooter and motor driven vehicle, as defined within the respective code sections, does not encompass the use and operation of any electric-assisted bicycle or electric motorcycle and requires clarification; and

WHEREAS, the State Legislature recently adopted Engrossed Substitute Senate Bill 6110, which further acknowledges the enforcement issues related to electric-assisted bicycle and electric motorcycle use, adopted revisions to RCW Section 46.04.169 concerning electric-assisted bicycles, and directed the Department of Licensing to form a work group to return with an interim report related to rules of the road and other enforcement measures for electric motorcycle use in the State of Washington; and

WHEREAS, the City has received multiple statements of concern related to electric-assisted bicycle and electric motorcycle use in Crown Park and other parks and trails in the City; and

WHEREAS, RCW 46.612.710(8) prohibits class 3 electric-assisted bicycles, defined to include motor assisted bicycles which provides assistance to attain a speed of no more than 28 miles per hour and is equipped with a speedometer, from any shared-used path except where a local jurisdiction shall otherwise permit; and

WHEREAS, the Council desires to clarify under Camas Municipal Code Section 12.32.110 that Class 3 electric-assisted bicycles as defined under state law are subject to the restrictions and prohibitions as set thereto and further clarify and expand the offense of negligent operation of a vehicle in any park as set forth under Camas Municipal Code Section 12.32.110G; and

WHEREAS, the Council encourages all citizens to be mindful of the dangers of such use upon the roadways and public spaces of the City, especially by our youth.

Now, wherefore, the Council of the City of Camas do ordain as follows:

Section I

Section 12.32.110G of the Camas Municipal Code is hereby amended to provide as follows:

12.32.110G. Operate any vehicle, including any motor or electric driven vehicle or personal transportation device of any type, in a manner within any park which results in excessive noise, disturbs the peace of other persons using the area, or which endangers, or is likely to endanger, property or another person.

Section II

There is hereby added a new subsection 12.32.110H of the Camas Municipal Code to provide as follows:

12.32.110H. For purposes of this Section 12.32.110, “motor

driven vehicle” shall include class 3 electric-assisted bicycles as defined under RCW 46.04.169(3).

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 6th day of July, 2026.

SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney