City Council Workshop Agenda
Monday, January 05, 2026, 4:30 PM
Council Chambers, 616 NE 4th AVE

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To observe the meeting (no public comment ability)
- go to https://vimeo.com/event/5621860

To participate in the meeting (able to public comment)
- go to https://us06web.zoom.us/j/84310812974
(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. Professional Services Agreement Amendment General Sewer Plan Update
   Presenter: Rob Charles, Utilities Manager
   Time Estimate: 10 minutes

2. Professional Services Agreement Amendment for Slow Sand Filter Plant Startup
   Presenter: Rob Charles, Utilities Manager
   Time Estimate: 10 minutes

3. Our Camas 2045 – Preferred Land Use Alternative
   Presenter: Alan Peters, Community Development Director
   Time Estimate: 30 minutes

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

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING

Staff Report

January 5th, 2026 Council Workshop Meeting

Professional Services Agreement Amendment General Sewer Plan Update
Presenter: Rob Charles, Utilities Manager
Time Estimate: 10 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: The General Sewer Plan Update (GSPU) is a required chapter of the Comprehensive Plan Update showing that there is sufficient sewer capacity for growth demands in the City's 20 year planning period from 2026-2046. The plan models sewer lift station capacities, sewer pipe capacity and age, and reviews future growth areas for construction of new infrastructure. A separate facility plan is also required for the Waste Water Treatment Plant (WWTP) to address capacity needs at the plant. Recommendations for Capital Improvements are created for the GSPU within the planning period. A contract for Carollo was approved in November of 2024 to complete the GSPU in the amount of $583,298.

SUMMARY: As Carollo has advanced the GSPU, additional scope items have been identified as necessary to complete the plan due to delays in the Comprehensive Plan update and resulting changes to future growth assumptions. The Comprehensive Plan establishes updated land-use designations, densities, and service area boundaries that directly influence wastewater flow projections, hydraulic modeling, and capacity evaluations. Because the GSPU must reflect where and how growth will occur, certain tasks could not be finalized until updated information was available. This has required additional consultant effort to refine wastewater projections, update model routing, revise calibration, and coordinate assumptions with the Comprehensive Plan team. In addition to the major technical components outlined below, the amendment also includes supporting project management, planning considerations, and plan development tasks necessary to integrate these updated growth assumptions and ensure the GSPU remains accurate, compliant, and complete.

- Review sewer system drawings and studies and meet with operators to define sewer basin boundaries that are not clear from GIS records. This includes Basins 10 and 11 in the southwest portion of the City, Basin 12 near Prune Hill, and future basins in North Shore. Redraw sewer basins. This effort will aid in the City's continued efforts to develop the GIS of the collection system and improve understanding of wastewater flow through the system.
- Update wastewater flow factors, future flow projections, and hydraulic model to reflect newly defined sewer basin boundaries and additional water billing information provided from the recently converted billing system.

- Identify parcels connected to the collection system using aerial imagery and water billing records.
- Check that the hydraulic model is within dry weather and wet-weather calibration parameters and update, as needed.
- Update the Wastewater Treatment Facility (WWTF) Hydraulix and Biowin models with updated future flow projections.
- All updates to the models and system analyses will be reflected in the GSP Update report deliverable.

BENEFITS TO THE COMMUNITY: The plan provides a roadmap for the City to build and maintain infrastructure necessary to meet growth demands over the next 20 years.

STRATEGIC PLAN: This project aligns with the Stewardship of City Assets from the City's Strategic Plan.

POTENTIAL CHALLENGES: None known.

BUDGET IMPACT: The cost of the amendment is $117,829 and will be covered out of revenue from the sewer fund. There is sufficient revenue to cover this expense. The amendment will bring the total cost of the project to $701,127.

RECOMMENDATION: Staff recommends this item be placed on the January 20th Regular Meeting Consent Agenda for Council's consideration.

CITY OF CAMAS

GENERAL SEWER PLAN UPDATE

AMENDMENT 1 - SCOPE OF WORK

Preliminary efforts on this project identified the need to incorporate the following services in this existing Contract. This Amendment shall become part of the Contract and provisions of the Contract apply.

The following sections are modified as indicated below.

SCOPE OF SERVICES

ADD to Task 100: Project Management

This amendment includes additional effort for project management and coordination with subconsultant associated with additional tasks presented herein. Project completion is being extended from March 31, 2026 to July 31, 2026.

ADD to Task 400: Basis of Planning

Additional effort for this task includes extending the future service area to include annexation areas beyond the existing Urban Growth Boundary (UGB) in alignment with the preferred UGB from the draft 2045 Comprehensive Plan. Additional flows from the annexation area were incorporated into the wastewater flow projections.

Additional effort also includes updating industrial flows and loads with data received on July 10, 2025. At the GSP Meeting No. 5 – Hydraulic Model Development and Capacity Evaluation held on October 20, 2025, additional information regarding flow routing was provided. These include changes to the hydraulic model in the following areas:

- Brady LS
- Prune Hill Park
- Neighborhood north of Leadbetter Rd LS
- Portion of the Basin STEP north of Round Lake (including Grove Field)

Additional effort for this task includes updating the hydraulic model, wastewater flow factors, wastewater flow projections, and draft Chapter 4 – Basis of Planning.

ADD to Task 500: Existing System

Parcels connected to the collection system were identified by reviewing aerial imagery to identify developed parcels in proximity to collection system pipelines and the use of laterals to identify connected parcels. Additional effort was needed to refine the connected parcels when new information, including excel based water billing data that could be linked geographically to parcels, was provided on July 10, 2025.

ADD Subtask 505: Revise Draft Chapter 4 – Existing System

The purpose of the additional subtasks to Task 500 Existing System is to revise the previously submitted draft Chapter 4 – Existing System. Comments on the revised draft Chapter will be documented in a comments log and incorporated into the City Draft Plan.

Consultant Deliverables

- Revised Draft Chapter 4 – Existing System.

ADD to Task 700 – Collection System

Additional effort for this task is necessary to update the hydraulic model to reflect the updated understanding of the collection system provided by the City in November 2025. This includes additional effort in the following subtasks:

- Subtask 701: Updating the hydraulic model, dry weather calibration, and wet weather calibration.
- Subtask 702: Updating and running the capacity evaluation and results for the existing, 20-year, and buildout scenarios.
- Subtask 704: Updating TM 1 – Hydraulic Model Development and Calibration to reflect updated understanding of the collection system and changes in the model calibration results.
- Subtask 706: Presenting updated results to the City as part of the GSP Meeting No. 6 – Capacity Improvements.
- Subtask 707: Revising Draft Chapter 6 – Collection System to reflect updated understanding and revised model, model calibration results, and modeled deficiencies.

ADD to Task 800 – Wastewater Treatment Facility

Additional effort for this task includes updating the Wastewater Treatment Facility (WWTF) Hydraulix® model and BioWin model with the updated wastewater flow projections.

SCHEDULE

- **ADD** the following:

Task	Name	Duration	Estimated Completion
100	Project Management	8 months (6 additional months)	September 2026
400	Basis of Planning	1 month	January 2026
500	Existing System	1 month	January 2026
700	Collection System	1 month	January 2026
800	Wastewater Treatment Facility	1 month	January 2026

BUDGET

- **SUPPLEMENT** with the attached.

CITY OF Camas
General Sewer Plan
LEVEL OF EFFORT

4-Dec-25

TASK / DESCRIPTION	Jude Grounds	Jill Kjellsson	Sudhan Paranjape	Matt Huang	Kate Bandettini	Max Mozer	Katherine Sun	Kevin Christensen / Maggie Flynn	Varies	Total Hours	Carollo Labor Cost	SUBCONSULTANTS				PECE	TOTAL COST
	PIC	PM / Collections Lead	DPM / Treatment Lead	QA/QC	Staff Professional	Professional	Staff Professional	GIS / Graphics	DP			Rod Reardon Engineering	Total Subconsultant Cost	Total Subconsultant Markup	Total Subconsultant Cost with Markup		
	$ 325	$ 249	$ 289	$ 289	$ 173	$ 211	$ 173	$ 160	$ 123					10%			
Task 100 – Project Management	**3**	**22**	**16**	**10**	**0**	**8**	**0**	**0**	**6**	**65**	**$ 16,393**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,027**	**$ 17,420**
101 Monthly Progress Reports and Invoices		10	6						6	22	$ 4,962		$ -	$ -	$ -	$ 348	$ 5,310
104 Project Management & Client Coordination	3	12	10	10		8				43	$ 11,431		$ -	$ -	$ -	$ 679	$ 12,110
Task 400 - Basis of Planning	**0**	**16**	**15**	**6**	**0**	**17**	**67**	**10**	**4**	**135**	**$ 27,323**	**$ 1,200**	**$ 1,200**	**$ 120**	**$ 1,320**	**$ 2,133**	**$ 30,776**
402 Service Area Boundaries		1					2	2		5	$ 915		$ -	$ -	$ -	$ 79	$ 994
404 Industrial Flows and Loads		1	1			4	10			16	$ 3,112		$ -	$ -	$ -	$ 253	$ 3,365
406 Flow Projections		8	2	2		6	27	2		47	$ 9,405		$ -	$ -	$ -	$ 743	$ 10,148
407 WWTP Wastewater Flows and Loadings		2	8	2		4	22	2		40	$ 8,358	$ 600	$ 600	$ 60	$ 660	$ 632	$ 9,650
410 Draft and Final Chapter 3 - Basis of Planning		4	4	2		3	6	4	4	27	$ 5,533	$ 600	$ 600	$ 60	$ 660	$ 427	$ 6,620
Task 500 - Existing System	**0**	**6**	**0**	**2**	**0**	**5**	**14**	**7**	**2**	**36**	**$ 6,915**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 569**	**$ 7,484**
502 Study Area		2				1	4	1		8	$ 1,561		$ -	$ -	$ -	$ 126	$ 1,687
503 Existing System		2		1		2	6	4		15	$ 2,887		$ -	$ -	$ -	$ 237	$ 3,124
504 Draft and Final Chapter 4 - Existing System		2		1		2	4	2	2	13	$ 2,467		$ -	$ -	$ -	$ 205	$ 2,672
Task 700 - Collection System	**1**	**14**	**0**	**7**	**0**	**36**	**80**	**18**	**4**	**160**	**$ 30,642**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,528**	**$ 33,170**
701 Hydraulic Model Update and Calibration		2		4		10	36	8		60	$ 11,272		$ -	$ -	$ -	$ 948	$ 12,220
702 Capacity Evaluation		2				12	16	4		34	$ 6,438		$ -	$ -	$ -	$ 537	$ 6,975
704 Draft and Final TM 1 - Hydraulic Model Update and Calibration		2		2		6	12	2	2	26	$ 4,984		$ -	$ -	$ -	$ 411	$ 5,395
706 Meeting No. 6 - Capacity Improvements	1	4				4	8	2		19	$ 3,869		$ -	$ -	$ -	$ 300	$ 4,169
707 Draft and Final Chapter 6 - Collection System		4		1		4	8	2	2	21	$ 4,079		$ -	$ -	$ -	$ 332	$ 4,411
Task 800 - Wastewater Treatment Facility	**0**	**8**	**16**	**12**	**50**	**0**	**0**	**8**	**0**	**94**	**$ 20,014**	**$ 6,800**	**$ 6,800**	**$ 680**	**$ 7,480**	**$ 1,485**	**$ 28,979**
804 WWTP Capacity Analysis (includes site visit)		2	4	4	16					26	$ 5,578	$ 1,800	$ 1,800	$ 180	$ 1,980	$ 411	$ 7,969
808 Alternative Analysis		6	12	8	34			8		68	$ 14,436	$ 5,000	$ 5,000	$ 500	$ 5,500	$ 1,074	$ 21,010
Total	**4**	**66**	**47**	**37**	**50**	**66**	**161**	**43**	**16**	**490**	**$ 101,287**	**$ 8,000**	**$ 8,000**	**$ 800**	**$ 8,800**	**$ 7,742**	**$ 117,829**

Staff Report

January 5th, 2026 Council Workshop Meeting

Professional Services Agreement Amendment for Slow Sand Filter Plant Startup
Presenter: Rob Charles, Utilities Manager
Time Estimate: 10 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: The City of Camas has relied on surface water from Jones Creek since 1913 and Boulder Creek since 1931. These sources are conveyed to the City's Slow Sand Filter (SSF) Water Treatment Plant, which was constructed between 2013 and 2015 to provide up to 1,570 gallons per minute of treated surface water. When operational, the SSF Plant allows the City to reduce reliance on groundwater wells during non-peak demand months, lower energy costs through gravity-fed conveyance, and provide higher-quality water preferred by certain industrial users.

Although the SSF Plant was substantially completed in 2015, it has never been placed into full operation due to a series of technical, regulatory, and external factors. Following construction, the Washington State Department of Health required the addition of a carbon dioxide system to control water pH, which was not installed and completed until 2021. Separately, significant leakage was identified in approximately three miles of transmission main connecting the plant to the City's distribution system, requiring replacement before startup could proceed.

As the City prepared to initiate startup in 2022, the Nakia Creek Fire occurred within the watershed. Due to concerns regarding fire-fighting foam, debris, and potential impacts to raw water quality, startup was deferred. In 2023, reduced flows at the Boulder Creek intake revealed structural issues that required design, permitting, and reconstruction; construction work at the intake is scheduled for the permitted work window in 2026.

In 2024, additional challenges arose related to maintenance and operability of the carbon dioxide treatment system and ongoing telemetry and control system upgrades. These issues highlighted the complexity of restarting a facility that has remained idle for an extended period and requires coordination among multiple vendors and regulatory agencies.

SUMMARY: The City is seeking Council approval of a Professional Services Agreement amendment with Jacobs Engineering to complete startup and commissioning of the Slow Sand Filter (SSF) Water Treatment Plant. Although the plant was constructed in 2015, it has never been fully placed into operation due to a series of regulatory requirements,

infrastructure repairs, wildfire-related watershed impacts, and system integration challenges that occurred over several years.

With major prerequisite issues now addressed or scheduled, the City is positioned to move forward with a coordinated and structured startup effort. When operational, the SSF Plant will provide a seasonal surface water supply that allows the City to reduce reliance on groundwater wells, lower energy and operating costs through gravity-fed conveyance, and provide a cleaner source of water preferred by certain industrial users for process water.

The proposed amendment expands and extends Jacobs' scope of work to lead and coordinate final startup activities, including:

- Overall project management and scheduling through plant startup and initial operations
- Coordination of multiple vendors and agencies involved in startup (including TOMCO, Air Gas, S&B, and regulatory agencies)
- Verification, testing, and repair of treatment systems, including the carbon dioxide pH control system
- Support for telemetry, controls, and system integration during startup
- On-site startup assistance and commissioning of the SSF Plant
- Training and refresher instruction for City operations staff
- Post-startup operational support during initial seasonal operations, shutdown, and restart

Jacobs Engineering was the original designer of the SSF Plant and has supported the City through prior startup assistance efforts. Utilizing Jacobs under the existing agreement allows the City to leverage institutional knowledge of the facility and avoid the inefficiencies and risks associated with onboarding a new consultant at this stage. The amendment establishes a not-to-exceed amount of $179,410 and supports a planned startup and operational transition of the SSF Plant by fall 2026.

Figure 1: Slow Sand Filter Plant – 32723 NE Lessard Road, Camas, WA

BENEFITS TO THE COMMUNITY: Operation of the Slow Sand Filter Plant will provide multiple benefits to the community by improving system reliability, reducing operational costs, and maximizing the use of existing infrastructure investments. The facility allows the City to rely on gravity-fed surface water during seasonal operations, reducing electrical consumption and wear on groundwater wells that can be taken offline during these periods.

The surface water source also provides a cleaner water supply that is better suited for certain industrial and process-water users within the City, supporting economic activity and local employers. Bringing the SSF Plant into operation improves overall water system resiliency by diversifying supply sources and aligns with long-term planning efforts to responsibly manage and steward the City's water resources.

STRATEGIC PLAN: This work aligns with the Strategic Plan Goal of Stewardship of City Assets.

POTENTIAL CHALLENGES: Because the Slow Sand Filter Plant has not previously operated as part of the City's active water system, bringing the facility online will require careful monitoring during initial startup. As surface water is introduced, water will move through parts of the distribution system that are not typically supplied by this source, which may temporarily stir up minor sediment in some pipes.

These conditions are expected and manageable. The startup plan includes controlled sequencing, system flushing, and close oversight by City staff and Jacobs Engineering to identify and address any issues during initial operations. These adjustments are typical when placing a long-idle water treatment facility into service and do not affect long-term water quality or system reliability.

BUDGET IMPACT: The proposed Professional Services Agreement amendment with Jacobs Engineering is in an amount not to exceed $179,410 and will be funded from the Water Fund. Sufficient funds are available within the current budget:

Budget:	
Boulder Creek Intake Project (2026 Capital Budget)	$244,000

Expenses:	
Jacobs Engineering Amendment	$179,410
*Tomco (CO2 System Repair)	$ 5,000
*S$B (Telemetry Services)	$ 5,000
Total	$189,410

** Estimated costs. Actual amounts will be determined based on final scope and need during startup.*

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

Jacobs

Amendment No. 5

Water Treatment Plant Start-Up
City of Camas

August 1, 2025

Amendment No. 5

Client name:	City of Camas
Document no:	*[Document number]*
Revision:	0
Revision date:	August 1, 2025
Project/Proposal no:	TBD
Project manager:	Jack Wallis, PE
Prepared by:	Jack Wallis, PE
Approved by:	Dan Shafar, PE ENV SP
File name:	Camas SSF Startup Amendment 081825 MKB

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Contents

Attachments

Project Understanding

The City of Camas (City) has requested an Amendment to the existing contract for startup-assistance for the City's existing Water Treatment Plant (WTP). This amendment will represent the fifth amendment for this contract. The following summarizes the amendment history:

Contract	Contract Schedule	Contract Cost
Original Contract | December 2020	Dec 2020 → Nov 2021	$34,910
Amendment 1 | December 2021	Nov 2021 → Jun 2022	*No change*
Amendment 2 | June 2022	Jun 2022 → Dec 2022	*No change*
Amendment 3 | November 2022	Dec 2022 → Dec 2023	*No change*
Amendment 4 | November 2023	Dec 2023 → Dec 2024	*No Change*

Recent attempts to complete startup of the slow sand filter have been complicated by a number of factors including wildfires within the watershed, required maintenance at the watershed intakes, on-going SCADA and I&C integration and service upgrades, and multi-party coordination including Jacobs, Carollo, S&B, Tomco, and Airgas.

The intent of this amendment is to synchronize and simplify the start-up process by having Jacobs primarily responsible for scheduling and sequencing startup operations. Jacobs will provide coordination of vendor services, on-site and start-up services of the slow sand filter, and provide additional training refresher for City staff. This amendment also includes an allowance for on-call support for the first year of startup operations.

The original scope of the professional services agreement is provided for context below; however, all work contracted under Tasks 1 and 2 has been completed. Task 3 will be amended to extend Project Management beyond the current schedule. Additional tasks have been added to complete this expanded scope.

Background

This section is copied from the original Professional Services Agreement and provided for reference. The City of Camas, WA (City) owns and operates a slow sand filter (SSF) water treatment plant (WTP) located near the intersection of NE Lessard Road and NE Winter Road. City staff have asked for assistance with startup of the plant since it is only operated seasonally and significant time has passed since the plant was last operated. The City has recently added caustic and carbon dioxide to the plant that has increased the complexity of the system. City staff have also noted that there may be air in the effluent line, which is causing issues with the accuracy of the flow meter. The City has requested that Jacobs Engineering Group Inc (Consultant) assist City staff with startup, training, and ongoing operations support.

Scope of Work

Consultant shall perform the following tasks.

Task 1 – Startup Assistance and Training

This task is copied from the original Professional Services Agreement and provided for reference. This task includes work required to assist with plant startup and operator training. This task includes:

- One site visit for startup troubleshooting and training. This site visit includes one Consultant staff member on site for three 8-hour days and one additional Consultant staff member for one 8-hour day.
- A second site visit to follow up on plant operations. This site visit includes one Consultant staff member on site for two 8-hour days to reinforce training.
- Preparation of materials for operator training, troubleshooting, and startup. The budget for this component assumes preparation of a PowerPoint or PDF presentation for operator training, and/or minor updates to the existing Operations and Maintenance Manual to limit the allowance.

Assumptions

- This task includes travel expenses for two site visits.

Deliverables

- Training and startup materials as pdf documents divided between task-based modules (e.g. startup/shutdown sequence, alarm response, troubleshooting). Operator sign-off sheets for verifying knowledge transfer.

Task 2 – As-Needed Treatment Technical Assistance

This task is copied from the original Professional Services Agreement and provided for reference. This task includes on-going support to help with treatment plant operational issues that may arise during the first operation season, including:

- About 40 hours of on-call support during the first operational season. This budget could be used for an additional site visit, if requested by the City.

Assumptions

- Consultant will provide support based on requests from the City Utilities Manager.

Deliverables

- Written documentation and/or redlined O&M manual updates in response to City requests.

Task 3 – Project Management

This task is amended as indicated below. This task includes work necessary to effectively manage the work, including but not limited to:

- Task management, internal reporting, and coordination with the City.

- Preparing and submitting bi-monthly invoices and progress reports for Consultant services.

Assumptions

- The duration of the project for budgeting project management purposes is assumed to be from November 2020 to ~~November 2021~~ December 2026. Invoicing is assumed to occur every other month.

Deliverables

- Bi-monthly invoices and monthly progress report including a schedule look-ahead and vendor coordination notes.

Task 4 – Pre-Start-up Services

Consultant will provide pre-start-up services including the following key activities:

- File necessary WA Department of L&I paperwork and notices for prevailing wage
- Review existing design documentation for Carbon Dioxide and caustic systems (design by Carollo Engineers). Perform an onsite chemical system readiness check.
- Coordinate and lead a conference call between City and TOMCO to review findings from the chemical system readiness check and to strategize needs and approach for initial assessment site visit.
- Coordinate and lead the initial assessment site visit between TOMCO and Air Gas to evaluate the existing condition of the tank and dosing systems.
- Coordinate a final testing and completion of S&B's I&C upgrade for the plant.
- Provide updated notice to Washington Department of Health of anticipated start-up dates.

Assumptions

- Jacobs operations and maintenance staff will perform the chemical system readiness check and review findings with the City, TOMCO and Air Gas.
- Air Gas' time and materials will be invoiced directly to the City through their existing agreement (attached to this proposal).
- TOMCO Systems will provide one 8-hour site visit to inspect CO2 storage and feed system for proper installation and assessment of the idle system.
- Jacobs operations and maintenance staff will complete all work tasks (under supervised direction of TOMCO) for prevailing wage related work. Assumes 8-hour workday with two start-up operators on-site.
- This task includes travel related expenses for Jacobs and TOMCO.
- All comments on draft memoranda will be provided in a consolidated format.

Deliverables

- Draft and final memorandum in electronic format documenting all findings from the chemical system readiness check.
- Draft and final site visit summary memorandum in electronic format documenting work completed on-site, equipment condition and next steps.
- Certified payroll and prevailing wage documentation.

Task 5 – WTP Start-up Services

Consultant will complete WTP start-up services in coordination with the City and its operators. Start-up includes the following key activities:

- Coordinate vendor start-up services between TOMCO and Air Gas.
- One day of start-up services and plant testing in advance of vendor scheduled start-up services.
- Participate in start-up activities under the direction of TOMCO on-site. Assumes that Jacobs operations and maintenance team will complete all work tasks for prevailing wage related work. Assumes three 8-hour workdays with two start-up operators on-site. Includes labor for potential minor repairs under supervision of TOMCO for the CO2 tank and feed systems.
- One day of start-up services and plant operations following vendor scheduled start-up services.
- One-day of on-site training and refresher for City staff. Includes updates to the existing Operations and Maintenance manual (allowance of 40-hours to compile if needed).
- One day per month (assume for four months) of on-site support for City Water Operations.
- One day of on-site support during seasonal plant shut-down (April 2026).
- One day of on-site support during seasonal plant start-up (October 2026).
- Allowance of 20-hours for as-needed operational support (October – December 2026).

Assumptions

- Air Gas' time and materials will be invoiced directly to the City through their existing agreement (attached to this proposal).
- Consultant will provide two O&M Technicians for five 8-hour working days during vendor start-up services.
- Consultant will provide one operations and maintenance team member for 8-hour working day during monthly operations and seasonal shut-down and start-up events.
- Consultant technical team including project manager and or design engineering support specialist will be on-site to assist with testing and coordination.
- S&B responsible for verifying point-to-point I&C verification, accuracy of flow meters and calibration check.
- A $10,000 allowance included for TOMCO to provide as-needed small parts/equipment for potential repairs to the storage tank and feed systems.

Deliverables

- Updated operations and maintenance manual.
- Update training materials.
- Site visit summary memoranda documenting work completed on-site.
- Commissioning documentation such as test sheets, calibration logs, and operator sign-off sheets.
- Certified payroll and prevailing wage documentation.

Schedule

This section is amended as indicated below. The period of performance for this project is NTP through ~~November 30, 2021~~ December 2026.

The following section is added.

Consultant will work with the City to execute the anticipated schedule below.

- September & October 2025 – Subcontracting and scheduling vendor services
- November 2025 – Site visits with Jacobs, Tomco, and Air Gas to assess existing carbon dioxide equipment condition and potential repairs.
- December 2025 – Vendor startup services including Tomco start-up and delivery of Carbon Dioxide.
- January 2026 thru April 2026 – City operates WTP with monthly site visits.
- May 2026 – Seasonal plant shut-down with one site visit.
- October 2026 – Seasonal plant start-up with one site visit.
- October 2026 thru December 2026 – City operates WTP with as-needed startup support.
- December 2026 – Contract close-out.

Cost

Consultant will provide this scope of work on a time and materials basis with a not-to-exceed budget of $179,410, unless authorized by a written Amendment. The task breakdown for the not-to-exceed amount is shown in Table 1.

Table 1. Estimated Cost for Camas SSF Startup and Training Assistance

Task	Labor Cost	Expenses	Total
1 – Startup Assistance and Training	-	-	-
2 – As-Needed Treatment Technical Assistance	-	-	-

3 – Project Management	$14,309	$0	$14,309
4 – Pre-Start-up Services	$29,521	$9,150	$39,266
5 – WTP Start-up Services	$81,980	$42,200	$125,835
TOTAL			**$179,410**

Billing Rates

Compensation shall be in accordance with the provisions of the Professional Engineering Services Contract between City and Consultant. The labor rates included in Attachment B include a 3.15 multiplier on raw rates up to a cap of $310/hour and a flat rate of $115/hour on Consultant GID staff.

Attachment B – Level of Effort

Jacobs

City of Camas Slow Sand Startup	Project Role	Project Manager	Project Engineer	Drinking Water Treatment Lead	Mechnical Engineer	Operations Management	Operations Tech 1	Operations Tech 2	Safety	Technical Editor	Project Controls	Project Assisstant	Jacobs Labor Hours	2024%	2025%	2026%	2024 Jacobs Dollars	2025 Jacobs Dollars	2026 Jacobs Dollars	Total Jacobs Labor Dollars	Expenses	Total Jacobs Labor & Expenses
	Team Member	Shafar, Dan	Wallis, Jack	Enoch Nicholson	White, Robert	Quijani, Marc	Bostic, Robert	Uribe, Lupe	Boswell, Tyler	CADD Support	Panwar, AJAY	Bak, Oskar										
	2024 Rates	$ 230	$ 230	$ 230	$ 182	$ -	$ 230	$ 230	$ 171	$ 171	$ 104	$ 104										
	2025 Rates	$ 310	$ 221	$ 257	$ 268	$ 268	$ 262	$ 205	$ 280	$ 257	$ 117	$ 117										
	2026 Rates	$ 310	$ 232	$ 270	$ 281	$ 281	$ 276	$ 215	$ 294	$ 270	$ 122	$ 122										
Task 1 | Startup Assistance and Training																						$ -
This task previously completed. No Changes																	$ -	$ -	$ -	$ -		
													0	0%	0%	0%	$ -	$ -	$ -	$ -		
														0%	0%	0%	$ -	$ -	$ -	$ -		
														0%	0%	0%		$ -	$ -	$ -		
													0	0%	0%	0%	$ -	$ -	$ -	$ -		
Task 2 | As-Needed Treatment Technical Assitance																						$ -
This task previously completed. No Changes																	$ -					
													0	0%	0%	0%	$ -	$ -	$ -	$ -		
													0	0%	0%	0%	$ -	$ -	$ -	$ -		
Task 3 | Project Management		22	12			8			4	6	6		10					$ 7,063	$ 7,246	$ 14,309		$ 14,309
Amended Task Extending Services thru Dec 2026																						
Project Administration		*12*	*12*			*8*			*4*	*6*	*6*			0%	50%	50%	$ -	$ 5,513	$ 5,696	$ 11,209		
Subcontracting		*4*											*4*	0%	50%	50%	$ -	$ 620	$ 620	$ 1,240		
Project Invoices & Status Reports		*6*											*6*	0%	50%	50%	$ -	$ 930	$ 930	$ 1,860		
Task 4 | Pre-Start-up Services		12	22	8	16	2	30	28				4	122					$ 29,521		$ 29,521	$ 9,150	$ 38,671
New Task for Startup																						
Coordination with State Agencies (L&I, DoE)		*4*		*4*	*4*							*4*	*16*	0%	100%	0%	$ -	$ 3,807	$ -	$ 3,807		
Review of Design Documentation				*2*	*2*	*2*	*12*	*12*					*30*	0%	100%	0%	$ -	$ 7,192	$ -	$ 7,192		
Coordination with TOMCO, Air Gas, S&B			*10*	*2*	*2*		*2*						*16*	0%	100%	0%	$ -	$ 3,780	$ -	$ 3,780		
Pre-Startup Site Visit		*8*	*8*		*8*		*12*	*12*					*48*	0%	100%	0%	$ -	$ 11,992	$ -	$ 11,992	$ 3,200	
TOMCO Vendor Services													*0*	0%	100%	0%	$ -	$ -	$ -	$ -	$ 5,950	
Pre-Startup Site Visit Documentation			*4*				*4*	*4*					*12*	0%	100%	0%	$ -	$ 2,751	$ -	$ 2,751		
													0	0%	100%	0%	$ -	$ -	$ -	$ -		
Task 5 | WTP Start-up Services		10	44	32	72		120	40					318					$ 39,699	$ 42,280	$ 81,980	$ 42,200	$ 124,180
New Task for Startup																						
Jacobs Pre-Vendor Startup		*4*	*6*	*2*	*6*		*8*	*8*					*34*	0%	100%	0%	$ -	$ 8,422	$ -	$ 8,422	$ 2,000	
Plant Startup (with TOMCO, Air Gas, and S&B)		*4*	*18*	*8*	*18*		*24*	*24*					*96*	0%	100%	0%	$ -	$ 23,300	$ -	$ 23,300	$ 2,400	
TOMCO Vendor Services													*0*	0%	100%	0%	$ -	$ -	$ -	$ -	$ 9,550	
TOMCO Contingency for spare parts													*0*	0%	100%	0%	$ -	$ -	$ -	$ -	$ 10,000	
Jacobs Post-Vendor Monitoring							*8*	*8*					*16*	0%	100%	0%	$ -	$ 3,737	$ -	$ 3,737	$ 2,000	
City Training				*8*			*8*						*16*	0%	0%	100%	$ -	$ -	$ 4,367	$ 4,367		
Compiling Updating O&M Manual		*2*	*20*	*8*			*10*						*40*	0%	0%	100%	$ -	$ -	$ 10,168	$ 10,168	$ 250	
1-day/mo Support (four months)					*32*		*32*						*64*	0%	25%	75%	$ -	$ 4,241	$ 13,360	$ 17,601	$ 10,000	
Spring 2025 Shutdown Support					*8*		*8*						*16*	0%	0%	100%	$ -	$ -	$ 4,453	$ 4,453	$ 2,000	
Fall 2025 Statup Support					*8*		*8*						*16*	0%	0%	100%	$ -	$ -	$ 4,453	$ 4,453	$ 2,000	
As-Needed Operation Support				*6*			*14*						*20*	0%	0%	100%	$ -	$ -	$ 5,479	$ 5,479	$ 2,000	
																	$ -	$ -	$ -	$ -		
		44	**78**	**40**	**88**	**10**	**150**	**68**	**4**	**0**	**6**	**10**	**450**				**$ -**	**$ 76,284**	**$ 49,526**	**$ 125,810**	**$ 51,350**	**$ 177,160**

Labor:	$ 125,810
Subconsultants:	$ 22,500.00
Expenses:	$ 28,850
Markup on Expenses:	$ 2,250.00
Grand Total:	**$ 179,410**

Staff Report

January 5, 2026 Council Workshop Meeting

Our Camas 2045 – Preferred Land Use Alternative
Presenter: Alan Peters, Community Development Director
Time Estimate: 30 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: The City of Camas is conducting a periodic update to the Comprehensive Plan pursuant to the Growth Management Act (GMA). Under the GMA framework, the City must adopt a land use element and a future land use map that align with Clark County's adopted population, housing, and employment allocations. Clark County adopted these allocations on May 7, 2024, assigning Camas a 2045 population of 37,080 residents, 4,226 new housing units, and 11,615 jobs.

Clark County is in the process of selecting a countywide preferred land use alternative map which will determine if and how urban growth areas (UGAs) within the county will expand and determine the footprint of Camas's UGA. Staff is seeking Council direction on which Clark County growth alternative the City should formally support as the County moves toward selecting a countywide preferred land use alternative.

SUMMARY: The County Council is considering three growth alternatives for the County. These alternatives are based on site-specific requests received by individual property owners and alternative maps provided by each jurisdiction. Camas's alternatives were first presented to the community at Community Summit #2 on October 22, 2024. Following the summit, a draft preferred land use alternative was presented to Council on February 18, 2025. A revised draft preferred alternative was published in July 2025 and presented to Council on November 17, 2025.

Alternative 1. This alternative assumes no changes to the current comprehensive plan's land use map and development patterns. Under this scenario, existing policies and zoning remain in place and UGA boundaries are not expanded.

Alternative 2. This alternative includes city-submitted proposals for updated future land uses and potential modest expansions to UGAs, policies, and regulations that respond to projected population, housing, and employment needs through 2045. This alternative includes a proposed expansion of 83.79 acres near the North Shore Subarea that would bring the Port of Camas-Washougal's Grove Field into the City's UGA. It is anticipated that this area would be assigned a mixed employment zoning, allowing the Port to further develop Grove Field, providing additional employment capacity.

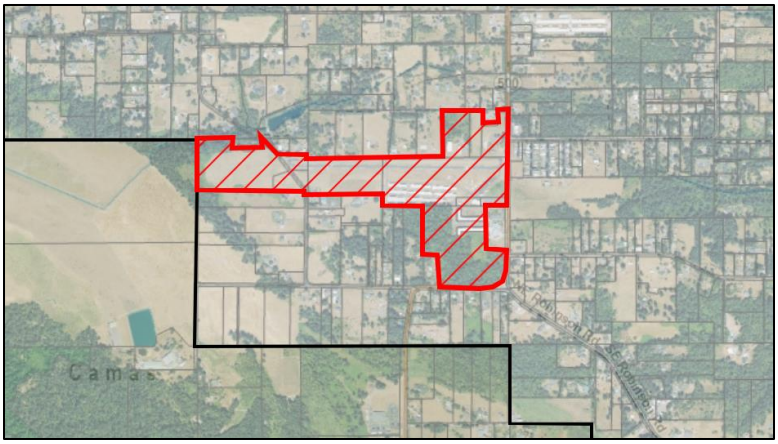

Figure 1: Port of Camas-Washougal UGA Expansion Request

Alternative 3. This alternative includes a more expansive update to future land uses and additional larger expansions to the UGAs. This alternative includes an expansion of 161.2 acres near SE Nourse Rd and SE 283rd Ave. The area is currently designated agricultural land and is subject to the County's agricultural resource lands study. Based on this study, the County's Agricultural Advisory Commission has recommended that Clark County maintain all currently designated agricultural resource lands.

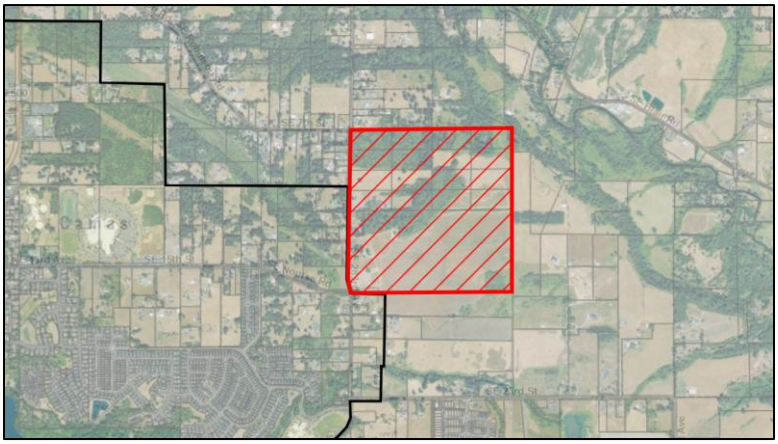

Figure 2: Nevin UGA Expansion Request

Council direction at this stage will help inform the City's position as Clark County moves toward selection of a countywide preferred land use alternative. The County Planning Commission is expected to make a recommendation on a preferred alternative following a joint County Council/County Planning Commission hearing on January 8, 2026, and the County Council is expected to decide on the preferred alternative following a hearing on February 3, 2026.

BENEFITS TO THE COMMUNITY: The City's preferred land use alternative will support the *Our Camas 2045* vision statement while providing adequate land capacity for future residential and employment growth through 2045 while preserving community character, expanding housing opportunities, and supporting economic vitality.

STRATEGIC PLAN: The City's preferred land use alternative supports the Strategic Plan's "Economic Prosperity" priority by ensuring a supply of developable employment land and supporting balanced employment and housing growth. The preferred alternative would expand the Camas urban growth area for additional employment land and provide for housing options for all income levels and demographic needs.

POTENTIAL CHALLENGES: The County's preferred alternative will set the stage for the remainder of the comprehensive update process in Camas and throughout Clark County, including the completion of capital facilities plans in process. If the County Council does not select a preferred alternative in February or selects an alternative drastically different from what the cities have anticipated, then completion of the comprehensive plan and capital facilities plan updates will be impacted further.

BUDGET IMPACT: Funding for development comprehensive plan has been included in the City's biennial budget and has been supported by grant funding from the Department of Commerce. Proposed expansions of the urban growth area may include capital facility implications which will be studied in the City's updates to the transportation, water, and sewer system plans.

RECOMMENDATION: Staff recommends that Council support Clark County Alternative 2 as the County's preferred land use alternative. This recommendation reflects a balanced approach that accommodates the City's assigned population, housing, and employment growth through 2045 while prioritizing compact urban development and supporting modest UGA expansion to support long-term employment growth in Camas.

Staff further recommends that the City request that the Nevin property be designated as an Urban Reserve. The purpose of the urban reserve overlay is to identify lands as being possible future additions to the UGA and to protect these areas from premature land division and development that would preclude efficient transition to urban development.