



City Council Regular Meeting Agenda

Monday, October 17, 2022, 7:00 PM

Council Chambers, 616 NE 4th Avenue

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)

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CALL TO ORDER

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

1. [Oath of Office – Council Member John Nohr](#)
[Presenter: Shawn MacPherson, City Attorney](#)
[Time Estimate: 5 minutes](#)

ROLL CALL

PUBLIC COMMENTS

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

STAFF PRESENTATIONS

2. [North Shore Subarea Plan Update](#)
[Presenter: Robert Maul, Interim Community Development Director](#)
[Time Estimate: 30 min](#)

3. [Sewer System Development Charge Update Presentation](#)
Presenter: Steve Wall, Public Works Director
Time Estimate: 30 min
4. [Community Survey Update](#)
Presenter: Bryan Rachal, Communication Director
Time Estimate: 10 mins

CONSENT AGENDA

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

5. [October 3, 2022 Camas City Council Regular and Workshop Meeting Minutes](#)
6. Automated Clearing House and Claim Checks Approved by Finance Committee
7. \$99,013.74 September 2022 Emergency Medical Services (EMS) Write-off Billings; \$88,263.93 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$10,749.81 for Ground Emergency Medical Transport funding.
(Submitted by Cathy Huber Nickerson, Finance Director)
8. [\\$189,500 Geosyntec Consultants, Inc. Lake Management Plan Professional Services Agreement Amendment No. 4 \(Submitted by Steve Wall, Public Works Director\)](#)
9. [\\$145,610 Johansson Wing Architects City Hall Annex Remodel Professional Services Agreement Amendment No. 1 \(Submitted by Steve Wall, Public Works Director\)](#)
10. [\\$157,123.00 Clark & Sons Excavating Inc. 2022 NW Astor St. and NW 23rd St. Sidewalk Replacement Project Bid Award with up to 10% change order authorization \(James Carothers, Engineering Manager\)](#)
11. [\\$197,250.93 to S&B, Inc. Well 5 Facility Upgrades Bid Award with up to 10% change order authorization submitted by Rob Charles, Utilities, Manager](#)

NON-AGENDA ITEMS

12. Staff Miscellaneous Updates
Presenter: Jeff Swanson, Interim City Administrator
Time Estimate: 10 minutes
13. Council

MAYOR

14. Mayor Announcements
15. [Extra Mile Day Proclamation](#)

MEETING ITEMS

16. [Public Hearing for 2023 Community Development Block Grant Application](#)
[Presenter: James Carothers, Engineering Manager](#)
[Time Estimate: 10 Minutes](#)

17. [Non-Represented Employee Vacation/Paid Time Off \(PTO\) Cash Out](#)
[Presenter: Jennifer Gorsuch, Administrative Services Director](#)
[Time Estimate: 5 minutes](#)

PUBLIC COMMENTS

CLOSE OF MEETING

STATE OF WASHINGTON}

OATH OF OFFICE

} SS.

County of Clark }

I, **JOHN NOHR**, do solemnly swear (or affirm) that I am a Citizen of the United States and of the State of Washington; that I will support the Constitution and Laws of the United States and the Constitution and Laws of the State of Washington, and will to the best of my judgment, skill and ability, truly, faithfully, diligently and impartially perform the duties of the office of **COUNCIL - WARD NO. 1, POSITION NO. 1, CITY OF CAMAS**, in and for Clark County, Washington, as such duties are prescribed by law, so help me God.

John Nohr

Subscribed and sworn to before me this 17th day of **October 2022**.

Shawn R. MacPherson



Staff Report

October 17th, 2022 Council Regular Meeting

North Shore Subarea Plan Update
Presenter: Robert Maul, Interim Community Development Director
Time Estimate: 30 min

Phone	Email
360.817.1658	rmaul@cityofcamas.us

BACKGROUND: City Council directed staff to engage in a subarea planning effort for the North Shore area of Camas, north of Lacamas Lake. Phase 2 is entering into the legislative adoption process and is anticipated to be adopted in November of 2022.

SUMMARY: Staff will provide a detailed update and summary of the North Shore subarea planning effort for phase 2. Contained in the agenda packet is a project summary, economic analysis, land capacity analysis, the preferred alternative map and an FAQ summary. Staff plans on conducting a public hearing with the Planning Commission in October to provide a formal recommendation to the City Council for a November public hearing.

BUDGET IMPACT: N/A

RECOMMENDATION: No recommendation at this time. Staff will return to Council in November for a formal public hearing and recommendation from the Planning Commission.



ACKNOWLEDGEMENTS

Acknowledgements are provided for Phase 1 (2019-2020) and Phase 2 (2021-2022).

City Council (Phase 1)

Barry McDonnell, Mayor
 Greg Anderson
 Ellen Burton
 Bonnie Carter
 Don Chaney
 Steve Hogan
 Shannon Roberts
 Melissa Smith

Planning Commission (Phase 1)

Tim Hein, Chair
 Mahsa Eshghi
 Shawn High
 Troy Hull
 Warren Montgomery
 Georl Niles
 Jim Short

North Shore Steering Committee (Phase 2)

Tamara Allison, Camas School District - Transportation
 Supervisor
 Michael Andreotti, AKS Engineering
 Jennifer Baker, Columbia River Economic Development
 Council
 Cory Bittner, Pahlisch Homes
 Don Chaney, City Council
 Lynda David, Southwest Washington Regional
 Transportation Commission
 Jason Irving, Camas Parks Commissioner
 Lynn Johnston, Property Owner
 Kimbal Logan, Property Owner Representative
 David Ripp, Port of Camas-Washougal
 Shannon Roberts, City Council
 Andy Swanson, HSR Capital

City Council (Phase 2)

Steve Hogan, Mayor
 Greg Anderson
 Marilyn Boerke
 Bonnie Carter
 Don Chaney
 Tim Hein
 Leslie Lewallen

Planning Commission (Phase 2)

Troy Hull, Chair
 Georl Niles, Vice-Chair
 Mahsa Eshghi
 Shawn High
 Marlo Maroon
 Warren Montgomery
 Joe Walsh

North Shore Community Advisory Committee (Phase 2)

Dan Foster
 Kim Lottig
 Marlo Maroon
 John Svilarich
 Vicky Wessling

Project Team (Phase 1)

City of Camas

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Alicia Brazington, Communications

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Nicole McDermott, Deputy Project Manager, WSP

Emma Johnson, Planner, WSP

Steve Faust, Public Involvement, 3J Consulting

Brian Vanneman, Economist, Leland Consulting Group

Sam Brookham, Economist, Leland Consulting Group

Project Team (Phase 2)

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Trang Lam, Director of Parks and Recreation,

Jim Carothers, Engineering Manager

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Brian Vanneman, Economist, Leland Consulting Group

Wally Hobson, Economist, Leland Consulting Group

Jennifer Such, Economist, Leland Consulting Group

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SECTION 1

INTRODUCTION

About the Subarea Plan

P 1

Planning Process

P 1



Figure 1. Vicinity Map

Introduction

The North Shore subarea consists of approximately 990 acres of land north of Lacamas Lake in Camas. The subarea is bounded to the south by the north shore of Lacamas Lake and generally extends to the city's urban growth area (UGA) boundaries to the north, east, and west (see Figure 1).

About the Subarea Plan

The city of Camas is growing. Between 2010 and 2020, the city's population grew from 18,355 to 25,140, a 30 percent increase. Looking ahead to 2040, population projections from the Washington Office of Financial Management estimate that the city will grow by another 30 percent, adding 11,500 new residents. The City's Housing Action Plan estimates that Camas will need over 4,500 new housing units by 2040 to accommodate the growing community.

Originally annexed in 2007, much of the North Shore consists of agricultural land and single-family residences. In 2019, the City of Camas began the planning process to create the North Shore subarea plan to establish development guidelines and a land use framework for the subarea. Most of the subarea is in private ownership and the area is anticipated to experience substantial growth over the next 20 years. Although the North Shore is largely undeveloped, the current zoning (established in 2013) allows property owners to develop their land according to the current zoning code and development standards, which would allow

residential, commercial, and light industrial development. Since annexing the area, the City has purchased over 160 acres in the North Shore along Lacamas Lake, referred to as the Legacy Lands, which total approximately 200 acres and will be preserved for open space and recreational use.

Many of the largest property owners in the North Shore have expressed a desire to develop their land. At the same time, other members of the community have expressed concerns that the city is growing too quickly and want to maintain Camas' small-town feel. The purpose of the subarea plan is to empower the City and community to guide future development in a way that is consistent with the community's values, and to strike a balance between preserving open space and making room for new members of the community.

The North Shore subarea plan establishes future land uses and identifies the appropriate intensity of development, as well as required transportation and utility infrastructure improvements.

Planning Process

The subarea plan was completed in two-phases, with Phase 1 focusing on community outreach to create a vision statement that captures how the community wants the area to develop. From August 2019 to September 2020, the City conducted public outreach activities and engaged with stakeholders, community members, and property owners at community events and through online surveys. Phase 1 concluded in September 2020 when City

Council adopted the vision statement for the North Shore subarea (see Section 2 for the adopted vision statement).

After a hiatus due to COVID-19, Phase 2 kicked off in September 2021 and included discussions of a preferred land use and transportation concept that focused on the arrangement and intensity of land uses within the subarea, as well as the location and alignment of primary arterial roads. New design guidelines were also developed to guide the look and feel of future development.

The subarea plan provides the City with a better understanding of the community vision and opportunities and constraints related to future development.

The project team developed a subarea plan that consisted of the following elements.

Visioning and Outreach

- Community surveys
- Stakeholder interviews
- Tabling events
- Visioning workshop
- Adoption of the vision statement

Analysis

- Existing conditions analysis, including land use, transportation, utility, and environmental conditions

- Market assessment and analysis

- Trip generation and connectivity assessment

Conceptual Planning

- Draft conceptual options for land use and transportation, consistent with the vision statement and feedback from the committees

- Preferred concept plan, consistent with committee and community feedback on the draft options

- Design guideline recommendations

Implementation

- Action plan

- Recommended updates to the city's comprehensive plan and development code

SECTION 2

**VISIONING AND
OUTREACH**

Phase 1 Community and Stakeholder Outreach	P 4
Phase 2 Community and Stakeholder Outreach	P 5



Figure 2. Visioning Workshop

Visioning and Outreach

In order to develop a subarea plan that balances different perspectives within the community, extensive outreach efforts were made during both phases of the planning process.

Phase 1 Community and Stakeholder Outreach

The City of Camas began public outreach efforts in fall 2019 with community events hosted at local schools, Camas Farmers Market, and the Camas Youth Advisory Council. Attendees were shown a map of existing land uses in the North Shore and were asked to provide what changes they would make and why. Comments were focused on maintaining a small-town feel and prioritizing access to the lake and open space.

Attendees at all events were encouraged to sign up for the project email list and participate in an online survey. Two online surveys were available to the public during Phase 1 of project and were completed by a total of 1,261 community members. Survey results prioritized local-serving businesses, green space preservation, and bike and pedestrian infrastructure.

The City held two visioning workshops where participants could map future land uses. One was a student workshop at Discovery High School, and a second was held with the broader community. Responses to the exercise favored diverse housing options to serve residents of all income levels, as well as more trail connections and pedestrian access to local businesses.

The City conducted 21 interviews with local stakeholders, including representatives from the Camas School District and the Port of Camas-Washougal, and elected officials. Questions

focused on economic development, open space preservation, and future land uses.

A detailed summary of the outreach conducted in Phase 1 and a compilation of all comments received is included in Appendix A.

The vision statement for the North Shore subarea, provided below, was adopted by City Council in September 2020.

Vision Statement

- 1. Preserve the North Shore’s natural beauty and environmental health.** Policies, regulations and design rules must protect significant trees, tree groves, and surrounding lakes. Identify and preserve views to the treed hillside and the lake.
- 2. Plan a network of green spaces and recreational opportunities.** Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a “green corridor” along the lake that completes the Heritage Trail, provides lake access, and buffers the lake from adjacent development.
- 3. Cluster uses for a walkable community.** Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations.
- 4. Provide a variety of housing options.** Plan for diverse housing types appropriate for varying incomes, sizes, and life stages.
- 5. Locate industrial parks and commercial centers to the north.** Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport.

Encourage commercial activities along high traffic corridors, such as NE Everett Street.

6. Favor local-serving businesses. Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while complementing downtown Camas.

7. Plan for needed schools and infrastructure. Ensure adequate roads, schools and utilities are in place before development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety.

8. Strive to maintain Camas’ small town feel. Sustain the city’s quality of life through phased and sustainable growth that contributes to community character.

Phase 2 Community and Stakeholder Outreach

In Phase 2, guidance and input from the community and stakeholders were sought to inform the development of a preferred land use and transportation concept plan and design guidelines and standards for the North Shore. The City convened a North Shore Steering Committee and a North Shore Community Advisory Committee (CAC) in addition to conducting broad outreach to the Camas community.

A detailed summary of the outreach conducted in Phase 2 and a compilation of all comments received during the open houses is included in Appendix A.

Steering Committee

The Steering Committee was established to advise the City and provide technical guidance throughout the subarea planning process. The committee consisted of property owners and their representatives, as well as representatives from the Camas Planning Commission, Camas City Council, Camas Parks Commission, the Port of Camas-Washougal, the Camas School District, the Columbia River Economic Development Council, and the Southwest Washington Regional Transportation Council. The Steering Committee met with the City four times during the public outreach phase. During the first meeting, the committee reviewed community input and background from Phase 1. The second meeting was held to review the first draft of the land use and transportation options. Following the open house,

the City held a two-part workshop with the Steering Committee to begin refining the location of land uses, proposed densities, and transportation networks.

Community Advisory Committee (CAC)

After a citywide application process, the North Shore CAC was established in December 2021. The CAC consisted of community representatives with a variety of backgrounds and experiences. The committee advised the City and provided community perspective prior to broader community outreach efforts. The first CAC meeting was held to review community feedback from Phase 1, input from the Steering Committee, and to discuss the revised draft land use and transportation options. The second CAC meeting was held in June 2022 to discuss feedback from the first open house and the Steering Committee, to review a draft preferred concept, and to discuss design guidelines and standards for the North Shore.



Figure 3. Open House Poster

Community Open Houses

The City held two open houses to conduct broad community outreach. The first virtual open house for Phase 2 took place in February and March 2022 to obtain community feedback on draft land use and transportation options for the North Shore. After reviewing the project background and draft options, participants were asked to respond to a survey to give feedback on how well the options meet the goals of the adopted Vision Statement. Overall, the majority of survey participants agreed that the various elements in both options met the intent of the Vision Statement. For Option A, participants felt that the plan best addressed the Vision Statement by identifying sensitive areas to be preserved, creating a series of connected trails throughout the subarea, and the creation of a central plaza for community events. For Option B, participants felt that the option best addressed the Vision Statement by creating a series of trails and pathways to connect residential areas to commercial centers, identifying sensitive areas to be preserved, and allowing for a mix of housing types throughout the North Shore. Open-ended responses generally expressed concerns about the cost of the proposed elements, lack of natural areas or environmental concerns, and any new development occurring. Many public comments expressed a desire to retain as much open space as possible.

A second open house took place in August 2022 to present a draft of the preferred concept where attendees were encouraged to provide further feedback on the revised concept. The second open house involved both in-person and online events to increase opportunities for engagement. Participants in the online open house were prompted to provide feedback on how well the concept met the community’s vision for the North Shore, as well as on the design guidelines for the look and feel of future development. Participants expressed concerns about the need to expand public infrastructure and connectivity, address water quality, preserve natural beauty and environmental health, and general concern about any new development. Input received during the open house informed the final preferred concept plan and design guidelines.



Figure 4. Community Open House



Figure 5. Community Open House

SECTION 3

PHASE 1

ANALYSIS

Existing Conditions

P 8

Market Analysis

P 9

Phase 1 Analyses

The Phase 1 analysis included an existing conditions analysis of the built and natural environment and a market analysis. These analyses are summarized below and provided as Appendix B.

Existing Conditions

The existing conditions analysis identified existing land uses and zoning; parks, trails, and open spaces; critical areas; utility infrastructure and capacity (water and sewer); and the current transportation network and planned improvements. The subarea is currently characterized primarily by agricultural land, single-family residences with large acreages, smaller lot residential development along State Route 500 (SR 500), and some commercial uses at the southern end of Lacamas Lake. Zoning includes single-family residential (R-7.5, R-10, R-12) and multifamily residential (MF-10, MF-18), business park (BP), community commercial (CC), and open space (OS), as well as a Gateway/Corridor overlay zone and multiple Airport overlay zones. A portion of the subarea falls outside the city limits and is designated as urban holding (UH) by the County (Figure 6).

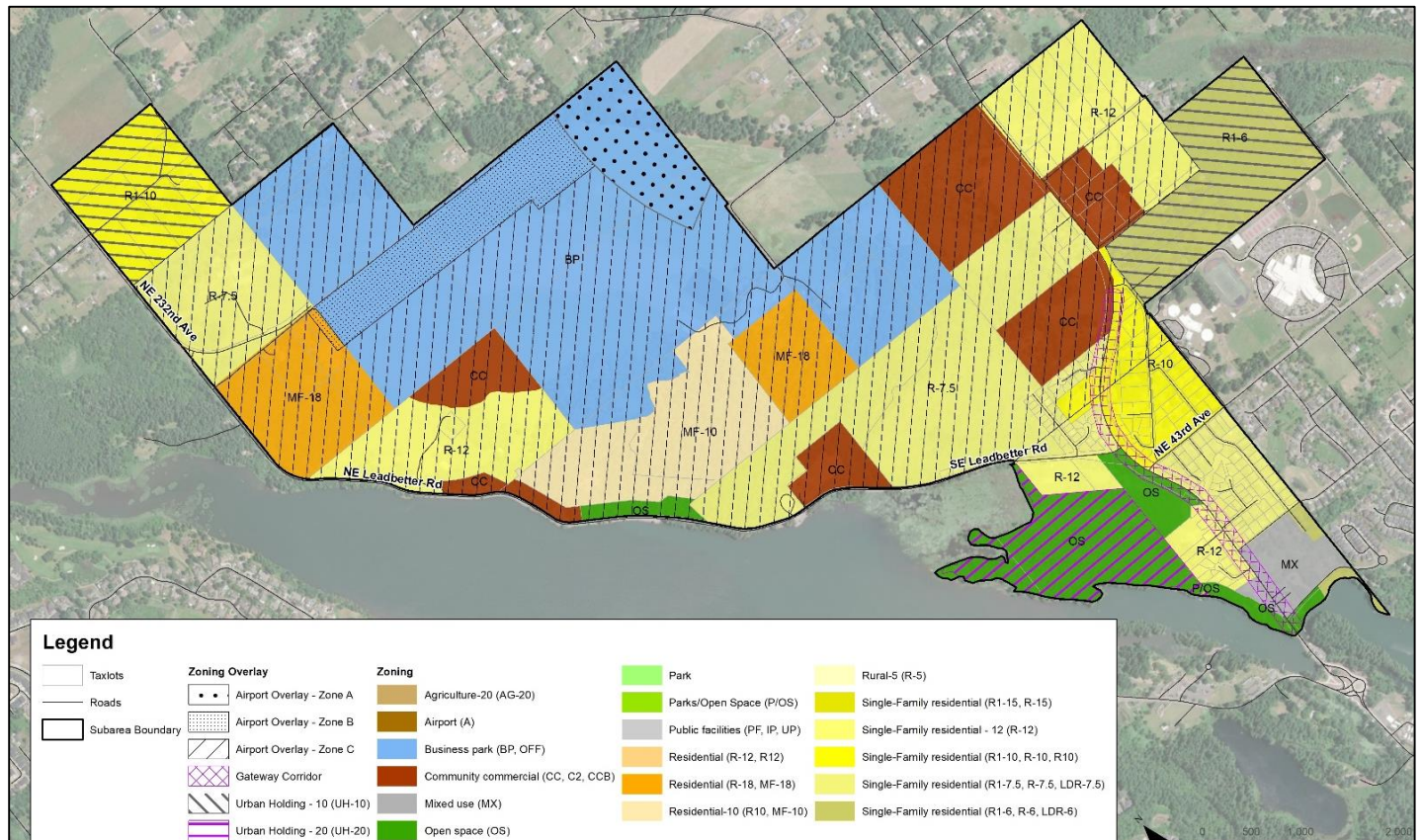


Figure 6. Existing Zoning

Portions of the subarea are within shoreline jurisdiction along Lacamas Lake and Round Lake and, therefore, will be subject to the City’s Shoreline Master Program. This jurisdiction includes land extending 200 feet in all directions from the ordinary high water mark, floodways, and contiguous floodplain areas landward 200 feet from such floodways, associated wetlands, critical areas with associated buffer areas, river deltas associated with the streams, and lakes and tidal waters that are subject to the provisions of this program. The shoreline designation in this subarea is mostly Urban Conservancy, with two stretches of shoreline designated as Medium Intensity.

There are several limitations to development in the subarea, including protected critical areas and the Legacy Lands, which will be preserved for open space and recreation (Figure 7). Approximately half of subarea contains critical areas, including wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, critical aquifer recharge areas, and frequently flooded areas. These areas are protected and regulated by the City’s critical areas ordinance, and development may be limited in these areas.

Sanitary sewer service within the subarea will ultimately be provided by the City of Camas. Most of the subarea is currently undeveloped or served by septic tanks. The City will need to continue to develop its potable water supply, and treatment and storage capacities in order to accommodate long-term growth. For potable water, local transmission and distribution lines can be extended from the City’s existing utility backbone and transmission system.

The existing transportation network in the North Shore is limited, with a lack of east-west roadways and little to no bicycle or pedestrian facilities. Leadbetter Road and Everett Street/SR 500 serve as the major north-south facilities. The Transportation System Plan identifies a proposed two- or three-lane arterial connecting Everett Street/SR 500 to the northwest corner of the subarea, which would provide some additional connectivity.

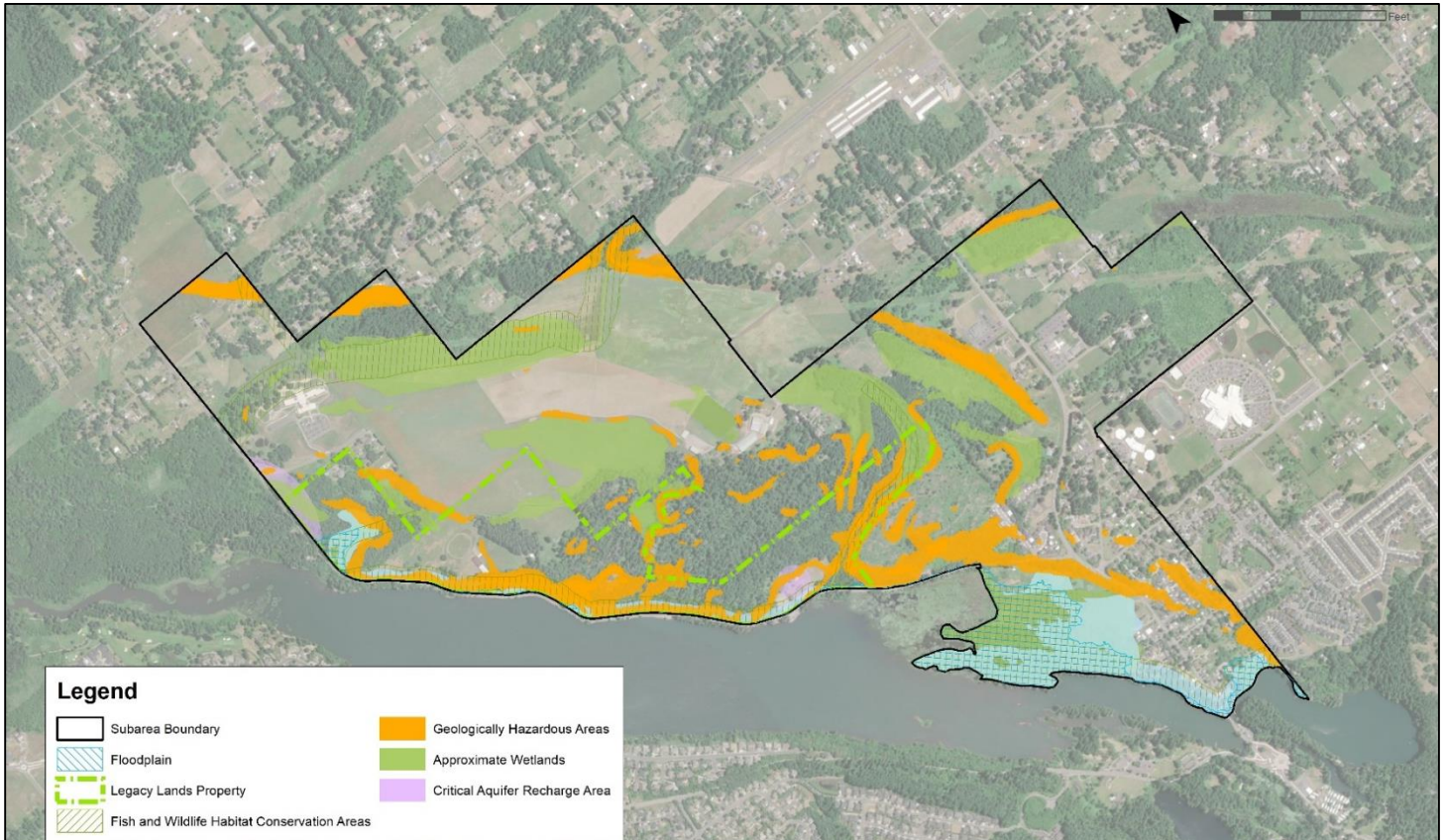


Figure 7. Critical Areas and Legacy Lands

Market Analysis

A preliminary market analysis was prepared during Phase 1 to identify opportunities and constraints in the North Shore area and to ensure that the strategies identified in the subarea plan are grounded in market realities. The analysis identified several opportunities and strengths in the North Shore, including highly educated, high-income, and large-sized households, a strong regional market for housing, a high demand for office space, large developable land tracts, and supportive property owners. Constraints and weaknesses identified included limited transportation access, amenities and infrastructure, physical and regulatory development impediments (including protected critical areas), potential challenges for attracting retailers, and high-construction costs.

A detailed market assessment was later prepared to assess the preferred concept plan, which is described in Section 4.

SECTION 4

CONCEPTUAL PLANNING

Draft Concept Plan - Option A	P 11
Draft Concept Plan - Option B	P 12
Preferred Concept Plan	P 13
Design Guidelines	P 22



Conceptual Planning

Working with the Steering Committee, the Project Team developed two concept plan options based on the vision statement, existing conditions analysis, market assessment, and community outreach in Phase 1. The draft plan options were presented to the CAC for their feedback before being brought to the community at the first virtual open house for Phase 2. Each plan identified the location of different land uses within the North Shore, the potential alignment of different roadways, and some potential recreational features. Some features were the same in each option, including placement of parks and open space on the City-owned Legacy Lands; commercial development focused on roundabouts and along major roadways to create commercial corridors; a mixed-use area at Bridge Village to provide a gateway to the North Shore; and business park areas located to the north to take advantage of flatter land and avoid residential land in the airport overlays.

The draft options and their distinguishing features are provided below. A preferred concept (as described in Section 4) was later developed to reflect feedback on these options.

Draft Concept Plan – Option A

- **Estimated capacity: 3,680 dwelling units, 9,930 residents, and 2,560 jobs**
- **Trails located throughout the subarea provide opportunities for recreation and promote walkability.**
- **Areas for single-family and multifamily housing located near the schools and throughout the subarea provide an opportunity for housing choices, including a variety of sizes and types.**
- **A mixed-use and commercial core, connected to surrounding residential areas with on-and off-street trails, can increase walkability.**
- **A central plaza, located near the Legacy Lands, provides a gateway from the recreational areas to the commercial core and could provide a venue for community events.**



Figure 8. Draft Concept Plan – Option A

Draft Concept Plan – Option B

- Estimated capacity: 4,735 dwelling units, 12,785 residents, and 2,170 jobs
- Trails located throughout the subarea provide opportunities for recreation and promote walkability.
- A mixed use and commercial core along a new major roadway allows for a commercial center to the subarea with commercial nodes providing "neighborhood-scale" commercial uses.
- Trails and pathways connecting residential and commercial/mixed-use areas can increase walkability to neighborhood commercial centers and throughout the subarea.
- Business park and commercial areas are located to the north to take advantage of flatter land and avoid residential land in the airport overlays.
- A business park area located near the high school could provide opportunities for campus connections and job-training.
- A mix of single-family and multifamily areas centrally located and throughout the subarea provide opportunities to encourage a variety of housing types and sizes.



Figure 9. Draft Concept Plan – Option B

Preferred Concept Plan

The Project Team worked closely with the Steering Committee to develop a preferred plan based on community feedback from the first virtual open house, as well as input from the CAC. Figures 10 through 12 show the preferred concept plan and conceptual renderings.



Figure 10. Preferred Concept Plan



Figure 11. Conceptual Aerial Rendering

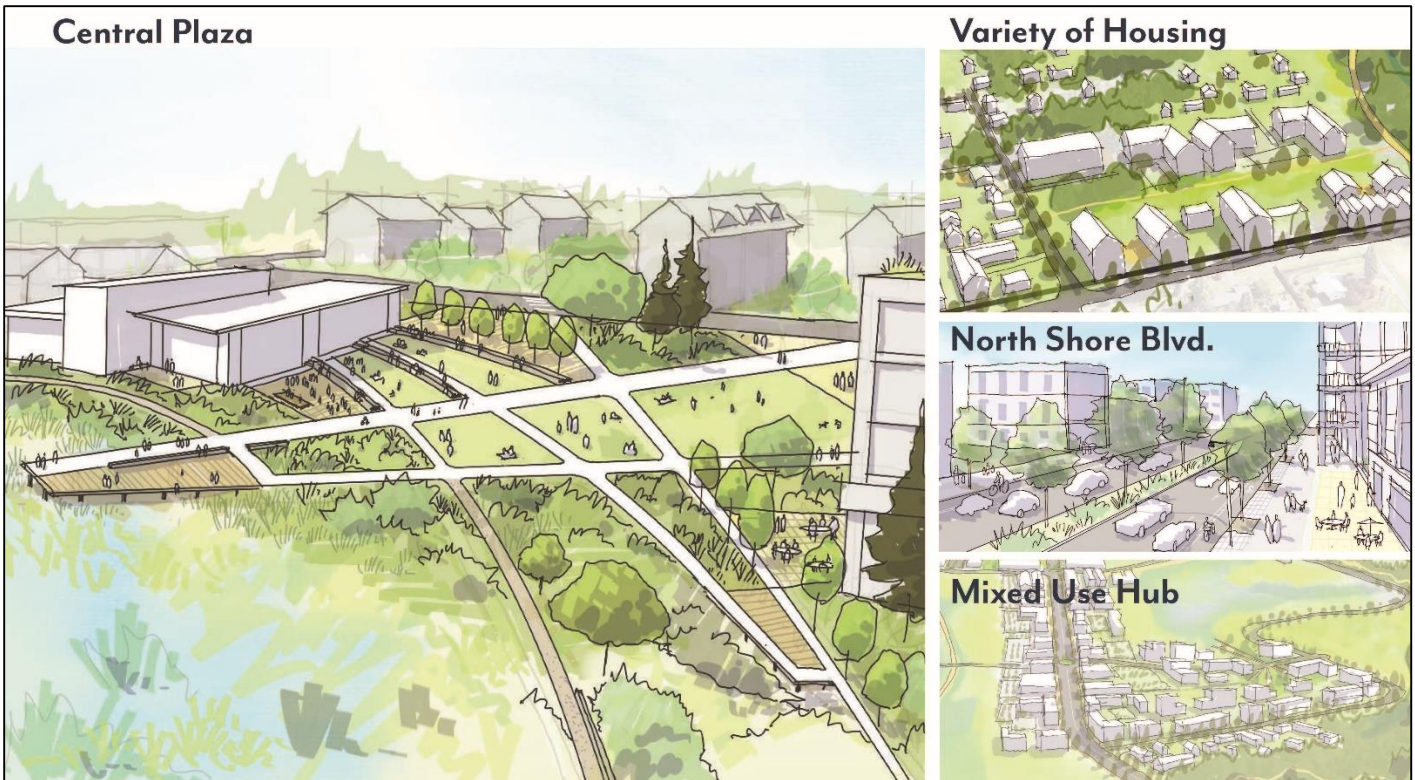


Figure 12. Conceptual Site Renderings

The table below summarizes the key messages heard from the community, Steering Committee and CAC and identifies how this feedback is reflected in the preferred concept plan and design guidelines.

Community Feedback (What we heard)	Key Feature(s) of the Plan (What we did)
Create walkable neighborhoods	Compatible land uses are located next to each other in order to encourage walking (e.g., mixed use and commercial). The street cross sections include pedestrian facilities on all roads. The City also conducted a walkshed analysis to estimate how long it would take for a pedestrian to reach a park/open space. While a half-mile (10-minute walk) is a common standard used in walkshed analyses, the City used a quarter mile (5-minute walk) to increase walkability in the North Shore. Based on this analysis, a potential park was added so that all of the subarea is within a quarter mile of a park/open space.
Create a central plaza for community events	The central plaza from Option A was carried forward to the concept plan. The plaza would be adjacent to the Legacy Lands and mixed use/commercial hub, which will create an active public space.
Identify and preserve sensitive areas	Working with the Steering Committee, the City evaluated spatial data for critical areas (e.g., wetlands) and made refinements to the concept plan and development assumptions to better reflect on-the-ground conditions. The potential road alignment through the Legacy Lands from Options A and B was not carried forward in order to preserve this area for recreation. Many of the design guidelines include measures to protect natural resources, including landscaping with native plants and incorporating sustainable design principles (e.g., green roofs, habitat creation).
Connect commercial centers and natural areas by series of trails	A series of potential primary and secondary trails are identified on the concept plan, which connect commercial areas to the Legacy Lands, as well as residential areas. The City conducted a walkshed analysis to confirm all of the subarea is within a quarter mile (5-minute walk) of a park/open space.
Allow for a mix of housing types	The concept plan incorporates mixed-use and higher and lower density residential designations. Both residential zones would allow a range of housing densities to increase flexibility. The design guidelines and standards will further shape the housing typologies and encourage a variety of sizes and styles.
Consider the traffic impacts of increased density	The City prepared a trip generation and roadway connectivity assessment based on the concept plan (see Appendix C). The assessment concluded that the proposed roadway connections are expected to provide adequate roadway capacity to support the land use designations.
Build flexibility into the requirements for Mixed-Use zones to encourage creativity and to not be overly prescriptive	The design guidelines were drafted to reflect this feedback. The intent is for the standards and code to be prescriptive enough to ensure development meets the intent of the vision statement, but also to have some flexibility in how developers can meet that intent.
Ensure that Business Park areas are right-sized for the types of businesses Camas might attract	The City conducted a spatial analysis to confirm that the proposed Mixed Employment areas (formerly called Business Park) will provide 10 to 15 contiguous acres of unconstrained land.

<p>Increase jobs and housing in Camas while also recognizing that the North Shore cannot address all housing and jobs needs for the city</p>	<p>The estimates for jobs and dwelling units have been refined throughout the planning process to reflect feedback from the community and committees. This includes refinements to the mix of land uses, as well as changes to the proposed densities. The estimated capacities for Option A, Option B, and the Draft Preferred Concept can be found in Section 4. These capacities reflect full buildout of the North Shore, which would occur gradually over time.</p>
<p>Consider critical areas and other factors, like market conditions, when estimating development capacity</p>	<p>The assumptions for estimating dwelling units and jobs have been refined over time. The current assumptions reflect the development potential of different critical areas and market conditions. A memorandum detailing the assumptions and estimated capacity is available in Appendix C and on the project website.</p>
<p>Create design guidelines that encourage sustainability and consider stormwater management, landscaping, and dark skies</p>	<p>When drafting the design guidelines, the City reviewed and incorporated community feedback from Phase 1 and Phase 2, as well as specific recommendations from the CAC and Steering Committee. The guidelines incorporate these items and many other sustainability best practices.</p>

Land Use Capacity

The estimated number of jobs, dwelling units and potential population under the existing and proposed zoning designations are outlined in Table 1. A memorandum detailing the proposed land uses in the preferred concept plan, development assumptions, and estimated capacity is included in Appendix C.

Table 1. Land Use Capacity Comparison

Proposed Zoning Designation	Developable Acres	Permitted Density ²	Estimated Jobs	Estimated Dwelling Units	Estimated Residents
Mixed Employment	41	n/a	817	n/a	n/a
Commercial	9	n/a	177	n/a	n/a
North Shore Mixed Use	67	24	405	1,133	3,060
North Shore Higher Density Residential	81	10 - 18	n/a	1,136	3,067
North Shore Lower Density Residential	121	4 - 5.8	n/a	700	1,890
Parks/Open Space ¹	77	n/a	n/a	n/a	n/a
School ¹	13	n/a	n/a	n/a	n/a
Draft Preferred Concept			2,969	1,399	8,017
Comparison to Existing Zoning					
Existing Zoning			1,820	4,915	2,829
Draft Preferred Concept Compared to Existing Zoning			- 1,430	+ 1,149	+ 3,102

¹ Additional lands designated as parks/open space and school would be added within the other zoning designations as development occurs.

² Dwelling units per acre.

Connectivity Improvements

An assessment of the anticipated trip generation and road connectivity assessment was prepared to evaluate the land uses and transportation alignments shown on the preferred concept (Appendix C). To address connectivity to, from and within the subarea, which was identified as a concern during community outreach, the preferred concept recommends several transportation improvements. The subarea concept plan includes multiple connections to the surrounding public street network. These roadway connections are described below and identified in Figure 13 with a red asterisk.

- No. 1 – NE 232nd Avenue extending to the east as North Shore Boulevard was recently constructed along the frontage of Lacamas Lake Elementary School. The existing North Shore Boulevard is planned to extend east to provide a Major Road connection through the subarea.
- No. 2 – The extension of NE Third Street (North Shore Boulevard) to the west is planned as a Major Road connection between the central portion of the subarea and SR 500.
- No. 3 – A new Minor Road connection to SR 500 at NE Everett Drive is planned to connect through the subarea.
- No. 4 – The extension of SE Eighth Street east of SR 500 as a Minor Road is planned to connect the east side of the subarea.
- No. 5 – The existing Leadbetter Road, which connects to SR 500 today, is planned for limited vehicle access to serve the park area and Lacamas Lake boat launch in the subarea.



Figure 13. Proposed Roadway Connections

Trip generation is the method used to estimate the number of vehicles that would be added to the surrounding roadway network if development occurred consistent with the preferred plan. The trip generation and roadway connectivity assessment estimated that the total number of net new trips in and out of the subarea to be 2,937 trips during weekday peak hours. The estimated number of vehicle trips generated per land use is outlined in Table 2. A detailed report of the method used to estimate these trips is included in Appendix C. With buildout of the subarea, the proposed roadway connections are expected to provide adequate roadway capacity to support the land use designations. Future development applications will require site-specific traffic studies to determine the final alignment and construction timing of the proposed transportation improvements.

Table 2. Trip Generation Estimate

Zone	ITE Land Use ¹	Size ²	PM Peak Hour		
			In	Out	Total
Mixed Employment	Industrial Park	817 EMP	68	275	343
Commercial	Shopping Plaza with Supermarket	116 KSF	502	545	1,047
	<i>Passby Trips (40%)</i>		-201	-218	-419
North Shore Mixed Use	Shopping Plaza	264 KSF	671	699	1,370
	<i>Passby Trips (30%)</i>		-201	-210	-411
	Multifamily Housing (Low-Rise)	566 DU	182	107	289
	Multifamily Housing (Mid-Rise)	566 DU	135	86	221
North Shore Residential (Higher Density)	Single-Family Detached Housing	114 DU	67	40	107
	Single-Family Attached Housing	341 DU	110	84	194
	Multifamily Housing (Low-Rise)	341 DU	110	64	174
	Multifamily Housing (Mid-Rise)	341 DU	81	52	133
North Shore Residential (Lower Density)	Single-Family Detached Housing	700 DU	415	243	658
Parks/Open Space	Public Park	77 AC	4	4	8
School	Elementary School	330 STU	24	29	53
INITIAL NEW TRIPS			1,967	1,800	3,767
PASSBY TRIP REDUCTION			-402	-428	-830
NET NEW TRIPS			1,565	1,373	2,937

1 ITE (Institute of Transportation Engineers) manual, Trip Generation, 11th Edition.
 2 KSF= 1,000 square feet, EMP = employees, DU = dwelling units, AC = acres, STU = students

North Shore Cross Sections

To ensure the look and feel of these roadways align with the community’s vision for multimodal connections, cross sections were developed for two key roads: North Shore Boulevard (No. 1) and the “ridgeline road” adjacent to the Legacy Lands (No. 3). A cross section was also developed for connector roads, which would serve as secondary roads throughout the area.

North Shore Boulevard would be the primary east-to-west road serving the mixed use and commercial hub in the north, as well as the central plaza. The cross section (Figure 14) was informed by community feedback calling for a road that balances the need for vehicle access with a street that is walkable, bike friendly, and includes traffic calming design standards.



Figure 14. North Shore Boulevard Cross Section

The ridgeline road would be adjacent to the Legacy Lands and run through the central higher density residential area. The cross section (Figure 15) includes on-street parking to facilitate access to nearby businesses, recreational areas, and residences, as well as a wide shared use path (for pedestrians, bicycles, etc.) adjacent to the Legacy Lands.

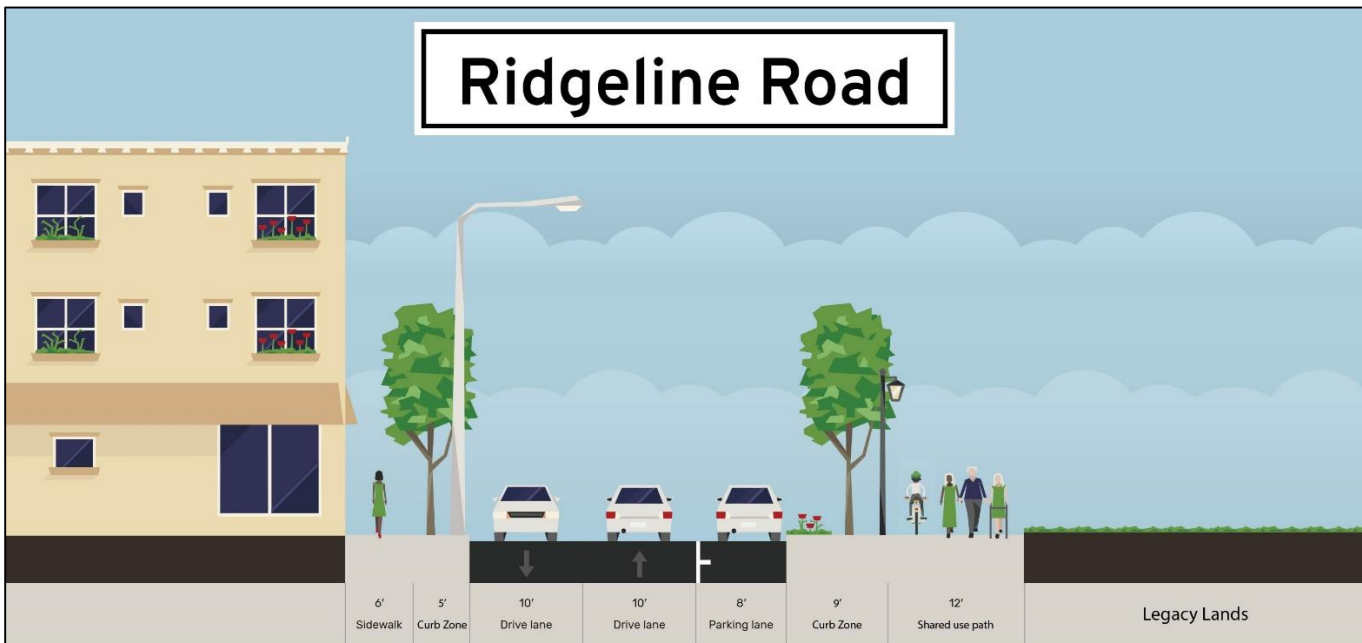


Figure 15. Ridgeline Road Cross Section

Collector roads (Figure 16) would include sidewalks and buffered bike lanes to reflect community feedback for walkable and bike-friendly roads throughout the subarea.



Figure 16. Collector Road Cross Section

Market Assessment

A market assessment was prepared based on the preferred concept plan (Appendix C). The assessment states that the market demand for all types of housing has been exceptional over the last few years, but demand for single-family and other types of lower density housing may have reached a historical high with a severely constrained supply.

The market assessment supports the plan to dedicate the majority of developable residential land to single-family and lower- to middle-density housing types over denser mixed-use development but notes that the market may not support building as much middle-density housing as the current plan allows. The City recognizes the results of the market assessment; however, the preferred concept plan balances several different needs and is not solely responsive to market conditions. The subarea plan must balance market conditions with the need for more housing units of different types and more affordable housing, as called for in the Housing Action Plan.

Design Guidelines

A design guideline is a discretionary tool that the City will use to guide decision-making about the look and feel of development so that it is consistent with the vision statement adopted as part of the subarea plan.

The North Shore design guidelines were created to fulfill the vision statement and reflect feedback provided by the public. The CAC played a key role in the identification of design guidelines that could guide development in a way that aligns with the community's vision. The draft guidelines below were presented to the community at the second open house. These guidelines are recommendations and must be implemented through development and design standards in the Camas Municipal Code (CMC).

The numbers below identify the vision statement element(s) that a guideline supports (see Section 2 for the adopted vision statement).

Development (Commercial, Residential, and Mixed-Use Buildings)

- Co-locate mixed-use and commercial uses near existing roads and new major roads and roundabouts where possible to create walkable centers. (3, 4)
- Focus the highest density residential uses in areas adjacent to major roads and/or mixed-use areas. (3, 4, 8)
- Locate higher-density residential uses (e.g., multifamily apartments) along arterials and adjacent to existing commercial areas. (3, 4)
- Use a stepped-transition in building height and mass to move from higher-density to lower-density and more intense mix-of-uses to single uses. (8)
- Locate lower density residential uses (e.g., townhouses) adjacent to single-family residential. (3, 4)
- Vary lot sizes for residential uses to avoid a “cookie cutter” and predictable suburban development patterns and better reflect the natural geography. (1, 8)
- Minimize the visibility of off-street surface parking, instead integrating structured and tuck-under parking in buildings or locating surface parking behind buildings. (3, 6)
- Orient the form and layout of buildings to retain or integrate with the existing topography, natural habitat, and respond to climatic or solar conditions. (1)
- Create smaller hardscaped and plaza areas within mixed-use/commercial areas to create spaces for gathering, waiting, discussion, and outdoor commercial activities. (3, 8)
- Organize residential units around common green space(s) that incorporate stormwater drainage, seating areas, play spaces, and internal pathways. (1, 2)
- Public-facing facades and building entries – regardless of land use – should provide weather protection from wind, rain, and sun and the occasional snow. (3, 6)
- Include multiple entries and windows on ground floor commercial uses facilitate business access, create visual interest, and promote safety. (3, 6)
- Preserve or feature historic architectural details or fenestration (e.g., windows or porch details) where they currently exist or are available for preservation. (8)
- Integrate sustainable design principles, such as passive building design, green roofs, permeable surfaces, stormwater management, and microhabitat creation. (1)
- Encourage an aesthetic that is complementary to the surroundings (such as the Pacific Northwest style) through site design, exterior building materials, landscaping and other features. (1)
- Use dark-sky friendly lighting for outdoor areas, such as full cutoff fixtures or limiting light trespass from buildings into the street. (1)

Public Spaces (Streetscapes, Trails, Plazas, Parks, and Landscaping)

- Encourage the preservation of native soils, existing tree canopy, and topography to the greatest extent possible. (1)
- Design trails and parks to accommodate the needs of all age groups and abilities. (2)
- Design landscaped areas in streetscapes, parks, and plazas to reflect the natural character and ecology of the Pacific Northwest and use drought-tolerant native species that increase biodiversity. (1, 8)

- Provide landscaping on streetscapes to mimic rural character and use drought tolerant, native species that utilize stormwater runoff and increase infiltration. (1, 8)
- Provide a consistent theme and identity for streetscapes that reflect a small-town feel through signage, lighting, and pedestrian amenities (e.g., benches). (8)
- Locate trails and natural spaces throughout the area as well as on the edge of the subarea to create buffers and provide recreation opportunities. (2, 8)
- Connect new trails to existing or planned regional or local trails where possible. (2)
- Use residential building setbacks for landscaping to mimic nearby, rural residential patterns and provide privacy and safety for ground floor residential units. (1, 8)
- Incorporate seating in public spaces (within mixed-use, commercial, and open spaces) to create passive recreation opportunities to pause or spend time. (2)
- Provide wayfinding and interpretive signage that directs people to historic, cultural, and natural resources throughout the area. (1)

Right-of-Way (Transportation, Mobility, and Streets)

- Provide a multimodal trail network along public rights-of-way to provide daily commute and recreation options and connect to the larger regional trail system. (2, 7)
- Balance the rural character of roadways with the addition of traffic calming features and upgraded pedestrian and bicycle facilities to support multimodal travel. (3, 8)
- Design streetscapes that are pedestrian-scaled, provide an intimate retailing and commercial environment and contribute to the small-town feel. (3, 8)
- Incorporate secure bicycle parking and storage to promote non-motorized travel and encourage mode-shift. (7)
- Encourage the preservation and enhancement of wildlife corridors across public rights-of-way through wildlife crossings (under and overpasses designed for wildlife). (1)

SECTION 5

IMPLEMENTATION

Implementation Measures P 25

Development Code Amendments P 27



Implementation

The following implementation measures establish the regulatory framework that will support development in the North Shore subarea compatible with the vision statement.

Table 3. Implementation Measures

Implementation Item	Action	Priority (short- or long-term)
Planning		
Subarea Plan Adoption	<ul style="list-style-type: none"> • Adopt the North Shore subarea plan by reference into the Camas Comprehensive Plan. See Figure 17 for proposed comprehensive plan designations. • Review existing comprehensive plan goals and policies to reflect the North Shore subarea vision. 	Short
Municipal Code Amendments	<ul style="list-style-type: none"> • Amend the CMC to codify recommended zoning amendments (see Table 4, Development Code Amendments) and establish recommended overlay zones. See Figure 18 for proposed zoning designations. • Implement recommended design guidelines to ensure future development reflects the North Shore subarea vision. 	Short
Infrastructure (Utilities and Transportation)		
Roadway Improvements	<ul style="list-style-type: none"> • Ensure future roadway improvements are consistent with the North Shore subarea design standards and provide multimodal transportation options. • Coordinate with Clark County on planned improvements, including NE 232nd Avenue and SR 500. 	Short to Long – based on timing of development proposals
Expanded Water and Sewer Service	<ul style="list-style-type: none"> • Confirm planned infrastructure improvements will support subarea development and are financially viable based on planned densities. • Review timing of infrastructure improvements in conjunction with annexation petitions and development applications. • Expand franchise utilities in conjunction with development. 	Short to Long
Parks and Trails		
Park and Trail Improvements	<ul style="list-style-type: none"> • Update the City Parks and Recreation Comprehensive Plan to incorporate park and trail locations proposed in the subarea plan and the Legacy Lands project. • Refine park and trail locations in conjunction with future development proposals. 	Short to Long

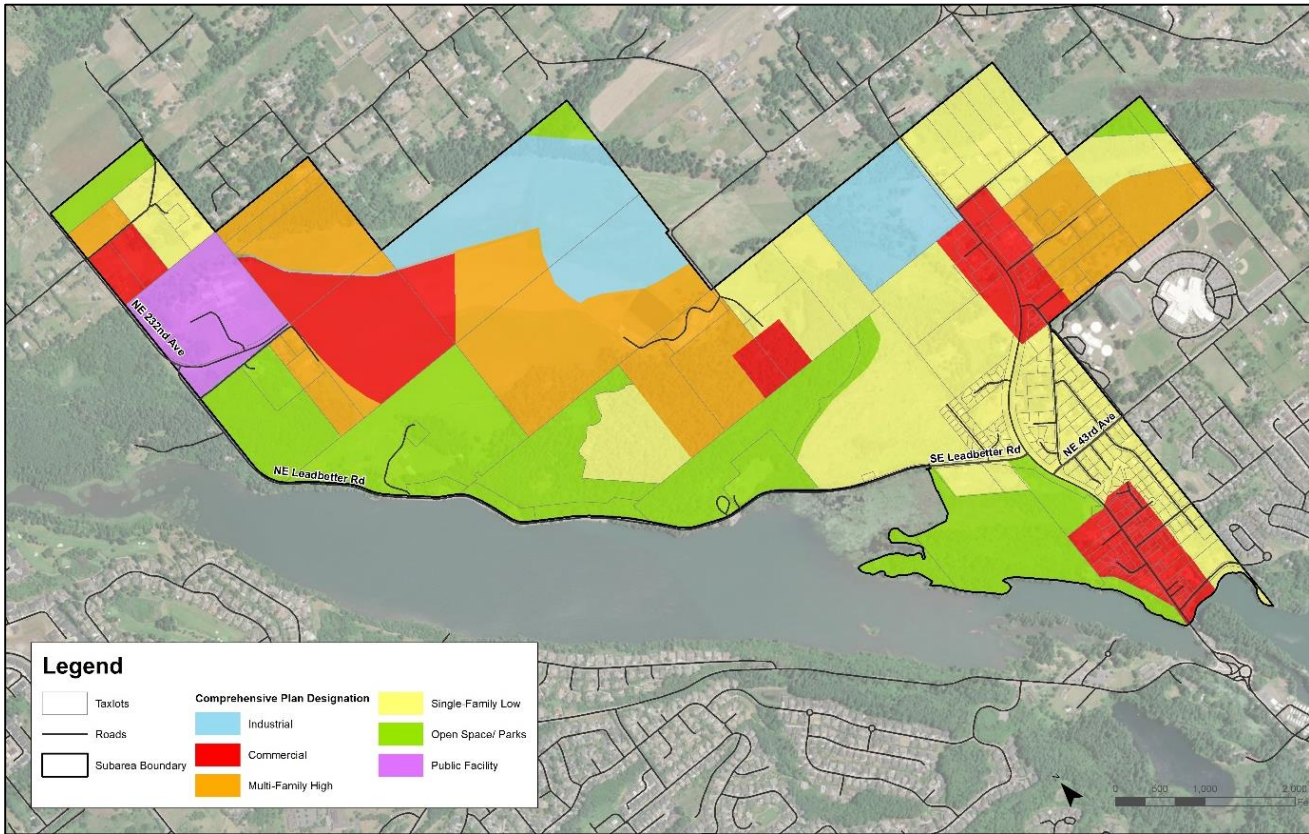


Figure 17. Proposed Comprehensive Plan Map

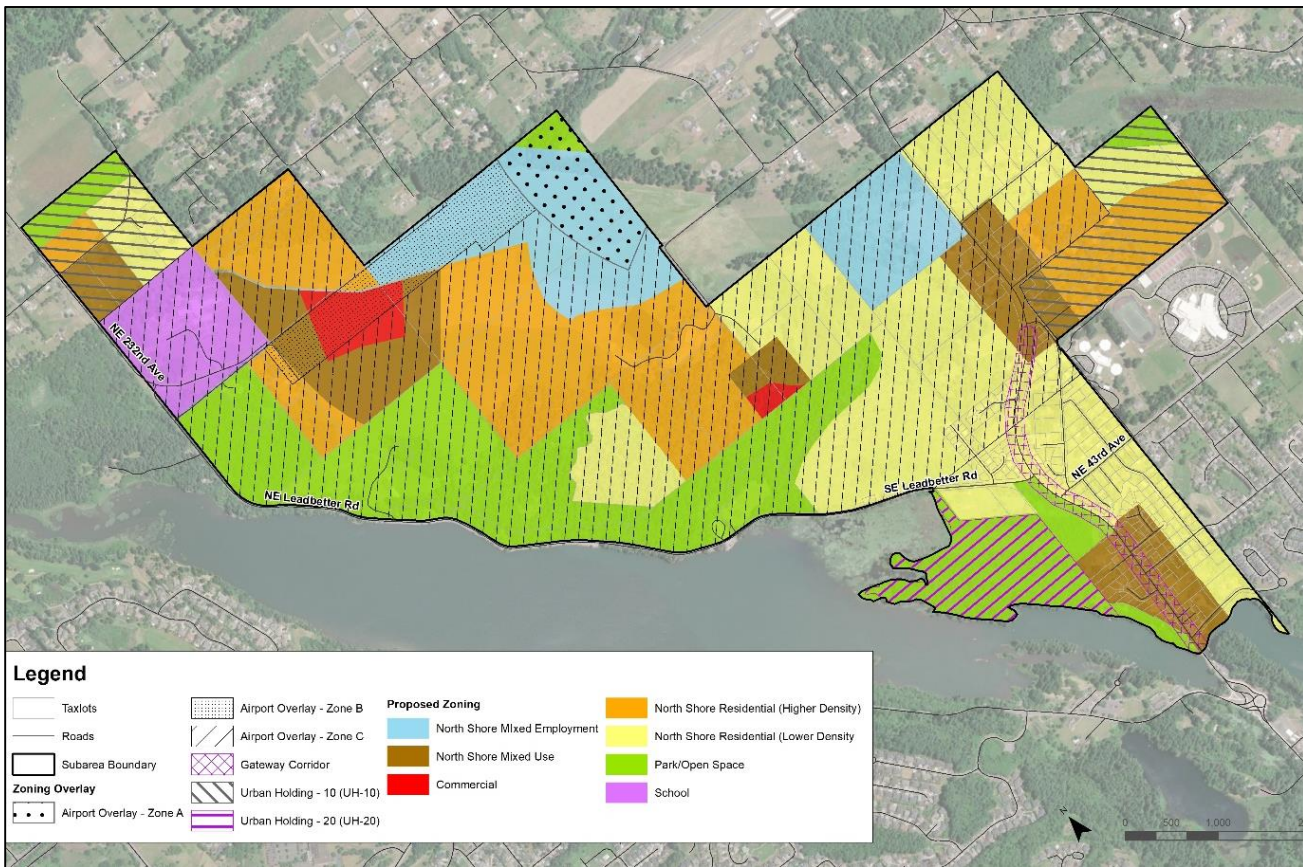


Figure 18. Proposed Zoning Map

Development Code Amendments

The following development code amendments are recommended to implement the North Shore subarea plan.

Table 4. Development Code Amendments

Existing Code	Recommended Amendments
Title 18 - Zoning	<ul style="list-style-type: none"> Establish a North Shore overlay zone that specifies standards and uses that apply to the North Shore, such as North Shore specific design standards. The overlay would also allow event facilities to be a permitted use within commercial and residential zoning in the subarea.
Chapter 18.05.040 – Residential and multifamily zones	<ul style="list-style-type: none"> Amend the City’s residential and multifamily zones to add a new North Shore Residential – Lower Density zone. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of 4 dwellings per acre and a maximum density of 5.8 dwellings per acre. This zone will reflect the rural character of a number of existing residences and can support transitions from existing uses to more dense zones. Amend the City’s residential and multifamily zones to add a new North Shore Residential – Higher Density zone. This zone is intended for residential dwellings in the North Shore subarea with a minimum density of 10 dwellings per acre and a maximum density of 18 dwelling units per acre. This zone provides for a diversity of dwellings and serves as a transition between commercial areas and residential uses.
Chapter 18.050 – Commercial and industrial zones	<ul style="list-style-type: none"> Amend the City’s commercial and industrial zones to include a new North Shore Mixed Use zone. This zone provides for a wide range of commercial and residential uses in the North Shore subarea. Compact development is encouraged that is supportive of transit and pedestrian travel. Mixed use areas should create spaces for community gathering, waiting, discussion, and outdoor commercial activities. Amend the City’s commercial and industrial zones to include a new North Shore Commercial zone. This zone is designated as a commercial area in the North Shore subarea, providing a range of goods and services.
Chapter 18.13 – Landscaping	<ul style="list-style-type: none"> Update landscaping standards as necessary to reflect the design guidelines. The standards of this chapter would apply to any development in the North Shore unless otherwise exempted.
Chapter 18.11.010 – Parking policy designated	<ul style="list-style-type: none"> Amend the City’s parking policy to exclude minimum off-street parking spaces for relevant North Shore districts.
Chapter 18.15.050 – Signs controlled by zoning district	<ul style="list-style-type: none"> Update Table 1 to include signs permitted, prohibited, or only allowed with a Conditional Use Permit for North Shore districts.

APPENDIX A PUBLIC INVOLVEMENT SUMMARIES

- Phase 1 Outreach Compilation
- Phase 2 Open House Summaries
- Project Advisory Committee Meeting Summaries



Legend

- Parks Master Plan
- Future Arterial Road
- Draft Subarea Boundary
- Urban Growth Area
- Major Roads

Scale

0 0.125 0.25 0.5 Miles

APPENDIX B

Phase 1 Analyses

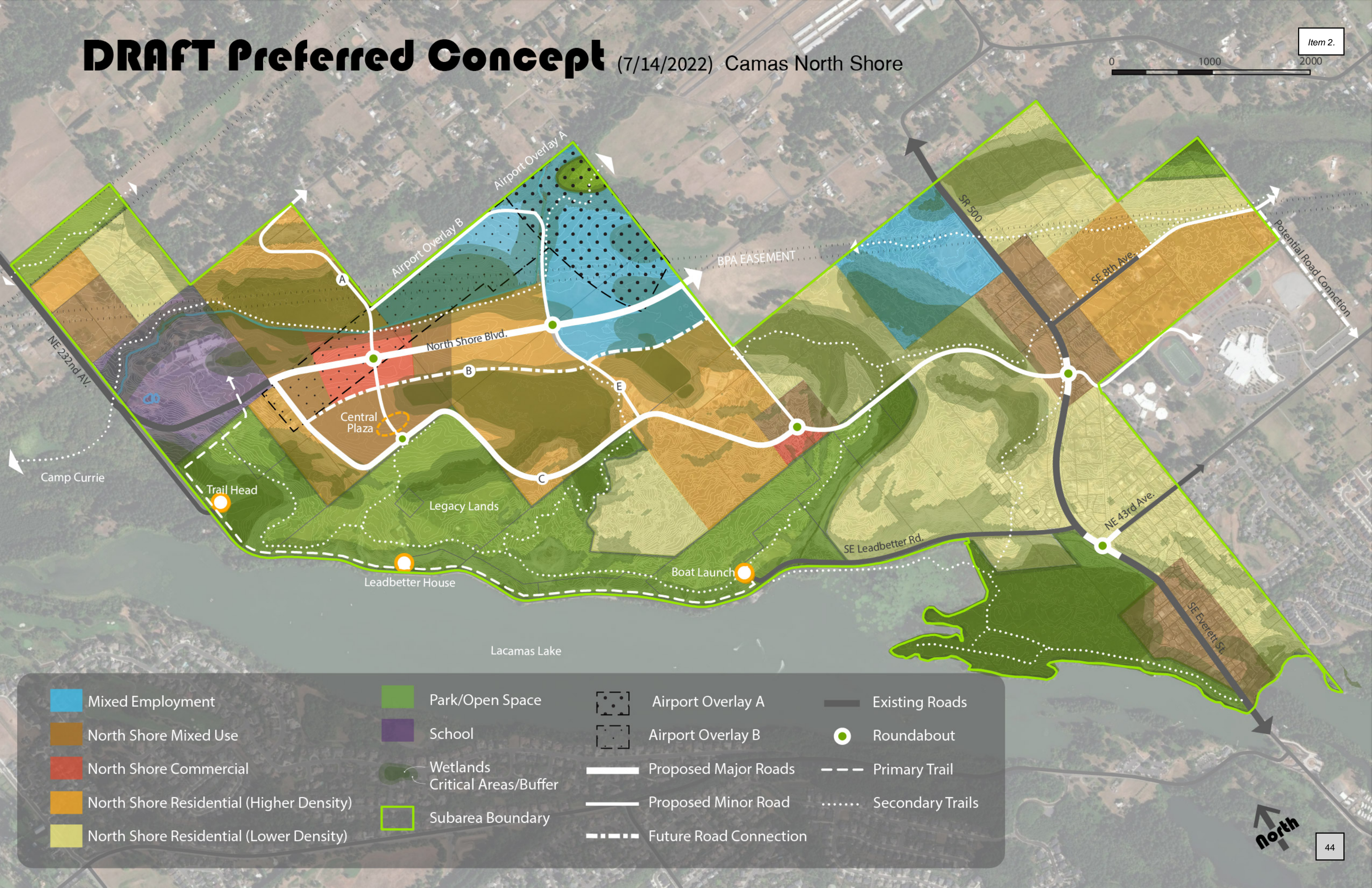
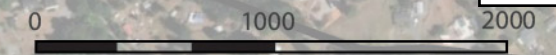


APPENDIX C

Phase 2
Analyses

Item 2.

DRAFT Preferred Concept (7/14/2022) Camas North Shore



Mixed Employment	Park/Open Space	Airport Overlay A	Existing Roads
North Shore Mixed Use	School	Airport Overlay B	Roundabout
North Shore Commercial	Wetlands Critical Areas/Buffer	Proposed Major Roads	Primary Trail
North Shore Residential (Higher Density)	Subarea Boundary	Proposed Minor Road	Secondary Trails
North Shore Residential (Lower Density)		Future Road Connection	



Camas North Shore Subarea Plan

Concept Plan Review and Market Assessment

Date August 12, 2022
To Nicole McDermott, WSP
From Brian Vanneman, Wally Hobson, Jennifer Shuch, Leland Consulting Group

Current Concept Plan

On behalf of the City of Camas, WSP is leading the preparation of a Concept Plan for the Camas North Shore area. Leland Consulting Group (LCG) is a subconsultant to WSP, and WSP has directed LCG to provide a review of and comments on the Draft Preferred Concept Plan for the North Shore area which totals approximately 1,100 gross acres.

Figure 1. Land Distribution, Per WSP Preference Concept

North Shore Subarea	Acres	Distribution
Wetlands	206	21%
Constrained Land	280	28%
Subtotal	486	49%
Developable Land		
Parks/School & Open Space	90	9%
Residential & Employment Land	319	32%
Gross Land Area	1,000	100%

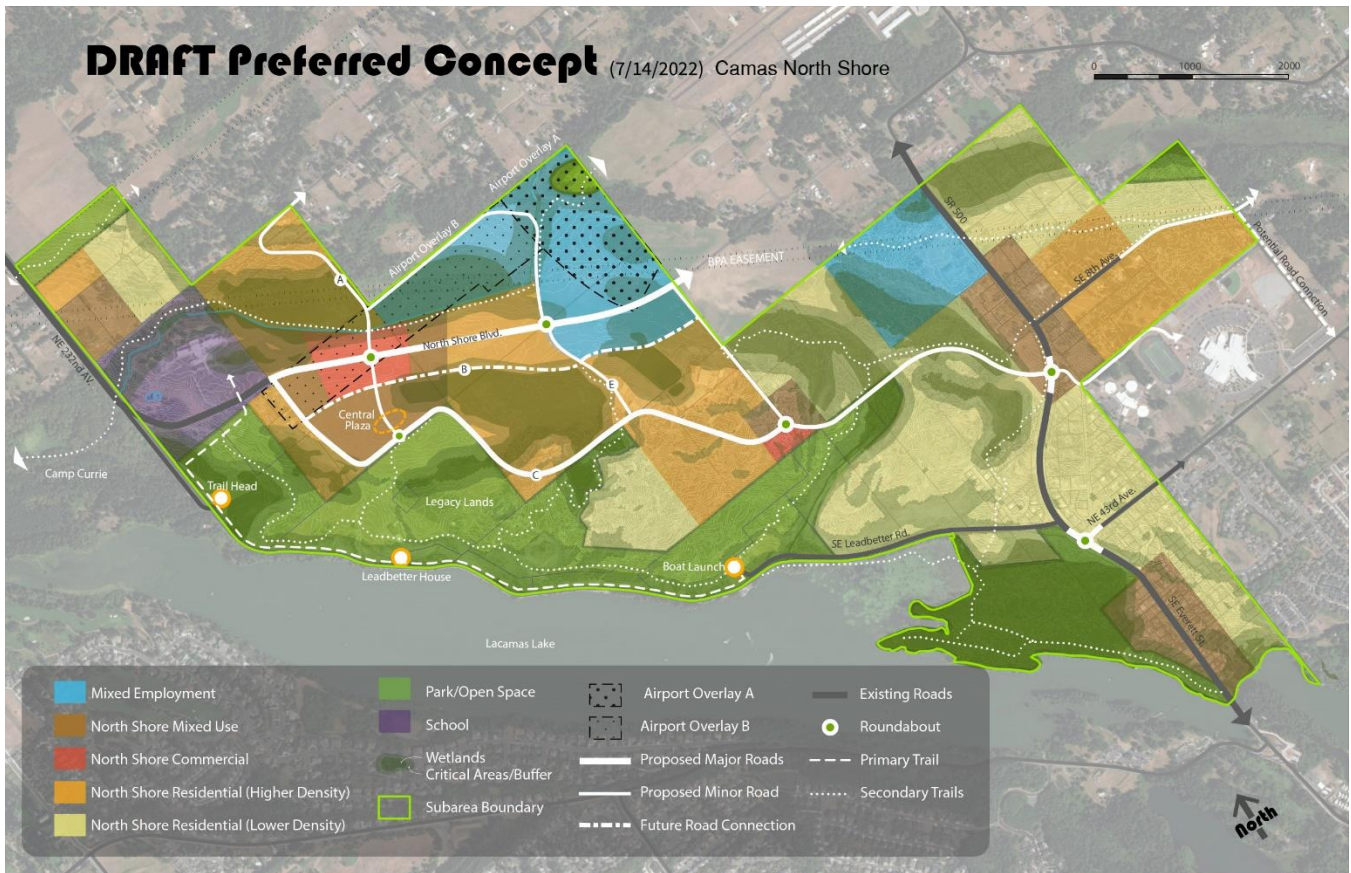
Developable = Gross acres, less wetlands, with development on 25% of constrained lands, and less 30% for roads/utilities

Source: WSP.

Nearly half of the land is undevelopable with only 32 percent planned for residential, commercial, and other types of buildings designed to accommodate employment. While the total site is 1,000 acres, there are only 409 acres of developable land. 206 acres of the site is wetlands, and another 210 acres are constrained land without development.

WSP's latest concept plan shows the location of different land uses within the subarea.

Figure 2. Draft Preferred Concept Plan, July 14, 2022



Source: WSP.

The distribution of net developable acres by land uses, excluding City owned land designated for parks, a school, and open space, together with the estimated square footage of employment land and the number of dwelling units on residential land, is shown in Figure 3 below.

Figure 3. Distribution of Developable Land, WSP Preferred Concept Plan

Zone	Acres	Distribution	Density	Units	Distribution
Employment Land			SF per Acre	Square Feet	
Mixed Employment	41	13%	12,000	492,000	82%
Commercial	9	3%	12,000	108,000	18%
Subtotal	50	16%		600,000	100%
Residential Land			DU's per Acre	Residences	
Mixed Use ¹	67	21%	24	1,133	38%
Residential (Higher Density)	81	25%	14	1,136	38%
Residential (Lower Density)	121	38%	5.8	700	24%
Subtotal	269	84%		2,969	100%
Total	319	100%			

¹ Reflects an assumption that 70% of developable mixed use land would include residential and 30% would include commercial uses.

Source: WSP.

The balance of this memorandum addresses each land use followed by a recommended program for the North Shore subarea. This program is intended to provide a balance between residential and employment land that results in a build out within a reasonable period (10 to 20 years) with significant development activity within five years.

Policy and zoning decisions by the City that emphasize job creation could affect land absorption in the subarea and extend this timeline beyond 20 years. Job creation can only occur to the degree that Camas maintains an inventory of vacant employment land. LCG hypothesizes, however, there may be better locations, closer to the freeway system in more urbanized areas, to establish this inventory with a lower infrastructure cost.

Mixed Employment

Mixed employment has many different meanings, encompassing a variety employment densities. WSP and LCG agree that Mixed Employment zoning is preferable to Business Park/Light Industrial because the former is more descriptive with respect to capturing a wide variety of employment uses that should be allowed in the subarea, including vertical mixed use with housing over retail. The emphasis should not be on land uses that would traditionally connote business parks and light industrial space, a narrower view of employment opportunities.

There are several categories of office space that can occupy land zoned for employment, including but not limited to:

- Professional office space
- Corporate office space
- Medical and healthcare office space
- Institutional and government office space
- Creative office space
- Single user space like a high-tech campus
- Flex industrial, warehouse, and business space with varying degrees of office build out.
- Commercial/retail and housing over retail
- Manufacturing
- Warehousing
- Hospitals

While it is understandable that Camas is seeking to expand its economic base in order to avert over-reliance on a small number of employers, it is important to note that how and where people work is undergoing a major shift. Suburban office parks in particular are seeing high vacancy rates nationwide. At the same time, remote work has increased significantly since the start of the COVID-19 pandemic. The employment and recruitment website Ladders estimates that a quarter of white-collar jobs in North America will be remote by the end of 2022, and this growth in remote work is expected to continue over the next year. Homes are increasingly functioning as office spaces, especially for suburban professionals.

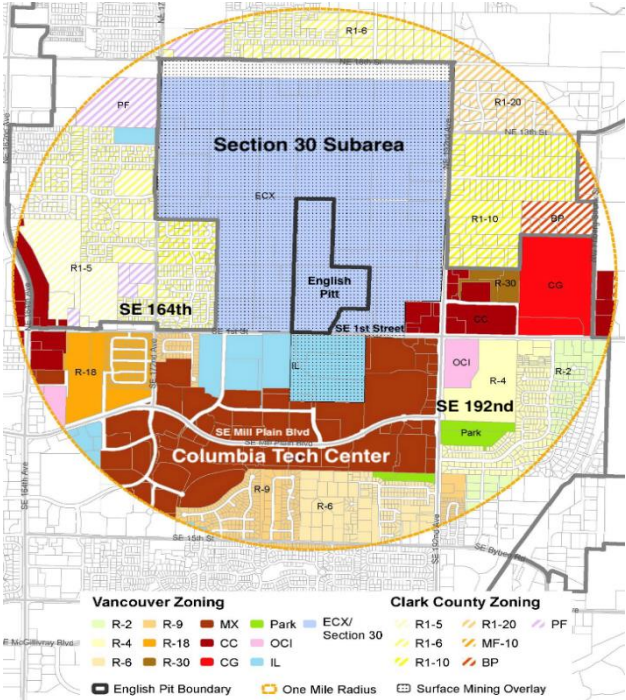
Camas is also directly adjacent to active and proposed employment centers in Vancouver, outlined below. These employment centers are current and future competition job producing tenants at North Shore.

The North Shore and Competitive Employment Areas

For several reasons, the North Shore subarea will struggle to compete with other nearby employment centers, at least in the short and medium terms (next 5 to 10 years). The center of the study area is located about 3 miles from SR-14. A major thoroughfare with multiple lanes would need to be constructed to connect the property to SR-14 for the subarea to support an employment center that could potentially build out with 500,000 square feet.

- There is a significant amount of nearby vacant employment land to the west and south of the subarea that has completed infrastructure, good access to the freeway system, and is under development or ready to be developed in the short or medium term.
 - **Columbia Tech Center** on SE Mill Plain between SE 164th and S.E. 192nd - 410 acres with 3.6 million square feet of space (largely built out although expansion to adjacent land to the north is taking place, including the purchase by PacTrust (developers of the Columbia Tech Center), of the 60-acre English Pit, just east of S.E. 192nd fronting on S.E. 1st. The English Pitt is a former aggregate mining and processing facility.
 - **Section 30 Subarea, City of Vancouver**
As shown below, this is a 550-acre planned urban employment center adjacent to and north of the Columbia Tech Center. The subarea includes the English Pit. Plans are to create an urban center with an emphasis on employment as the primary land use with commercial and residential uses secondary.

Figure 4. Map of the Section 30 Subarea, City of Vancouver



Source: City of Vancouver

- **Columbia Palisades and Fisher West Quarry** – Located at the intersection of SR-14 and SE 192nd Columbia Palisades, on the east side of 192nd and Fishers West Quarry on the west side of SE 192nd together total 157 acres of buildable land. The two properties were formerly an aggregate mining site and are being developed as mixed use residential, office, and retail communities. Vancouver clinic has purchased 5-acres at Columbia Palisades and has broken ground on a new medical clinic.
- **Port of Camas/Washougal** includes a 300-acre business/industrial park with 40 businesses in place.
- **Georgia Pacific Camas Mill** is large (listed at 600+ acres) and well located on SR-14 adjacent to and south of downtown Camas. The mill has largely been shuttered and—while planning for the future of the site is underway and future uses are unknown—LCG believes that the site could eventually be redeveloped into a mixed-use employment area, although the potential timing of future redevelopment is unknown. Significant demolition costs and remedial mitigation may be required.

The North Shore Subarea is at a competitive disadvantage to the above properties due to its location in a rural area without adequate infrastructure and freeway access. Thus, unless a single user can be found, which is a highly speculative proposition, the North Shore subarea is likely to begin developing after these other properties are nearly built out, which could be many years into the future.

A single user is also vulnerable to economic downturns and recessions. There are several examples in Clark County and Multnomah counties where a larger campus style single user has left the region or gone out of business leaving a large land area and buildings vacant. Changing the zoning from Business Park/Light Industrial to Mixed Employment will signal to developers that the city is open to a variety of office types, catering to a wider array of businesses.

Office Development Trends

The Covid 19 epidemic together with established long-term trends has resulted in declining office demand nationally and an uncertain future. Traditional office development is increasingly considered obsolete in today's shifting market. LCG's 2020 market analysis also describes trends that are having a negative effect on office demand, but Covid 19 has further exacerbated this trend. Covid 19 has had a positive effect on the demand for warehouse/distribution space, but warehousing has low employment ratios per square foot and require immediate adjacency to a freeway system.

- The amount of office square feet per employee is declining. Currently North American offices average 152 square feet per worker, which is down from 176 square feet in 2012 and 225 square feet in 2010.
- Companies are reducing private offices and adopting open floor plans where employees use private cubicles or unassigned desks instead of their own permanent space.
- Collaborative workspaces and a greater emphasis on higher space utilization, innovation, and productivity is reducing square footage needs.
- Virtual offices/telecommuting where employees are allowed to work from home, or some other remote location is becoming common. Workers have more freedom to choose where and how to live.
- COVID-19 has dramatically altered the office market as remote working becomes a permanent option for millions of office workers. Still, there is great uncertainty as to the permanence of remote working on a large scale. There is general agreement that the ultimate result of this experience will be a hybrid work environment, depending on the company and the functions people perform within their companies.
- Suburban office parks have suffered more than downtown office space as a result of employees working remotely and the decline of suburban office parks is likely to be more sweeping and permanent.

Firms are expected to lease less office space in the future. Office has lost its luster and the muted outlook for tenant office demand and general uncertainty about the future of remote work has cast a pall on investor interest in office product. The current plan to limit office development to 13% of developable land better reflects current trends than previous proposals.

Medical Office Space

The bright spot in the market is medical office space and other health care related uses driven, in part, by the aging of the baby boom population, a long-term demand driver. The current and future demand for healthcare facilities far outstrips demand for other types of office space and medical office users are typically able to pay higher rents.

Regional hospitals, however, are the most significant location determinant for medical office space. Many other healthcare services are locating in commercial shopping centers.

As discussed in WSP's February 15, 2021, memorandum, manufacturing jobs have been declining and are predicted to continue declining as a percentage of total jobs. However, Covid 19 has created a resurgence in demand due to a desire by the government, industry, and the public to become less dependent on foreign manufactured goods.

While this potential increase in manufacturing could support some of the new industrial development in Clark County, the Camas North Shore Subarea is unlikely to see significant industrial development in the near term. There is a risk that too much mixed employment zoned land will remain vacant many years into the future. However, we recognize that the City of Camas may have policy reasons for encouraging or requiring employment related development, even if the market demand for such uses is weak in the short and medium terms (5 to 10 years).

Commercial

The latest concept plan (Figure 2) shows commercial development in two locations with a total of 9 acres of developable land. At a relatively conservative density of 12,000 square feet per acre, this acreage could still accommodate 108,000 square feet of retail. The strongest demand will be for a grocery store/drugstore anchored shopping center. A sufficient number of roof tops within a one-to-two-mile radius would most likely need to be in place before additional retail would be able to survive.

Residential

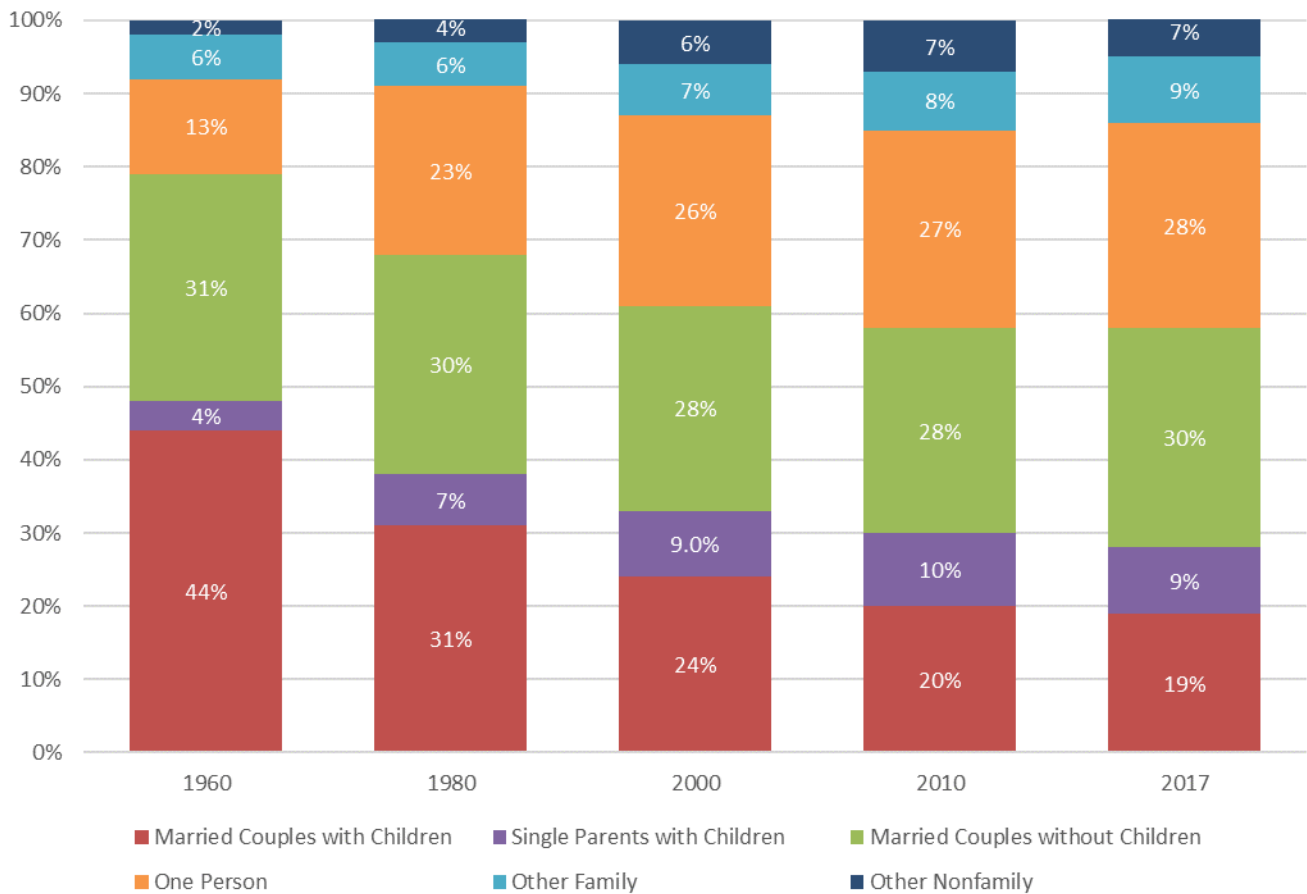
The North Shore Subarea is ideally suited for residential development in the short, medium, and long term with a location within reasonable commuting distances to other employment centers like the Columbia Tech Center.

The preferred draft plan includes 1,133 residential units at the higher density of 24 units per acre, 1,136 units at between 10 and 18 units per acre, and 700 units at the lowest density, 5.8 units per acre. The 10 to 18 unit per acre density indicates a range from very small-lot single family homes to small multi-unit buildings and townhomes. 38 percent of developable land dedicated to housing is higher density mixed-use housing, while 62 percent is single family or middle density housing. At 10 units per acre lot sizes are likely to be under 4,000 square feet, which becomes difficult for detached single family homes, although not impossible.

LCG supports the plan to dedicate the majority of developable residential land to single family and lower- to middle-density housing types over denser mixed-use development, but the City should be aware that the market may not support building as much middle-density housing as the current plan allows. The location of the subarea and its vast amount of open space makes it ideal for families with young children. These families generally prefer single family housing over attached multifamily housing if they can afford the down payment, the debt service on a mortgage, property taxes, and insurance. There is a large migration of out of state households into Clark County, many of whom are coming with substantial home equities. The market demand for all types of housing has been exceptional over the last few years, but demand for single family and other types of lower density housing may have reached a historical high with a severely constrained supply.

However, the percentage of families with children in the US has been declining since 1960. Just 28% of households in the US included children as of 2017.

Figure 5. Households by Type in the United States, 1960-2017



Source: PRB *Population Bulletin*

Traditionally, apartment dwellers prefer locations closer to urbanized areas while suburbs with high quality schools attract families with young children. Camas has a reputation of having the best school district in Clark County but lacks urban infrastructure and amenities. It is therefore more likely to attract families and couples looking to purchase a home than single young professionals. While many families prefer single family detached housing, high housing costs could lead some younger homebuyers to consider duplexes or townhomes. In order to meet the community’s goals of creating a mixed-income neighborhood, the city could incentivize middle housing through tools like FAR bonuses, SDC waivers, and the Multifamily Tax Exemption.

If the current draft plan were to be fully built out, 75 percent of units would be in the higher density zones with 25 percent in the lower density zones. However, a distribution of 60 percent multifamily to 40 percent detached single family housing is more in line with other smaller cities in the greater Portland Metropolitan area. Although it may be possible to deliver a limited number of detached single-family homes at 10 units per acre this is not a product that has historically been built on a large scale in suburban areas.

Figure 6 below shows the mix between detached single family and multifamily housing in selected jurisdictions in Clark County and the Portland Metro area, based on building permits issued over the last five years.

Figure 6. Single Family and Multifamily Housing, 2016-2021

Clark County	Single Family	Multifamily		Total
		(2-4 Units)	(5 or more Units)	
Camas	85.2%	0.9%	13.9%	100.0%
Battle Ground	92.9%	4.1%	3.0%	100.0%
Ridgefield	81.1%	0.3%	18.5%	100.0%
Washougal	75.4%	1.4%	23.2%	100.0%
Wtd. Average	84.1%	1.2%	14.7%	100.0%

Portland Metro Area	Single Family	Multifamily		Total
		(2-4 Units)	(5 or more Units)	
Beaverton	27.3%	0.0%	72.7%	100.0%
Gresham	37.2%	1.1%	61.8%	100.0%
Hillsboro	57.6%	0.4%	42.0%	100.0%
Troutdale	36.8%	3.2%	60.1%	100.0%
Wilsonville	92.5%	0.0%	7.5%	100.0%
Wtd. Average	47.6%	0.5%	51.9%	100.0%

Suburban Region	Single Family	Multifamily		Total
		(2-4 Units)	(5 or more Units)	
Grand Total (Units)	9,132	119	5,385	14,636
Average	62.4%	0.8%	36.8%	100.0%

Source: US Department of Housing and Urban Development

Housing developers have largely focused on building single-family homes in the four smaller jurisdictions in Clark County. There are differences in the Portland Metro area where there is a severe shortage of buildable land for all uses. Much of the housing in this area is developed on smaller infill sites of 5 to 10 acres or less.

Flexible Low-Density Zoning

The community has expressed concerns that the Camas North Shore Subarea could become a neighborhood of mansions unaffordable to many in the surrounding areas. While zoning the Subarea for both single family and multifamily homes allows developers more flexibility regarding housing types, it is not clear that this area, which lacks transit, is an ideal location for dense multifamily housing. While it could support some middle housing like townhomes and duplexes, if developers believe there is less risk and more financial benefit to building large homes, that is what is likely to be built.

However, there are other tools the city can utilize to ensure that the North Shore Subarea does not become an exclusive, high-priced lakeside community. Portland's Residential Infill Project, which went into effect August 2021 and was recently updated, caps the size of single-family homes to discourage the development of so-called "McMansions." It also allows for up to four units on nearly all residential lots, or up to 6 with an affordable housing density bonus. For each additional unit, there is a slight increase in FAR (as shown below in Figure 7). RIP also reduced the minimum lot sizes, allowing for more density. This kind of incentive could help encourage developers to build more small, multi-unit structures and disincentivize the development of large single-family houses. If this is what the city would prefer to build in this area, this could help fulfill that vision. It would also allow the development of single-family homes in these higher density areas if there is more demand for that product type.

Figure 7. Residential Infill Project Floor Area Ratios

Units	RF	R20*	R10*	R7	R5	R2.5
1	No limit	0.4 to 1	0.4 to 1	0.4 to 1	0.5 to 1	0.7 to 1
2	No limit	0.5 to 1	0.5 to 1	0.5 to 1	0.6 to 1	0.8 to 1
3	No limit	0.6 to 1	0.6 to 1	0.6 to 1	0.7 to 1	0.9 to 1
4 or more	No limit	0.7 to 1	0.7 to 1	0.7 to 1	0.8 to 1	1 to 1

***In the R10 and R20 zones the maximum floor area ratio only applies to sites that are less than 10,000 square feet in area.**

Source: City of Portland

The Washington Legislature proposed a middle housing bill earlier this year, but it failed to pass in February. A [Sightline poll](#) from the same month found that 61% of Washington residents favored expanding the types of housing allowed in low density zones that typically only allowed single family housing. The city could incorporate some of the provisions within [Portland’s RIP](#) or Oregon’s HB2001 into the guidelines for the 10 to 18 unit per acre residential zone.

While the majority of families with younger children prefer single family detached housing if they can afford it, middle housing tends to be less expensive than single family homes, and it presents an opportunity for first-time home buyers to enter the market. Duplexes, triplexes, cottage clusters, and townhomes can be built to ensure that residents have the amenities of a single-family home, including front doors, porches, and backyard space, with a slightly lower price tag than newly built single-family homes. This is likely to be attractive to first time or lower-income home buyers who have found it increasingly difficult to find an affordable home in the metro area. However, as Figure 6 above shows, developers have built very few middle housing units in suburban cities within the four-county Portland Metro Area over the last five years.

Camas could also incentivize accessory dwelling units (ADU’s) through loan programs and SDC waivers. Lender Craft3 offers two ADU loan programs for Multnomah, Washington, and Clackamas Counties. Their [ADU Loan](#) program offers borrowers up to \$250,000 for design, permitting, and construction of ADU’s. Craft3 has also partnered with [BackHome ADU](#) to offer loans with a subsidized interest rate for ADU’s that will be used as affordable housing for at least 8 years. While these programs are not available in Washington, the city may be able to find one or more local lending partners to establish a similar program. SDC waivers can also help make ADU’s more feasible. While ADU’s are unlikely to be a solution to the city’s need for more housing, they can add rental housing and support multigenerational households.

Multifamily Tax Exemption (MFTE)

If city leaders believe that higher density mixed-use housing is desirable in the North Shore Subarea’s commercial districts, it can use the MFTE program to incentivize this type of housing. Currently, the target areas for Camas’s MFTE program are Downtown, Northwest 6th Avenue, and Northeast 3rd Avenue. While the 12-year exemption requires that any developments utilizing MFTE must be affordable, the 8-year exemption [requires](#):

- The development must be in a residential target area.
- Tenants are not displaced due to rehabilitation.
- The development must be at least 4 units in either a residential or mixed-use structure.
- The project must be at least 50% multifamily housing.
- The project must comply with local guidelines, standards, and codes.

Establishing the North Shore Subarea as a target area for MFTE could encourage mixed-use development by offsetting some of the risks developers face when building in an unproven area.

Zoning

Jurisdictions across the country are adopting a more flexible approach to zoning that allows multiple mixed uses within a particular zone. In his book, *A Better Way to Zone*, the author, Donald L. Elliott argues that simplification with fewer zones that are less prescriptive and more flexible is the future.

"I believe that, in the future, zoning will move toward only three types of districts: pure residential districts, mixed-use districts, and special purpose districts.: Source: A Better Way to Zone; Ten Principles to Create More Livable Cities, Donald L. Elliott; Page 147.

"With due respect to those who believe we should all live in mixed-use neighborhoods; a large proportion of America's population doesn't want to do so and is not likely to be persuaded otherwise. The desire for a single-family home on a single plot of land surrounded by other single houses on single lots runs deep in our history (and, incidentally, it runs deep in other countries too). Residential suburbs were not a mistake; they responded to a very real and financially powerful market demand. I think this trend will continue for at least two reasons: perceptions of investment security and the desire for elbow room." Source: Ibid.

Mixed use zones are important – Camas's plan to include employment, commercial, and housing within its North Shore Subarea is aligned with placemaking best practices. However, zoning designations that are too rigid could be a barrier to development. Witch Hazel Village in South Hillsboro and Villebois in Wilsonville have both struggled to attract commercial development despite zoning for it.

The challenges outlined in earlier sections of this memo could impact the ability of the North Shore Subarea to attract large-scale commercial development. It may also be a challenge to build vertical mixed use with apartments over ground floor retail. However, horizontal mixed use that allows for housing (including live-work space), commercial, and employment could be more achievable. Neighborhood coffee shops, retail, health clinics, services (including legal and professional services as well as personal services such as barbers, hair salons, and dog groomers), and food co-ops have the potential to thrive in mixed use neighborhoods alongside housing. The city could incentivize these types of smaller, neighborhood commercial businesses through variable SDCs. The city could use internal trip capture metrics on the assumption that more people will walk than drive to these establishments.

Recommendations

LCG recognizes the city is not inclined to reduce the proposed Mixed Employment acreage below 13 percent of the developable land (41 acres which can accommodate an estimated 400,000 to 500,000 square feet of space). The timing of development is likely to be concurrent with infrastructure improvements to the connection with downtown Camas and SR 14.

LCG is not recommending any changes in the distribution of developable acres to Mixed Employment and Commercial zones. Two of these commercial areas are recommended. Zoning in mixed-use zones should allow vertical integration with housing above retail or horizontal mixed use with small retail space adjacent to townhouses.

Figure 8. Recommended Employment Mix – North Shore Subarea

Land Use	Draft Plan	Proposed	Square Feet		DU's	Residential	
	Acres	Acres	Distribution	per Acre	Square Feet	Per Acre	Units
Mixed Employment	41	41	12.9%	12,000	492,000		
Commercial							
Grocery Store Anchored Neighborhood Center		15	4.7%	12,000	180,000		
Specialty Town Center		8	2.5%	12,000	96,000		
Mixed Use (Housing & Retail)*		9	2.8%	12,000	32,400	28	176
Subtotal	32	32	10.0%		308,400		
Total Employment Land/Space	73	73	22.9%		800,400		
Residential Land	246	246	77.1%				
Total Developed Land	319	319	100.0%				

*Assumes a 30%/70% ratio between retail and residential acres

LCG's analysis still supports a higher percentage of lower density land for detached single family housing. The zone could be expanded to include a range of densities from 5 to 8 units per acre. The higher density zone averaging 14 units per acre with a range of 10 to 18 units per acre is appropriate for attached for sale single family housing (duplexes, triplexes, townhomes), but even at the lowest range of 10 units per acre lot sizes may be well below 4,000 square feet.

Figure 9. Recommended Residential Mix (Acres) - North Shore Subarea

Residential Acres	Draft Plan		LCG Recommendation		
	Acres	Distribution	Acres	Distribution	Change
Mixed Use	44	13.8%	44	13.8%	0
Higher Density	81	25.4%	31	9.7%	-50
Lower Density	121	37.9%	171	53.6%	50
Total Residential	246	77.1%	246	77.1%	
Employment Land	73	22.9%	73	22.9%	0
Total Developed Land	319	100.0%	319	100.0%	

Figure 10. Recommended Residential Mix (Units) – North Shore Subarea

Residential Units	DU's Per Acre	Draft Plan		LCG Recommendation		
		Units	Distribution	Units	Distribution	Change
Mixed Use	24.0	1,056	36.5%	1,056	42.5%	0
Higher Density	14.0	1,134	39.2%	434	17.5%	-700
Lower Density	5.8	702	24.3%	992	40.0%	290
Total Housing Units		2,892	100.0%	2,482	100.0%	

Portland and to a lesser degree Vancouver are different than most areas with ratios of 15/85 percent and 24/76 percent single family product to multifamily homes. However, this ratio is the result of land shortages, which can drive up the value of the land to the point where single-family housing is no longer feasible.

Camas, and particularly, the North Shore is many years away from facing this kind of a problem, if ever. There is abundant land to the north that can be added to the urban growth area if shortages begin to emerge. It is questionable if the Camas community would ever want their city to evolve like Portland or even like Vancouver.

However, if the City wants to designate middle housing zones in this area, it should ensure that the areas zoned for a density of 10 to 18 units per acre could also accommodate single family housing if that is what the market will bear. As shown in Figure 6 above, this type of housing makes up a very small percentage of housing that has been built in the region over the last five years. If there is more demand for single family structures, those should not be prohibited on this land. In addition, if the City wants to incentivize more middle housing, it could utilize programs like SDC waivers and FAR increases to encourage that development. It is unlikely that much of this type of housing will be built without such incentives.

Draft Memorandum

Date: September 13, 2022

Subject: Estimated Land Use Capacity of the Draft Preferred Concept
North Shore Subarea Plan, Phase 2

From: Nicole McDermott, WSP USA
Emma Johnson, WSP USA

To: Robert Maul, City of Camas

This memorandum summarizes the estimated development capacity of the Draft Preferred Concept prepared for the North Shore subarea plan. The memorandum provides estimates for the residential capacity (dwelling units and residents) and employment capacity (jobs) of the Draft Preferred Concept and existing zoning.

1. BACKGROUND

The Draft Preferred Concept was developed from March 2022 to July 2022 based on feedback on the draft options (Option A and Option B) presented at a virtual open house in February 2022. Feedback came from the community, Steering Committee, and the Community Advisory Committee. Like the draft options, the Draft Preferred Concept was guided by the adopted vision statement for the North Shore subarea:

1. **Preserve the North Shore’s natural beauty and environmental health.** Policies, regulations and design rules must protect significant trees, tree groves, and surrounding lakes. Identify and preserve views to the treed hillside and the lake.
2. **Plan a network of green spaces and recreational opportunities.** Integrate a variety of parks, playgrounds, trails and open spaces into residential and employment areas throughout the North Shore area. Create a “green corridor” along the lake that completes the Heritage Trail, provides lake access and buffers the lake from adjacent development.
3. **Cluster uses for a walkable community.** Concentrate homes close to schools and around commercial nodes so residents can meet daily needs without driving. Use sidewalks, pedestrian trails and bike paths to connect residents to neighborhood destinations.
4. **Provide a variety of housing options.** Plan for diverse housing types appropriate for varying incomes, sizes and life stages.
5. **Locate Industrial Parks and Commercial Centers to the north.** Protect the environmental integrity of the lake and aesthetic quality of the area by siting light industrial and office uses away from the lake and adjacent to the airport. Encourage commercial activities along high traffic corridors, such as NE Everett St.

6. **Favor local-serving businesses.** Encourage small, local businesses such as restaurants, cafes and grocers that serve North Shore residents and businesses, while complementing downtown Camas.
7. **Plan for needed schools and infrastructure.** Ensure adequate roads, schools and utilities are in place before development occurs. Invest in transportation improvements such as a new roadway through the North Shore and NE Everett improvements to minimize traffic impacts and maximize safety.
8. **Strive to maintain Camas' small town feel.** Sustain the city's quality of life through phased and sustainable growth that contributes to community character.

2. KEY CONSIDERATIONS

Below are some of the key findings from the Camas Housing Action Plan that provide context for employment and housing needs in the city.

- **Employment Needs.** Existing jobs in the city consist primarily of manufacturing, finance and insurance, educational services, professional, scientific, and technical services (about 73% of all jobs).
 - Manufacturing jobs have been declining (from 46% in 2002 to 26% in 2018) and are predicted to continue declining as a percentage of total jobs. Job growth is predicted to occur primarily in education and health services, leisure and hospitality, government, and professional and business services.
 - There is a high level of commuting into and out of the city by workers and residents to access employment. Data indicates that many residents with higher-paying jobs work outside of the city, while residents with lower-paying jobs work in the city.
 - Camas would benefit from increasing the number of higher-paying jobs in the city, which would allow for reduced commutes (and commuting costs) and provide additional tax revenue.
- **Population Growth.** Camas is projected to increase by approximately 11,800 residents by 2040 (a 47% increase). An estimated 4,589 dwelling units are needed to accommodate new residents.
 - A variety of housing types are needed to provide residents the ability to select housing that best meets the needs of their household (family or non-family) and their budget.
- **Ageing Population.** About 85% of the population growth from 2010 to 2018 was in residents aged 40 and over. The percentage of the population ages 40 and under declined.
 - Older residents (ages 60+) need a variety of housing options in order to select appropriate housing that meets their physical abilities and budget. In addition, older residents often benefit from being located near services and transit, as driving may not be an option.
- **Affordability.** Housing is considered “affordable” when monthly housing costs do not exceed 30% of monthly income. In Camas, over 40% of renters are currently spending more than 30% of their income on housing, compared to 20% of homeowners.

- About 40% of projected future housing needs will be for units affordable to households with low or moderate incomes, with a mix of rental and for-sale housing.
- **Housing Options.** There is a lack of diverse housing types in the city, particularly units under 2,000 square feet.
 - To accommodate the variety of new households anticipated, and to better serve existing households with difficulty affording their housing costs, Camas will need housing options diverse in type, tenure, and cost.

3. DEVELOPMENT ASSUMPTIONS

The estimated land use capacity is based on a set of assumptions on how different land uses would develop. The assumptions have been refined over the course of the project and were informed by the Clark County Buildable Lands Model and Camas Housing Action Plan, as well as feedback from the Steering Committee and City based on their recent experiences with development in the region. Table 1 identifies the prior and current development assumptions.

Table 1. Development Assumptions

Prior Assumption	Current Assumption	Rationale
30% of gross acres would not develop due to the presence of critical areas or would develop as roads and/or utilities	No development would occur on wetlands.	Wetlands are regulated and protected at the local, state, and sometimes federal level to a greater extent than other types of critical areas. Protections include outright prohibition of development on certain high functioning wetlands, and increased costs for developers for development that affects any type of wetland.
	Development would occur on 25% of wetland buffers and other types of critical areas and their buffers.	This assumption is consistent with recent applications for development in the city, as well as recent projects by members of the Steering Committee.
	30% of the remaining acres would be used for infrastructure (roads and utilities).	This is a common assumption used in planning and is consistent with City and Steering Committee expectations.
2.7 residents per dwelling unit		<i>No revision.</i> This estimate is consistent with the Camas Housing Action Plan.
20 jobs per acre on lands designated as Commercial or Mixed-Use and 9 jobs per acre on lands zoned for Business Park	20 jobs per acre on lands designated for commercial uses, including Commercial, Mixed Use, and Mixed Employment	Based on conversations with the Steering Committee (including the Port of Camas-Washougal and CREDC) as well a market assessment prepared for the North Shore, the “Business Park” designation is now “Mixed Employment.” It is anticipated that development in this designation would be more consistent with commercial/office business

		parks than light industrial uses. The revised jobs estimate is consistent with Clark County’s Final 2022 Buildable Lands Report.
70% of developable Mixed Use land would include residential development. The remaining 30% would accommodate commercial uses, public facilities (e.g., schools), open space/parks, etc.		<i>No revision.</i> This estimate is based on input from the Steering Committee.

4. EXISTING ZONING

The existing zoning in the subarea provides a baseline for comparing the Draft Preferred Concept and considerations around the needs for housing and employment lands/jobs. It is also important to consider existing and planned uses that are not reflected in the zoning when estimating land use capacity, as there are two large properties that will not develop per their existing zoning: Lacamas Lake Elementary School and Legacy Lands (the City-owned parcels acquired for parks and open space). The capacity of the subarea based on the existing zoning is summarized below, followed by the capacity of the subarea when the school and recreational properties are taken into account.

Note: Due to rounding, some numbers may not equal the predicted value.

Table 2 shows the estimated developable acres under the existing zoning and the capacity for dwelling units and jobs.

Table 2. Existing Zoning – Residential and Employment Capacity¹

Zone	Gross Acres	%	Developable Acres ¹	Max. Density (DU/Acre)	Max. Allowed DU	Jobs/Acre	Jobs
Business Park (BP)	312	32%	101	0	0	20	2,020
Community Commercial (CC)	96	10%	40	0	0	20	808
Mixed use (MX) ²	15	2%	6	10	65	0	0
Multifamily Residential-18 (R-18)	60	6%	26	18	471	0	0
Multifamily Residential-10 (MF-10)	36	4%	18	10	184	0	0
Residential-6,000 (R-6)	3	0%	1	7.2	5	0	0
Residential-7,500 (R-7.5)	180	18%	80	5.8	462	0	0
Residential-10,000 (R-10)	34	3%	24	4.3	101	0	0
Residential-12 (R-12)	101	10%	44	3.6	158	0	0
Single Family Residential (R1-6) ³	53	5%	36	7.3	263	0	0

Single Family Residential (R1-10) ³	39	4%	25	4.4	112	0	0
Parks/Open Space	59	6%	n/a	0	0	0	0
Total	990	100%	402	--	1,820	--	2,829

¹ The estimated capacity reflects the current (revised) development assumptions (detailed in Section 3).

² The MX zone does not have a maximum density or a minimum requirement for commercial development. An assumption of residential-only development of 10 dwelling units per acre was made based on prior applications.

³ Clark County zoning

Table 3 summarizes the acreages by zone for Lacamas Lake Elementary and the City-owned Legacy Lands properties. Table 3 also shows the potential dwelling units and jobs that could have been accommodated on those parcels.

Table 3. Lacamas Lake Elementary and Legacy Lands – Residential and Employment Capacity¹

Zone	Developable Acres	Max. Density (DU/Acre)	Max. Allowed DU	Jobs/Acre	Estimated Jobs
Business Park (BP)	1	0	0	20	21
Community Commercial (CC)	11	0	0	20	222
Multifamily Residential-18 (R-18)	8	18	152	0	0
Multifamily Residential-10 (MF-10)	9	10	95	0	0
Residential-7,500 (R-7.5)	33	5.8	194	0	0
Residential-12 (R-12)	19	3.6	68	0	0
Total	83	--	509	--	243

¹ The estimated capacity reflects the current (revised) development assumptions (detailed in Section 3).

The elementary school and Legacy Lands account for about 200 acres of the subarea, of which approximately 83 acres are estimated to be developable. Approximately 34 acres of employment lands (Community Commercial and Business Park), with the potential for approximately 243 jobs, will not be developed for employment uses. Additionally, approximately 509 dwelling units will no longer be accommodated, as residential development is not anticipated on these parcels.

Table 4 summarizes the estimated capacity for dwelling units and jobs under existing zoning (Table 2), less the capacity from the school and Legacy Lands parcels (Table 3).

Table 4. Revised Existing Zoning – Residential and Employment Capacity

Zone	Developable Acres¹	Max. Density (DU/Acre)	Max. Allowed DU	Jobs/Acre	Jobs
Business Park (BP)	100	0	0	20	2,000
Community Commercial (CC)	29	0	0	20	586
Mixed Use (MX) ²	6	10	65	0	0
Multifamily Residential-18 (R-18)	18	18	319	0	0
Multifamily Residential-10 (MF-10)	9	10	89	0	0
Residential-6,000 (R-6)	1	7.2	5	0	0
Residential-7,500 (R-7.5)	46	5.8	268	0	0
Residential-10,000 (R-10)	24	4.3	101	0	0
Residential-12 (R-12)	25	3.6	91	0	0
Single Family Residential (R1-6) ³	36	7.3	263	0	0
Single Family Residential (R1-10) ³	25	4.4	112	0	0
Total	319	--	1,312	--	2,586

¹ Developable acres from Table 2 with the reductions from Table 3.

² The MX zone does not have a maximum or minimum density requirement for commercial development. An assumption of residential-only development with 10 dwelling units per acre was made based on prior applications in the MX zone.

³ Clark County zoning

5. DRAFT PREFERRED CONCEPT

Feedback on the draft options from the City, Community Advisory Committee, Steering Committee, and the public open house was used to develop the Draft Preferred Concept. Like the options presented at the open house, the Draft Preferred Concept contains a mix of land uses consisting of:

- Higher Density Residential
- Lower Density Residential
- Commercial
- Mixed Use
- Mixed Employment (formerly Business Park)

The residential and job capacity of the Draft Preferred Concept is summarized below.

Land Use Overview

Table 5 provides a breakdown of the land uses shown on the Draft Preferred Concept. Additional parks/open space would be accommodated within the other land use categories (for example, a subdivision would be required to provide open space or recreational areas). Likewise, additional school capacity would be added as the population grows and development occurs. The need and location of new school facilities would be identified by the Camas School District as part of their annual planning process.

Table 5. Draft Preferred Concept – Land Use Overview

Zone	Gross Acres	Percent of Total Area	Developable Acres¹
North Shore Mixed Employment	113	11%	41
Commercial	17	2%	9
North Shore Mixed Use	121	12%	67
North Shore Higher Density Residential	192	19%	81
North Shore Lower Density Residential	287	29%	121
Parks/Open Space	231	23%	77
School	39	4%	13
Total	1,000	100%	409

¹ The development assumptions are detailed in Section 3.

Residential Capacity

Table 6 provides an estimate of the maximum number of dwelling units and estimated population that could be accommodated by the Draft Preferred Concept. The residential density of the Lower Density Residential zone was estimated as 5.8 dwelling units per acre, which is the same density as the city's existing R-7.5 zone. An example of this density is the existing single-family homes to the east of NE Everett and south of 43rd Avenue, in the North Shore subarea.

Based on feedback from the Steering Committee and housing market specialists, the residential density in the Higher Density Residential zone was revised to allow a range of densities (compared to a density requirement of 18 units per acre, which was used for Options A and B). The proposed zoning would now allow a minimum of 10 dwelling units per acre and a maximum of 18 dwelling units per acre.

Table 6. Draft Preferred Concept – Residential Capacity

Zone	Developable Acres	Max. Density (DU/Acre)	Max. Allowed DU	Estimated Population
North Shore Mixed Use	67	28	1,133	3,060
North Shore Higher Density Residential ¹	81	14	1,136	3,067
North Shore Lower Density Residential	121	5.8	700	1,890
Total	269	--	2,969	8,017

¹ An average of 14 dwelling units per acre was used to reflect the proposed density range (10 to 18 dwelling units per acre).

Employment Capacity

Table 7 provides an estimate of the number of jobs that could be accommodated by the Draft Preferred Concept.

Table 7. Draft Preferred Concept – Employment Capacity

Zone	Developable Acres	Jobs/Acre	Estimated Jobs
North Shore Mixed Employment	41	20	817
Commercial	9	20	177
North Shore Mixed Use	67	20	405
Total	117	--	1,399

6. COMPARING THE DRAFT PREFERRED CONCEPT TO EXISTING ZONING

Table 8 summarizes the estimated land use capacity of the existing zoning (current and revised) and the Draft Preferred Concept. The revised development assumptions were used to estimate the capacity. The purpose of this comparison is to show how the estimated capacity could change compared to existing conditions.

Table 8. Comparison of Estimated Capacity

	Developable Acres	Capacity		
		Dwelling Units	People	Jobs
Existing Zoning	402	1,820	4,915	2,829
Revised Existing Zoning (less school and Legacy Lands)	319	1,312	3,542	2,586
Draft Preferred Concept	409	2,969	8,017	1,399

Table 9 shows the estimated changes in capacity between the Draft Preferred Concept and the existing zoning (current and revised).

Table 9. Estimated Changes in Capacity

	Compared to Existing Zoning			Compared to Revised Existing Zoning		
	Dwelling Units	People	Jobs	Dwelling Units	People	Jobs
Draft Preferred Concept	+ 1,149	+ 3,102	- 1,430	+ 1,657	+ 4,475	- 1,187

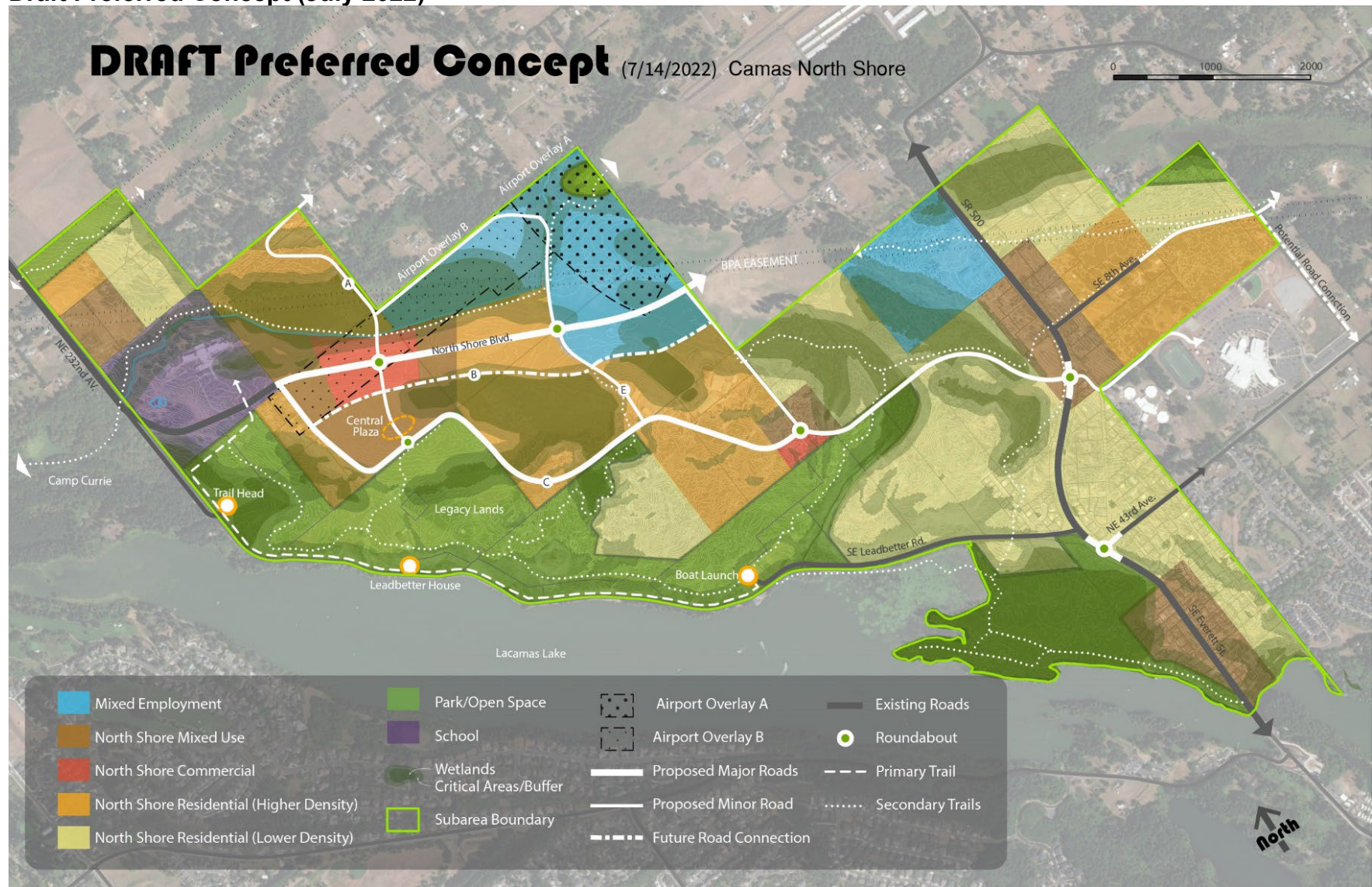
7. COMPARING THE DRAFT PREFERRED CONCEPT TO OPTIONS A AND B

Table 10 summarizes the estimated capacity of the draft options as presented at the open house in February and March 2022. The capacity estimates for Options A and B are based on the prior development assumptions, and the estimates for the Draft Preferred Concept are based on the revised assumptions. The purpose of this comparison is to show how the capacity estimates have changed since the prior open house, due to changes to the concept map as well to the development assumptions and the proposed density requirements.

Table 10. Estimated Capacity – Draft Options and Draft Preferred Concept

	Developable Acres	Capacity		
		Dwelling Units	People	Jobs
Draft Option A	492	3,679	9,933	2,560
Draft Option B	490	4,735	12,785	2,166
Draft Preferred Concept	409	2,969	8,017	1,399

Draft Preferred Concept (July 2022)



Option A (February 2022)



Option B (February 2022)



Camas North Shore Subarea Plan
Phase 2
Frequently Asked Questions and Community Conversations

August 2022

The City developed this set of Frequently Asked Questions to respond to questions and concerns we are hearing from the community during Phase 2 of the planning process. The Phase 1 Frequently Asked Questions document provides additional background information on the subarea plan (e.g., the purpose of a subarea plan, state requirements for planning) and is available on the North Shore Engage Camas site.

How much development would the current draft concept plan allow in the North Shore and how does it compare with what existing zoning would allow?.....1
The community does not want development in the North Shore, so why is the City moving forward with the subarea plan?1
The North Shore is the wrong place for development, so why are you encouraging development there and not somewhere else?2
Why isn't the City listening to the community when we say we want to preserve open space?3
Why are you increasing density on the Mills Property?.....3
How can we prevent or reduce the loss of tree cover?4
Won't development in the North Shore increase pollution in Lacamas Lake?4
Why aren't we using transfer of development rights in the North Shore?.....5
Is this going to ruin views from across the lake and other viewpoints?5
Was the aerial graphic representative of the proposed density?.....5
Do we have the road capacity to support new development? How will it get paid for and when would it be constructed?6

How much development would the current draft concept plan allow in the North Shore and how does it compare with what existing zoning would allow?

ANSWER:

The tables below show the potential dwelling units, residents and jobs anticipated in the North Shore subarea based on a set of development assumptions and reflecting the proposed densities for each land use category included on the North Shore draft preferred concept map. The draft map and proposed densities may still be refined based on community feedback.

In the tables below, "Revised Existing Zoning" reflects the existing zoning when accounting for the Lacamas Lake Elementary and Legacy Lands parcels, which are zoned for residential development but are now owned by the City and will no longer be developed for housing. While the Legacy Lands acquisitions protect 160 acres of open space for our community, the tradeoff is that these lands can no longer contribute to our housing needs.

Based on projections from the Washington State Office of Financial Management, the City of Camas is projected to grow by approximately 11,800 residents by 2040 (a 47% increase). **Per the Camas Housing Action Plan, we will need an additional 4,589 dwelling units to accommodate new members of the community and to provide a much needed diversity of housing options.** The proposed densities would accommodate approximately 2,970 units, meaning we still need an additional 1,620 units outside of the North Shore.

	Capacity		
	Dwelling Units	People	Jobs
Existing Zoning	1,820	4,915	2,829
Revised Existing Zoning	1,312	3,542	2,586
Draft Preferred Concept	2,969	8,017	1,399

	Compared to Existing Zoning			Compared to Revised Existing Zoning		
	Dwelling Units	People	Jobs	Dwelling Units	People	Jobs
Draft Preferred Concept	+ 1,149	+ 3,102	- 1,430	+ 1,657	+ 4,475	- 1,187

The community does not want development in the North Shore, so why is the City moving forward with the subarea plan?

ANSWER:

If the subarea plan is not adopted, the North Shore can still develop under the existing zoning. While the subarea plan would increase density in some parts of the subarea, it would allow us to focus development in more appropriate locations within the North Shore. While the City has heard from some members of the public that they do not want to see any development, this is not the only message we have heard from the community. We are also hearing about the need for more affordable housing and a desire from property owners who wish to see their properties develop in a way that meets the community’s vision. Property owners have a legal right to develop their land and the City cannot prevent the development of private property. It’s important to remember that the property owners in the North Shore are members of our community, and they should have a hand in guiding the future of the area.

The City’s goal is to create a subarea plan that strikes a balance between the different priorities and perspectives within our community and reflects the [vision established during Phase 1](#) of the project. Because there are differing needs and wishes, it is not possible for the subarea plan to be exactly what each individual in this community would like to see. However, we want to create a subarea plan that balances different perspectives and reflects input from all community members. We are working hard to listen to the community and make adjustments to the plan.

We encourage you to read the [“What we heard and what we did”](#) handout, which summarizes some of the key messages that we have heard from the community, Steering Committee and Community Advisory Committee, and identifies how the City has incorporated this feedback into the project.

The North Shore is the wrong place for development, so why are you encouraging development there and not somewhere else?

ANSWER:

It is important to remember that most of the land in the North Shore is in private ownership and property owners have a right to develop their land. This is true whether the subarea plan is adopted or not. Furthermore, the subarea plan does not encourage development. Instead, it aims to develop a plan and new

development standards that will guide future development in a way that is consistent with the community vision.

The Camas Housing Action Plan identifies the need for 4,589 dwelling units to accommodate new residents. The subarea plan would accommodate 2,970 units. **If these housing units are not at least in part located in the North Shore, then they would go somewhere else in Camas.** While we're hearing that some community members don't want the North Shore to develop, we're also hearing frustration that existing neighborhoods are changing and seeing more development. Simply put, there is no one perfect place for development that the entire community will agree on. The North Shore provides an area within city limits with enough space to accommodate some of our anticipated new growth and where many of the largest property owners want to develop their properties.

Why isn't the City listening to the community when we say we want to preserve open space?

ANSWER:

Since annexing the area, the City has purchased over **160 acres** in the North Shore in direct response to the community's calls for preserving open space along Lacamas Lake. The City's acquisition increased the share of land designated for open space/recreation in the North Shore from 6 percent to **16 percent**. This is a significant increase in open space; further, this does not include the additional parks/open space that would be required, within individual developments.

While our acquisition preserved 160 acres for open space/recreation, it also reduced the amount of land available for housing at a time when our community is growing. Increasing the development density north of the Legacy Lands strikes a balance between preserving open space and making room for new members of our community.

Why are you increasing density on the Mills Property?

ANSWER:

The subarea plan would actually **reduce** the maximum number of houses permitted on the remaining Mills Property. In 2019, the City acquired 26 acres of the Mills Property as part of the Legacy Lands acquisition (parcel "A" below). This property is zoned Multifamily Residential-10¹ (MF-10) and could have accommodated approximately 140 dwelling units.²

The two remaining parcels are both currently zoned for multifamily development. The middle parcel (parcel "B") is currently zoned MF-10, and the Draft Preferred Concept would change this to single-family, reducing the maximum density from 10 dwelling units to 5.7 dwelling units per acre. The subarea plan would **reduce** the maximum number of dwelling units on parcel B from approximately 250 to 140 dwelling units.

The Draft Preferred Concept would **retain** the current maximum density on parcel C, which would accommodate approximately 265 dwelling units.

¹ Approximately 6 acres are zoned Business Park. This acreage is not included in the dwelling units estimate.

² This assumes approximately 30% of the land would be used for roads, utilities, or landscaped areas and open space. This is a common industry standard used to estimate the percentage of land that could contain buildings and land that is required for access, infrastructure, and other uses.



All in all, the City's efforts, including the Legacy Lands acquisition and the proposed subarea plan densities, would likely result in fewer houses being built on the Mills Property. The maximum number of dwelling units allowed by current zoning on the Mills Property is 654 dwelling units. The maximum number of dwelling units allowed on the Mills Property with the preferred concept plan is 407 dwelling units.

How can we prevent or reduce the loss of tree cover?

ANSWER:

Camas has made some recent strides in enacting better protections for our trees. Our tree ordinance was adopted in 2018 and stipulates several protection measures, including requiring developers to replace trees at a specific ratio. Development that was permitted before the ordinance was adopted in 2018 was not held to these standards, and therefore many recent developments do not reflect these new protections.

With the North Shore Subarea Plan, unique development standards and code requirements will be prepared for the North Shore area. This means the North Shore design standards as well as the zoning requirements could provide additional protections for existing tree cover. For example, standards in the North Shore could require a higher tree density on site and a higher tree replacement ratio, as well as encouraging the identification of landmark or heritage trees that could be further protected.

The City will be working on the North Shore design standards and zoning code after the subarea plan is complete. The public will have an opportunity to be a part of that process and the code will require adoption by the City Council.

Won't development in the North Shore increase pollution in Lacamas Lake?

ANSWER:

The health of Lacamas Lake is a top concern for the City and the pollution levels in Lacamas Lake, Round Lake and Fallen Leaf Lake must be addressed. The City is currently partnering with the Washington Department of Ecology on efforts to develop a lake cleanup plan. While the North Shore subarea plan includes measures to protect water quality, the reality is most of the pollution is coming from Lacamas Creek, oftentimes miles away

from the lake itself.³ Simply put, the majority of the pollution is originating from outside of the subarea and outside of city limits.

This isn't to say that Camas shouldn't be mindful of potential pollution from the subarea, only that the North Shore is a small piece of a much larger solution. Future development in the North Shore will be required to capture and treat stormwater runoff onsite, consistent with City and State stormwater requirements.

Why aren't we using transfer of development rights in the North Shore?

ANSWER:

The City is currently exploring the potential for a transfer of development rights (TDR) program in Camas. TDR programs are a way for a city to encourage the voluntary transfer of development from places where a community would like to see less development (referred to as "sending areas") to places where a community would like to see more development (referred to as "receiving areas"). TDR is a voluntary program and requires that a property owner agree to transfer their development rights to another property. The City cannot legally require the owner to participate. If City Council decides to pursue a TDR program, it would take approximately **X years** for a citywide TDR program to be adopted into Camas' municipal code. In the meantime, any development applications would be vested⁴ under the existing zoning.

The community and City could consider including something in the subarea plan that would encourage the use of TDR if a citywide program were established. For example, the subarea plan could include a policy that states sending and receiving areas should be evaluated at the time a citywide TDR program is under development. The subarea plan could also encourage "cluster development" in the North Shore, which is a similar concept to TDR but does not require an agreement between two property owners. Cluster development allows a developer/property owner to concentrate dwelling units in one area in order to preserve the remainder of the property for open space and other natural features.

Is this going to ruin views from across the lake and other viewpoints?

ANSWER:

To a large extent, views have been protected via the acquisition of 160 acres of land along Lacamas Lake. Some views will likely change due to development, and this comes back to the need to balance different priorities and rights within in our community. We need to preserve views where possible while respecting private property rights and providing jobs and housing for our growing community. Development on the south side of the lake was not restricted by property owners on the north side, and we need to find a middle-ground that works for everyone.

Was the aerial graphic presented at the open house on August 17th representative of the proposed density?

ANSWER:

Yes. The aerial sketch was created using a 3D modeling software program (SketchUp). The proposed density for each land use category (higher density residential, lower density residential, etc.) was applied to the corresponding areas within the North Shore, and 3D buildings were added based on the permitted density. The model also accounted for areas with limited development potential (e.g., wetlands) and requirements for road networks, open space and other areas that would not contain buildings.

³ Lacamas Creek Partnership for Clean Water:

https://www.ezview.wa.gov/site/alias_1962/37698/lacamas_creek_partnership_for_clean_water.aspx

⁴ "Vested" means that an application for development must be reviewed/held to the standards of the municipal code in place at the time it was accepted for review by the City. Changes to the code (for example, adoption of the City's tree ordinance) cannot be applied retroactively to applications submitted before the changes were adopted.

Do we have the road capacity to support new development? How will it get paid for and when would it be constructed?

ANSWER:

Not today, but the City is confident that the proposed road network can be constructed over time and in tandem with development. The City prepared a trip generation and roadway connectivity assessment based on the draft preferred concept plan. The assessment concluded that the proposed roadway connections are expected to provide adequate roadway capacity to support the land use designations.

For development of larger collector or arterial roads, the City will often work with developers to help fund the upsizing of facilities (make larger) to accommodate planned growth for the larger area. These larger roads to serve growth are also funded through grants, loans and impact fees. Improvements to NE 38th Avenue, NW Friberg-Strunk Road, and the North Shore Sewer Project are examples of projects funded with grants, loans, and impact fees.



Staff Report

October 17, 2022 Council Workshop Meeting

Sewer System Development Charge Update Presentation

Presenter: Steve Wall, Public Works Director

Time Estimate: 30 min

Phone	Email
360.817.7899	swall@cityofcamas.us

BACKGROUND: In 2017, the City hired FCS Group to complete a System Development Charge Update; among other things. In 2018, at staff’s recommendation, the City Council elected not to move forward with any updates to the Sewer System Development Charge since the General Sewer Plan was anticipated to be updated in 2020. The updated plan would include a new Capital Improvement Plan and should be the basis for a new Sewer System Development Charge. Unfortunately, due to COVID and other factors, the updated General Sewer Plan is not anticipated to be adopted until November 2022.

SUMMARY: Staff and the City’s consultant, FCS Group, have updated the System Development Charge calculations based on the final draft of the General Sewer Plan Update. A summary of the calculations and discussion regarding the various policy related decisions will be presented to Council at the October 17 Work Session.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Provide information to the City Council regarding the calculated maximum defensible Sewer System Development Charge.

What’s the data? What does the data tell us?

The draft Capital Improvement Plan identified in the General Sewer Plan update provides for an approximate maximum allowable sewer system development charge of \$7,900.

How have communities been engaged? Are there opportunities to expand engagement?

Staff will engage the development community and a public hearing will be held prior to presenting a proposed ordinance to the City Council for consideration.

Who will benefit from, or be burdened by this agenda item?

The City and citizens will benefit from ultimate adoption of an updated system development charge. Collecting the charge will provide revenue to support the capital improvements necessary to serve the City into the future. Developers, or new homeowners, may be slightly impacted by the increase.

What are the strategies to mitigate any unintended consequences?

Discussion with Council, outreach to the development community and a public hearing will all help to mitigate any unintended consequences.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

No

Will this agenda item improve ADA accessibilities for people with disabilities?

N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

Adoption of a new Sewer System Development Charge could result in an increase to the total amount of Impact Fees and System Development Charges that are paid at the time of building permit issuance for a new home (note – existing homes do not pay these fees).

How will you ensure accountabilities, communicate, and evaluate results?

N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?

This item supports multiple comprehensive plan and financial and sewer system related goals and policies.

BUDGET IMPACT: There is no budget impact relevant to this specific agenda item. However, if a new system development charge is not implemented, it will put an additional burden on the Sewer Rates to pay for the necessary infrastructure to serve the community.

RECOMMENDATION: This item is for Council's information only.



Council Meeting

Item 3.

Sewer Utility System Development Charge Update

Sergey Tarasov, Senior Project Manager

October 17, 2022



Agenda

- **Background**
- **System development charges (SDCs)**
 - » Overview
 - » Methodology
 - » Results
- **Next steps**
- **Questions / discussion**



Background

2018 Rate Study

- **Sewer SDC changes deferred until completion of GSP**
- **Discussed eliminating class based SDCs, specifically industrial class**
 - » Independent study to be performed for any new industrial customers connecting to the City
- **Discussed assessing Sewer SDCs based on flow ERUs instead of meter size**
- **Consolidated area-based water SDC into system wide SDCs**

Existing Charges

Class	South Area	North Area
Residential	\$ 2,493	\$ 4,420
Commercial I		
5/8"	\$ 2,493	\$ 4,420
3/4"	3,740	6,630
1"	6,234	11,050
1.5"	12,467	22,101
2"	19,948	35,361
3"	39,896	70,722
4"	62,337	110,503
6"	124,674	221,006
8"	199,478	353,609
Commercial II		
Flow (gallons)	\$ 12.61	\$ 22.84
BOD (lbs/day)	2,386	3,948
TSS (lbs/day)	904	1,495



Overview

- **Revised Code of Washington (RCW) 35.92.025 grants Cities the authority to fix rates and charges for connecting to water & wastewater systems**
- **One time charge imposed on new development or expanded connection to system**
- **Represents a prorated share of the cost of providing system capacity**
- **Based on cost of system infrastructure investment**
 - » Allows for both existing and future costs
- **May not be used to fund operation and maintenance costs**



Overview (continued)

- **Consists of two parts**
 - » ***Existing cost basis***: intends to recognize the current ratepayers' net investment in the original cost of the non-donated system
 - » ***Future cost basis***: intends to include future facilities needed to serve growth, as well as to provide for regulatory system improvements



Methodology

$$\frac{\text{EXISTING COST BASIS}}{\text{CURRENT \& FUTURE CUSTOMERS}} + \frac{\text{FUTURE COST BASIS}}{\text{FUTURE CUSTOMERS}} = \text{SDC}$$

Existing Costs

- Existing assets (original cost)
- Less: Contributions (developer/grants)
- Less: Net debt principal
- Plus: Interest (maximum 10 years)

Future Costs

- Future capital
- Less: Ineligible projects
- Less: Repair and replacement projects

SEWER SDC RESULTS



Existing Cost Basis

Calculation Component	Characteristics	Amount
1. Original Cost of Current Assets	Based on inventory of City assets through 2021.	\$82.8 million
2. Less: Contributions	Excluding assets that were funded by other entities.	\$(15.7) million
3. Less: Net Debt Outstanding	Avoids double counting of assets paid through rates and SDCs.	\$(14.9) million
4. Plus: Interest	RCW allows for inclusion of up to ten years of interest on each asset, not to exceed the original cost of the asset.	\$27.7 million
Total Existing Cost Basis		\$79.9 million



Future Cost Basis

Calculation Component	Characteristics	Amount
1. Capital Improvement Plan (CIP)	Projects identified in the General Sewer Plan (GSP). All project costs in current day dollars.	\$66.5 million
2. Less: Ineligible Projects	No ineligible projects identified in sewer CIP	\$- million
3. Less: Renewal & Replacement Projects	Future cost basis includes only capacity enhancing projects. Deducting projects that will replace aging infrastructure.	\$(41.8) million
Total Future Cost Basis		\$24.7 million



SDC Calculation

Cost Basis		Applicable Customers	Total
Existing Cost Basis (\$79.9M)	÷	Current & Future Customers (20,500 MCEs)	\$3,900
			+
Future Cost Basis (\$24.7M)	÷	Future Customers (6,150 MCEs)	\$4,010
Total System Development Charge per MCE			\$7,911
<i>Current Residential SDC per MCE – South Shore</i>			<i>\$2,899</i>
<i>Current Residential SDC per MCE – North Shore</i>			<i>\$4,420</i>

Note: MCE = Meter Capacity Equivalent (3/4" meter)



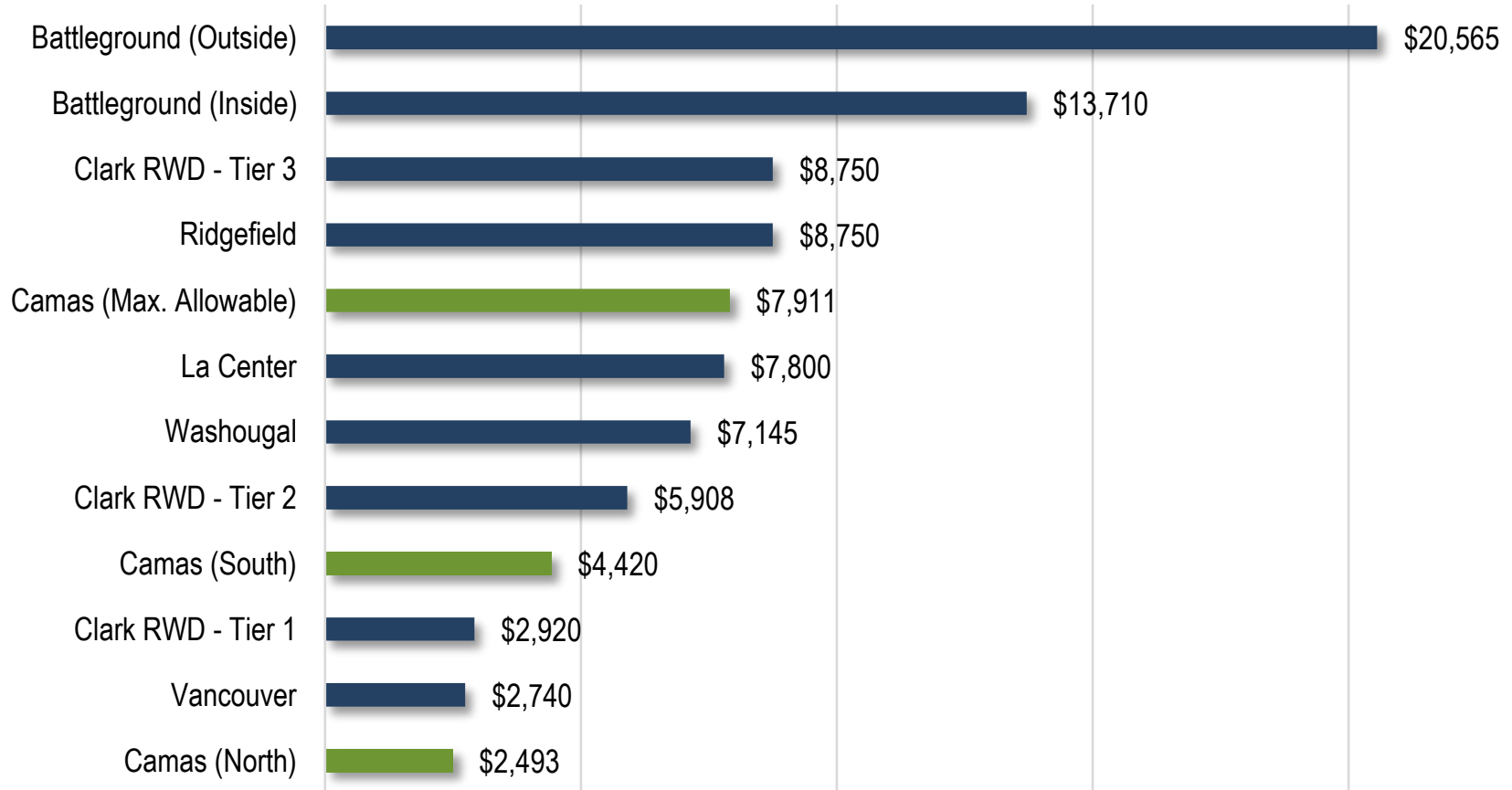
SDC Results

Summary	Flow Factors	One System	Existing SDCs		\$ Difference	
			South	North	South	North
Residential		\$ 7,911	\$ 2,493	\$ 4,420	\$ 5,418	\$ 3,491
Commercial I						
3/4"	1.00	\$ 7,911	\$ 3,740	\$ 6,630	\$ 4,171	\$ 1,281
1"	1.67	13,184	6,234	11,050	6,950	2,134
1.5"	3.33	26,369	12,467	22,101	13,902	4,268
2"	5.33	42,190	19,948	35,361	22,242	6,829
3"	10.00	79,106	39,896	70,722	39,210	8,384
4"	16.67	131,843	62,337	110,503	69,506	21,340
6"	33.33	263,686	124,674	221,006	139,012	42,680
8"	53.33	421,898	199,478	353,609	222,420	68,289

- **Calculated charges are “maximum allowable”**
 - » By policy may set below maximum allowable
 - Rates make up the difference
 - » May be adjusted annually by an accredited inflation index (e.g., ENR CCI)



SDC Survey



Note: Clark RWD Tier 1 – Tributary to Westside Treatment Plant | Tier 2 – Tributary to Salmon Creek Treatment Plant | Tier 3 – Tributary to Ridgefield Treatment Plant.



Alternative SDC Consideration

- **Estimate Demand: based on average demand (gallons per day) per *Equivalent Residential Unit (ERU)***
 - » Based on estimated “actual” demand
 - May also be assessed on fixture units, number of seats in restaurants, chairs in schools
 - » Pros
 - Flexibility for larger customer – more granular charges
 - Appropriate for large volume non-peaking accounts
 - » Cons
 - Based on estimated demand, should true-up
 - Higher level of complexity and understandability

Estimated Demand SDC Comparisons

- Based on water data and updated ERU of 195 gallons per day (gpd)
 - » 1 MCE (3/4" meter) = 1 ERU

EXAMPLE ONLY

Summary	Flow Factors	One System
Residential		\$ 7,911
Commercial I		
3/4"	1.00	\$ 7,911
1"	1.67	13,184
1.5"	3.33	26,369
2"	5.33	42,190
3"	10.00	79,106
4"	16.67	131,843
6"	33.33	263,686
8"	53.33	421,898
SDC \$/ERU		\$ 7,911

Meter Size	2"	2"	2"
# of ERUs	3	5	200
Meter Based SDC	\$ 42,190	\$ 42,190	\$ 42,190
ERU Based SDC	\$ 23,732	\$ 39,553	\$ 1,582,116

- **Notes:**
 - » Based on historical data, avg. 2" commercial account is 5.6 ERUs
 - » Highest industrial 2" account may exceed 200 ERUs



Next Steps

- **Incorporate feedback**
 - » Consolidate area specific charges?
 - Consistent with water SDCs and other impact fees
 - » Adopt maximum allowable charges?
 - » Escalate annually to account for inflation?
 - Consistent with water SDCs and other impact fees
 - » Keep meter-based charges?
 - Estimated demand (ERU) based?
- **SDCs go into effect January 1st, 2023**



Questions/Discussion



Thank you!

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City of Camas Community Survey

2019

...helping organizations make better decisions since 1982

Findings Report

Submitted to the City of Camas, Washington

ETC Institute
725 W. Frontier Lane,
Olathe, Kansas
66061

June 2019





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2019 City of Camas Community Survey Executive Summary

Purpose and Methodology

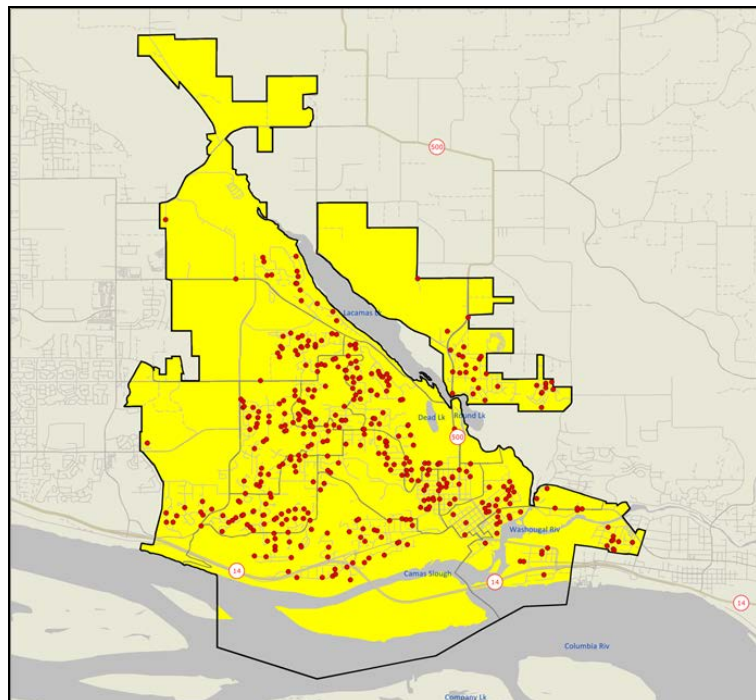
ETC Institute administered a survey to residents of the City of Camas during the spring of 2019. The purpose of the survey was to help the City of Camas identify whether residents are satisfied with the services the City provides. The results of this survey will influence dozens of decisions that will be made about the City's future. Responses will also help the City Council gauge the success of its efforts to carry out the community's vision for the City of Camas and to address the many opportunities and challenges facing the community.

The six-page survey, cover letter and postage paid return envelope were mailed to a random sample of households in the City of Camas. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online at CamasCitizenSurvey.org. At the end of the online survey, residents were asked to enter their home address; this was done to ensure that only responses from residents who were part of the random sample were included in the final survey database.

Ten days after the surveys were mailed, ETC Institute sent e-mails to the households that received the survey to encourage participation. The e-mails contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of Camas from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not counted.

The goal was to obtain completed surveys from at least 400 residents.

The goal was met, with a total of 429 residents completing the survey. The overall results for the sample of 429 households have a precision of at least $\pm 4.7\%$ at the 95% level of confidence. The map to the right shows the location of all survey respondents.



The percentage of “don’t know” responses has been excluded from many of the graphs shown in this report to facilitate valid comparisons of the results from Camas with the results from other communities in ETC Institute’s *DirectionFinder*® database. Since the number of “don’t know” responses often reflects the utilization and awareness of city services, the percentage of “don’t know” responses has been provided in the tabular data section of this report. When the “don’t know” responses have been excluded, the text of this report will indicate that the responses have been excluded with the phrase “*who had an opinion.*”

Throughout the report, with only a few exceptions, percentages have been rounded. Occasionally this will cause the sum of percentages to equal slightly more or less than 100%, but this has no effect on the essential meaning of the tables and should be ignored.

This report contains:

- An executive summary of the methodology for administering the survey and major findings,
- charts showing the overall results for most questions on the survey,
- importance-satisfaction analysis; this analysis was done to determine priority actions for the City to address based upon the survey results,
- benchmarking data that shows how the results for Camas compare to other communities,
- tables that show the results of the random sample for each question on the survey,
- a copy of the survey instrument.

Overall Perceptions of the City

Eighty-one percent (81%) of the residents surveyed, *who had an opinion*, indicated they were “very satisfied” or “satisfied” with the overall quality of services provided by the City. Eighty-seven percent (87%) of those surveyed, *who had an opinion*, indicated they were “very satisfied” or “satisfied” with the overall feeling of safety in the city, and 83% were “very satisfied” or “satisfied” with the overall quality of life in the city.

Overall Satisfaction with City Services

The major categories of City services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: fire, emergency medical, and ambulance service (85%), quality of the City’s garbage services (85%), the quality of police services (85%), the City’s public library services (83%). For 13 of the 14 major categories of City services that were rated, 50% or more of residents *who had an opinion* were “very satisfied” or “satisfied.”

Satisfaction with Specific City Services

- **Parks and Recreation.** The highest levels of satisfaction with parks and recreation services, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the appearance and maintenance of existing parks (77%), the quality of facilities in City parks (74%), and the quality of outdoor athletic fields

(70%). The three parks and recreation services respondents indicated should receive the most emphasis over the next two years were the appearance and maintenance of existing parks, the quality of facilities in city parks, and the quantity of City trails.

- Respondents were asked how willing they would be to pay additional taxes to acquire and maintain parks, trails, and open space. Forty percent (40%) of respondents indicated they would be “very willing” (11%) or “willing” (29%), 23% were neutral, and 33% were either “not willing” (16%) or “not at all willing” (17%).
- **Public Safety.** The highest levels of satisfaction with public safety services services, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the quality of local fire protection and rescue services (84%), how quickly fire and rescue personnel respond to emergencies (83%), and the visibility of police in the community (82%). The aspect of public safety services that respondents were least satisfied with was parking enforcement services (61%). The three public safety services respondents indicated should receive the most emphasis over the next two years were the City’s overall efforts to prevent crime, the visibility of police in the community, and the quality of local fire protection and rescue services.
- **City Communication.** The highest levels of satisfaction with City Communication, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the availability of information about City programs and services (60%) and the City’s efforts to keep residents informed (57%). The two aspects of City communication respondents indicated should receive the most emphasis over the next two years were the City’s efforts to keep residents informed and the availability of information on services and programs.
- **City Streets and Maintenance.** The highest levels of satisfaction with City maintenance, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the adequacy of City street lighting (75%) and snow removal on major City streets (67%). The two aspects of City streets and maintenance respondents indicated should receive the most emphasis over the next two years were the maintenance of major City streets and the maintenance of neighborhood streets.
- **Code Enforcement.** The highest levels of satisfaction with City code enforcement, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: enforcing codes designed to protect public safety and health (51%), and enforcing sign regulation (41%). The aspect of code enforcement respondents indicated should receive the most emphasis over the next two years was the enforcement of cleanup of litter and debris on private property.
- **Public Library.** The highest levels of satisfaction with the public library, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: events for children (80%) and the selection of resources available (78%). The two aspects of the public library respondents indicated should receive the most emphasis over the next two years were the selection of resources available and events for children.

Additional Findings

- **Information Sources.** Respondents were asked to indicate where they currently get news and information about city programs, services, and events. Fifty-two percent (52%) of respondents indicated they get news and information from direct mail, 40% from the Camas-Washougal Post Record, and 37% from the Columbian. Thirty-six percent (36%) of residents indicated they *prefer* to get information from direct mail, and 31% indicated they prefer to use the City website.
- **Customer Service.** Forty-one percent (41%) of respondents indicated they have called, sent an e-mail, or visited the City with a question, problem, or complaint during the past year. Fifty-two percent (52%) of respondents indicated they contacted the Municipal Services department, 23% contacted Financial Services/Utility Billing, and 15% contacted Community Development. More than three-fourths (76%) indicated it was either “very easy” or “somewhat easy” to contact the person they needed to reach. Twenty-one percent (21%) of respondents found it “very difficult” or “difficult” to contact the person they needed to reach.
 - Respondents who had called, sent an e-mail, or visited the City with a question, problem, or complaint during the past year were asked to indicate how often the employees they contacted displayed four different behaviors. Based upon the combined percentage of “always” and “usually” responses among residents *who had an opinion*, the most frequently displayed behavior was being courteous and polite.
- **Land Development.** Respondents were asked to indicate how fast or slow the City’s current pace of development is in ten different areas. The items for which respondents felt the development pace was too fast include: townhomes or row houses, large lots and large homes, and apartments. The items for which respondents felt the development pace was too slow include: housing options for the aging population, employment opportunities, housing options for aging population, and technology and other industry.
- **Tax Increases.** Respondents were asked to identify one new community amenity that could be provided by the City. These items can be found in Section 4 of this report. Sixty-six percent (66%) of respondents indicated they would be willing to pay more in taxes or fees to support the community amenity they suggested, 27% would not support a new community amenity, and 7% did not provide a response.
- **Service Expansion.** Seventy-three percent (73%) of respondents, *who had an opinion*, indicated the maintenance of infrastructure should be “much higher” or a “little higher”. This item received significantly more “much higher” and “a little higher” responses than any of the other six items. City leaders should continue to explore options relating to the expansion of infrastructure maintenance in the city. Thirty-three percent (33%) indicated they would be willing to pay more in taxes or fees to support increased service levels.

How the City of Camas Compares to Other Communities Nationally

Satisfaction ratings for The City of Camas **rated the same as or above the U.S. average in 43 of the 51 areas** that were assessed. The City of Camas rated significantly higher than the U.S. average (difference of 5% or more) in 36 of these areas. Listed below are the comparisons between the City of Camas and the U.S. average:

Service	Camas	U.S.	Difference	Category
Quality of services provided by the City	81%	50%	31%	Perceptions
Quality of customer service you receive	75%	45%	30%	Major Categories of City Services
Gave prompt, accurate & complete answers	82%	58%	24%	Customer Service
They were courteous & polite	92%	69%	23%	Customer Service
Visibility of police in the community	82%	59%	23%	Public Safety Services
City's overall efforts to prevent crime	77%	54%	23%	Public Safety Services
Helped resolve issue to satisfaction	74%	51%	23%	Customer Service
Overall feeling of safety in the City	87%	67%	20%	Perceptions
Quality of city parks/trails/open space	82%	63%	19%	Major Categories of City Services
Adequacy of City street lighting	75%	56%	19%	City Maintenance
Did what they said they would in timely manner	78%	60%	18%	Customer Service
Quality of the City's garbage services	85%	67%	18%	Major Categories of City Services
Overall image of the City	82%	64%	18%	Perceptions
How quickly police respond to emergencies	81%	64%	17%	Public Safety Services
Quality of police services	85%	70%	15%	Major Categories of City Services
Value you receive for your city tax dollars & fees	53%	38%	15%	Perceptions
Parking enforcement services	61%	46%	15%	Public Safety Services
Availability of information on services & programs	60%	45%	15%	Communication
Quality of the City's parks & recreation programs	77%	63%	14%	Major Categories of City Services
Effectiveness of communication with the public	62%	48%	14%	Major Categories of City Services
Quality of city water utilities	77%	64%	13%	Major Categories of City Services
Level of public involvement in decision-making	44%	32%	12%	Communication
Maintenance of major City streets	60%	48%	12%	City Maintenance
City's efforts to keep you informed	57%	45%	12%	Communication
Condition of sidewalks in the City	56%	46%	10%	City Maintenance
Quality of city sewer services	76%	66%	10%	Major Categories of City Services
Quality of facilities in City parks	74%	64%	10%	Parks and Recreation
Quality of the City's public library services	83%	74%	9%	Major Categories of City Services
Snow removal on major City streets	67%	59%	8%	City Maintenance
Effectiveness of storm water runoff management	64%	56%	8%	Major Categories of City Services
Overall quality of life in the City	83%	75%	8%	Perceptions
Appearance & maintenance of existing parks	77%	70%	7%	Parks and Recreation
Maintenance of city streets	48%	41%	7%	Major Categories of City Services
Maintenance of streets in your neighborhood	53%	48%	5%	City Maintenance
Quantity of City trails	69%	64%	5%	Parks and Recreation
Enforcement of local traffic laws	69%	64%	5%	Public Safety Services
On-street bicycle infrastructure	40%	37%	3%	City Maintenance
Quality of outdoor athletic fields	70%	67%	3%	Parks and Recreation
Enforcement of city codes & ordinances	56%	54%	2%	Major Categories of City Services
How quickly ambulance personnel respond	81%	79%	2%	Public Safety Services
Quality of local fire protection & rescue services	84%	83%	1%	Public Safety Services
How quickly fire & rescue personnel respond	83%	82%	1%	Public Safety Services
Number of City parks	66%	66%	0%	Parks and Recreation
Quality of local ambulance service	78%	81%	-3%	Public Safety Services
Timeliness of information provided by City	47%	52%	-5%	Communication
Enforcing the mowing & trimming of grass & weeds	33%	39%	-6%	Code Enforcement
Quality of the City's website	53%	60%	-7%	Communication
Enforcing the cleanup of litter & debris	35%	43%	-8%	Code Enforcement
City's social media	46%	55%	-9%	Communication
Enforcing sign regulation	41%	53%	-12%	Code Enforcement
How well the City is managing growth/development	34%	47%	-13%	Perceptions

How the City of Camas Compares to Other Communities Regionally

Satisfaction ratings for The City of Camas **rated the same or above the average for communities in the Northwest in 41 of the 51 areas** that were assessed. The City of Camas rated significantly higher than this average (difference of 5% or more) in 32 of these areas. Listed below are the comparisons between The City of Camas and the average for Northwest communities:

Service	Camas	Northwest Region	Difference	Category
Quality of services provided by the City	81%	43%	38%	Perceptions
Helped resolve issue to satisfaction	74%	45%	29%	Customer Service
Quality of customer service you receive	75%	47%	28%	Major Categories of City Services
City's overall efforts to prevent crime	77%	51%	26%	Public Safety Services
Did what they said they would in timely manner	78%	56%	22%	Customer Service
Effectiveness of communication with the public	62%	43%	19%	Major Categories of City Services
They were courteous & polite	92%	74%	18%	Customer Service
Maintenance of city streets	48%	30%	18%	Major Categories of City Services
Gave prompt, accurate & complete answers	82%	64%	18%	Customer Service
Availability of information on services & programs	60%	43%	17%	Communication
Overall image of the City	82%	65%	17%	Perceptions
Adequacy of City street lighting	75%	59%	16%	City Maintenance
City's efforts to keep you informed	57%	41%	16%	Communication
Overall feeling of safety in the City	87%	72%	15%	Perceptions
Value you receive for your city tax dollars & fees	53%	38%	15%	Perceptions
How quickly police respond to emergencies	81%	66%	15%	Public Safety Services
Parking enforcement services	61%	46%	15%	Public Safety Services
Visibility of police in the community	82%	67%	15%	Public Safety Services
Quality of police services	85%	71%	14%	Major Categories of City Services
Quality of city water utilities	77%	63%	14%	Major Categories of City Services
Quality of facilities in City parks	74%	60%	14%	Parks and Recreation
Level of public involvement in decision-making	44%	31%	13%	Communication
Enforcement of local traffic laws	69%	57%	12%	Public Safety Services
Effectiveness of storm water runoff management	64%	53%	11%	Major Categories of City Services
Quality of city sewer services	76%	66%	10%	Major Categories of City Services
Quality of city parks/trails/open space	82%	74%	8%	Major Categories of City Services
Appearance & maintenance of existing parks	77%	70%	7%	Parks and Recreation
Snow removal on major City streets	67%	60%	7%	City Maintenance
Maintenance of streets in your neighborhood	53%	46%	7%	City Maintenance
Quality of the City's garbage services	85%	78%	7%	Major Categories of City Services
Quantity of City trails	69%	62%	7%	Parks and Recreation
Maintenance of major City streets	60%	54%	6%	City Maintenance
Quality of outdoor athletic fields	70%	66%	4%	Parks and Recreation
Quality of the City's parks & recreation programs	77%	74%	3%	Major Categories of City Services
Condition of sidewalks in the City	56%	53%	3%	City Maintenance
On-street bicycle infrastructure	40%	37%	3%	City Maintenance
Enforcement of city codes & ordinances	56%	54%	2%	Major Categories of City Services
Overall quality of life in the City	83%	81%	2%	Perceptions
Quality of local fire protection & rescue services	84%	84%	0%	Public Safety Services
How quickly fire & rescue personnel respond	83%	83%	0%	Public Safety Services
Enforcing the cleanup of litter & debris	35%	35%	0%	Code Enforcement
How quickly ambulance personnel respond	81%	82%	-1%	Public Safety Services
Quality of the City's public library services	83%	84%	-1%	Major Categories of City Services
Timeliness of information provided by City	47%	48%	-1%	Communication
Quality of local ambulance service	78%	80%	-2%	Public Safety Services
Quality of the City's website	53%	57%	-4%	Communication
Number of City parks	66%	72%	-6%	Parks and Recreation
City's social media	46%	53%	-7%	Communication
Enforcing the mowing & trimming of grass & weeds	33%	44%	-11%	Code Enforcement
How well the City is managing growth/development	34%	47%	-13%	Perceptions
Enforcing sign regulation	41%	54%	-13%	Code Enforcement

Investment Priorities

Recommended Priorities for the Next Two Years. In order to help the City identify investment priorities for the next two years, ETC Institute conducted an Importance-Satisfaction (I-S) analysis. This analysis examined the importance residents placed on each City service and the level of satisfaction with each service. By identifying services of high importance and low satisfaction, the analysis identified which services will have the most impact on overall satisfaction with City services over the next two years. If the City wants to improve its overall satisfaction rating, the City should prioritize investments in services with the highest Importance Satisfaction (I-S) ratings. Details regarding the methodology for the analysis are provided in the Section 2 of this report.

Overall Priorities for the City by Major Category. This analysis reviewed the importance of and satisfaction with major categories of City services. This analysis was conducted to help set the overall priorities for the City. Based on the results of this analysis, the major services that are recommended as the top priorities for investment over the next two years to raise the City’s overall satisfaction rating are listed below:

- Maintenance of city streets (IS Rating=0.2994)
- Effectiveness of economic development efforts (IS Rating=0.1437)

The table below shows the importance-satisfaction rating for all 14 major categories of City services that were rated.

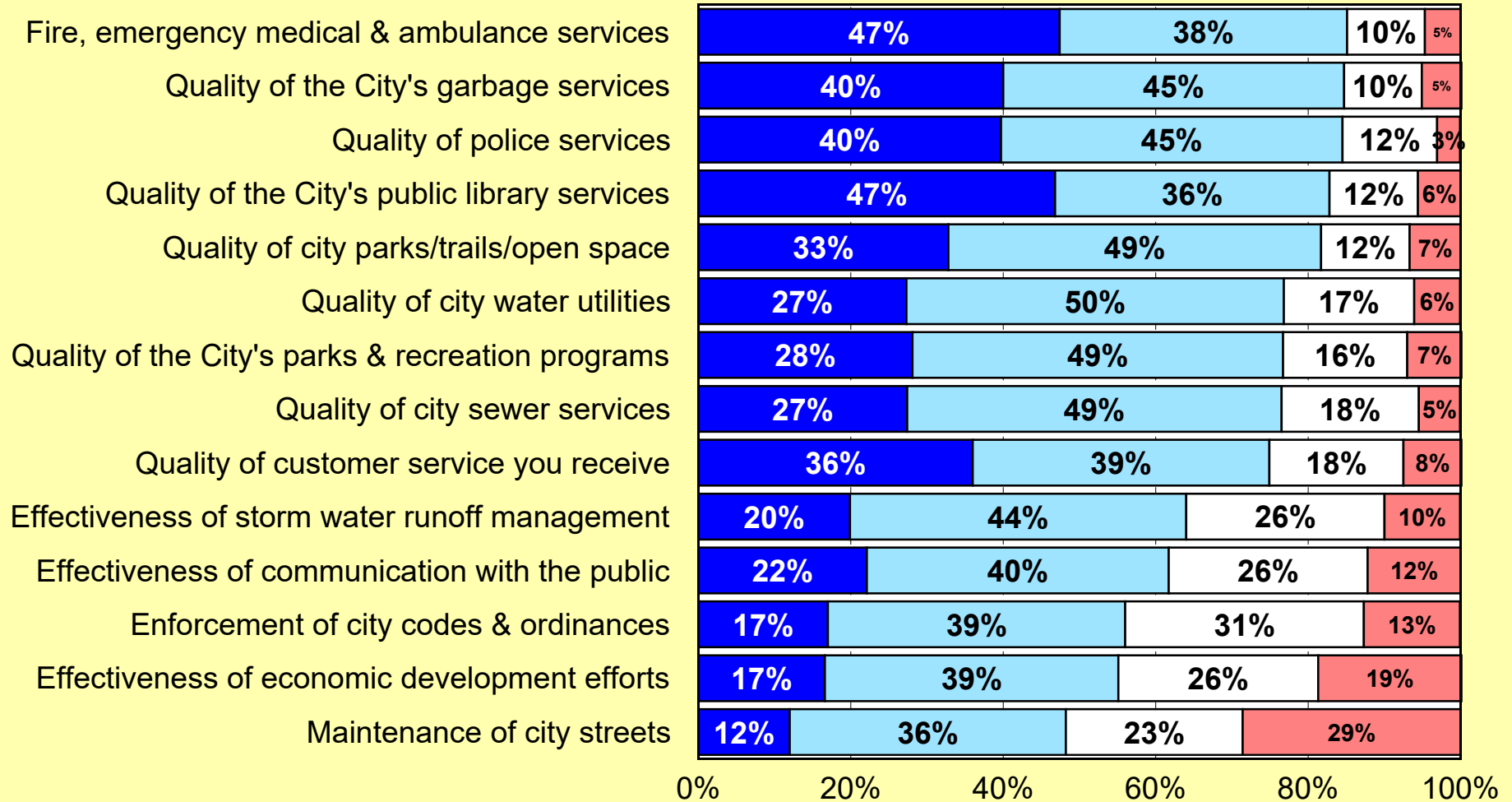
2019 Importance-Satisfaction Rating City of Camas Major Categories of City Services						
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Maintenance of city streets	58%	1	48%	14	0.2994	1
High Priority (IS .10-.20)						
Effectiveness of economic development efforts	32%	3	55%	13	0.1437	2
Medium Priority (IS <.10)						
Enforcement of city codes & ordinances	15%	6	56%	12	0.0678	3
Quality of city parks/trails/open space	32%	2	82%	5	0.0589	4
Effectiveness of communication with the public	15%	7	62%	11	0.0582	5
Quality of the City's parks & recreation programs	19%	5	77%	7	0.0433	6
Quality of police services	23%	4	85%	3	0.0360	7
Effectiveness of storm water runoff management	10%	9	64%	10	0.0356	8
Fire, emergency medical & ambulance services	14%	8	85%	1	0.0206	9
Quality of city water utilities	8%	10	77%	6	0.0183	10
Quality of customer service you receive	5%	12	75%	9	0.0128	11
Quality of city sewer services	5%	13	77%	8	0.0110	12
Quality of the City's public library services	6%	11	83%	4	0.0108	13
Quality of the City's garbage services	3%	14	85%	2	0.0040	14

Section 1

Charts and Graphs

Q1. Overall Satisfaction with City Services by Major Category

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)

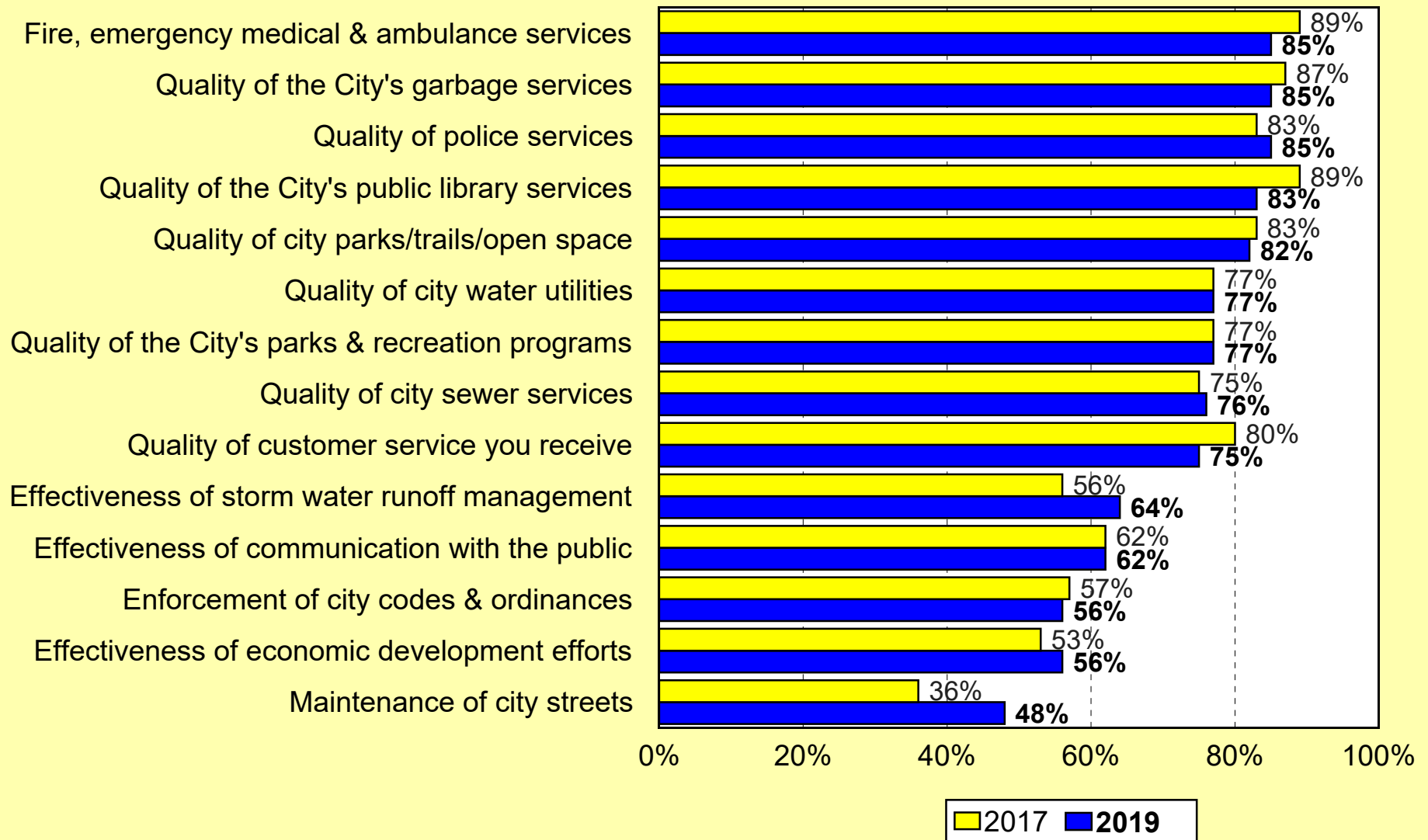


Very Satisfied (5) Satisfied (4) Neutral (3) Dissatisfied (1/2)

Source: ETC Institute (2019)

TRENDS: Overall Satisfaction with City Services by Major Category - 2017 vs. 2019

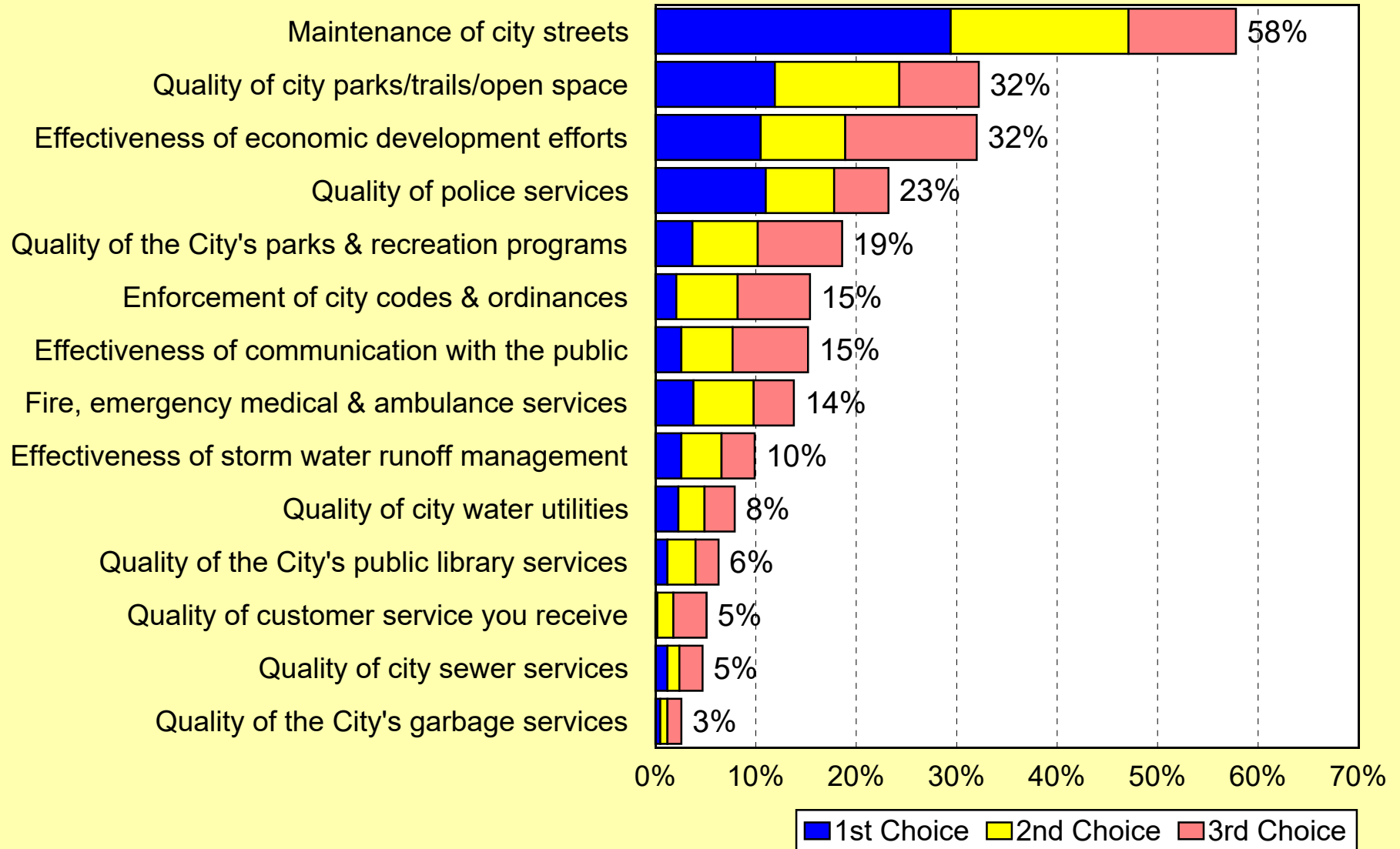
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q2. City Services That Should Receive the Most Emphasis Over the Next Two Years

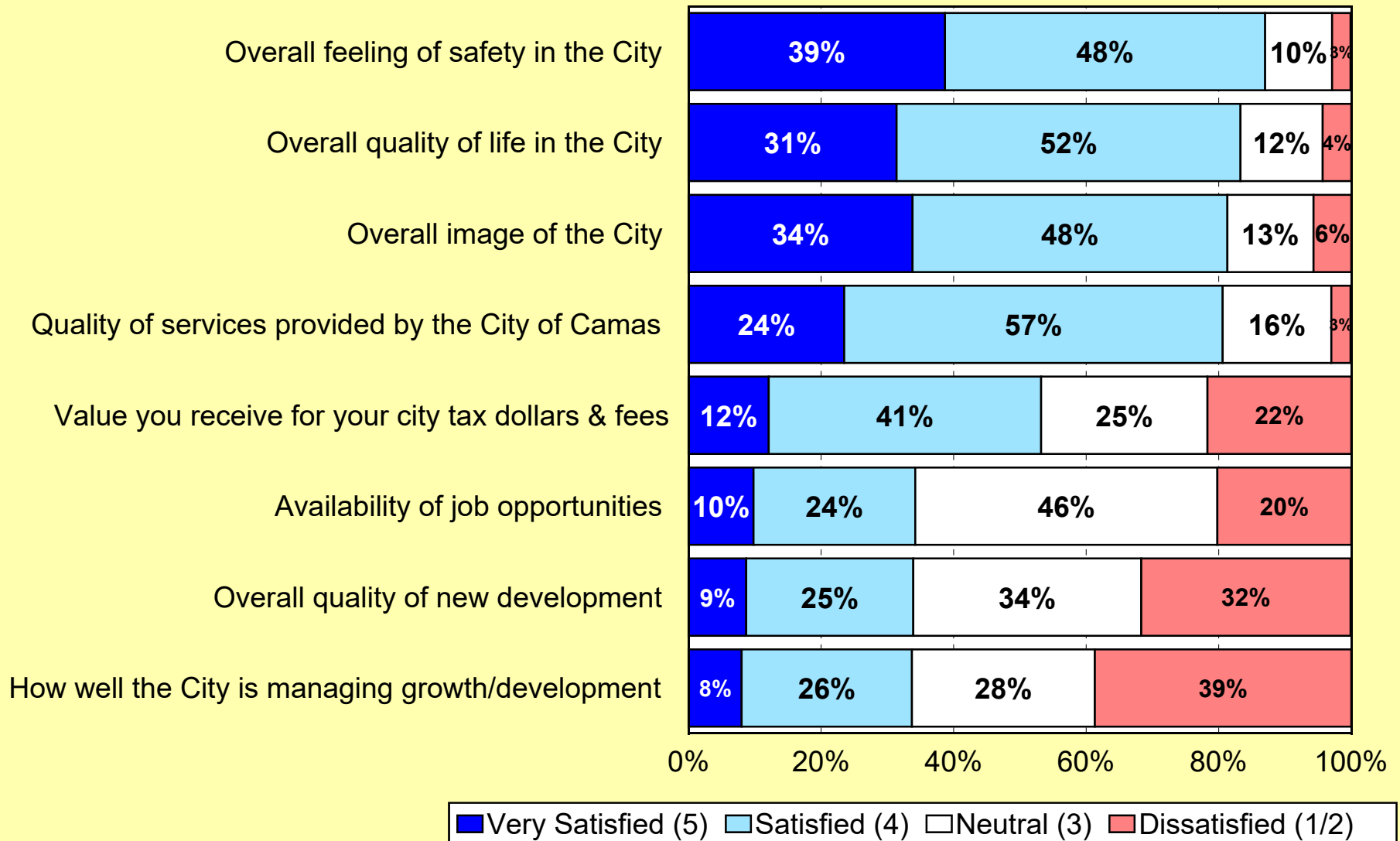
by percentage of respondents who selected the item as one of their top three choices



Source: ETC Institute (2019)

Q3. Satisfaction with Items That Influence Perceptions of the City

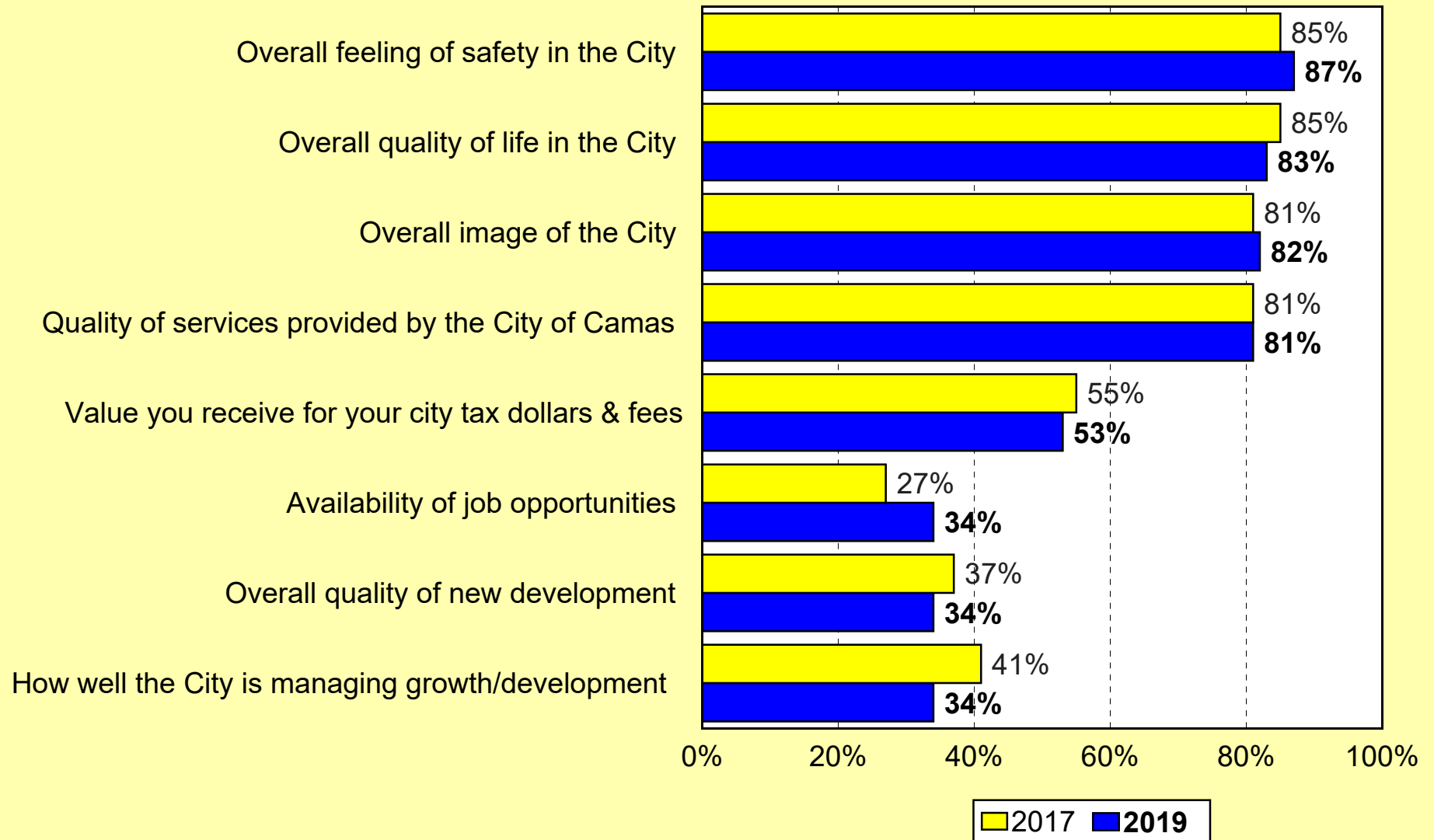
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with Items That Influence Perceptions of the City - 2017 vs. 2019

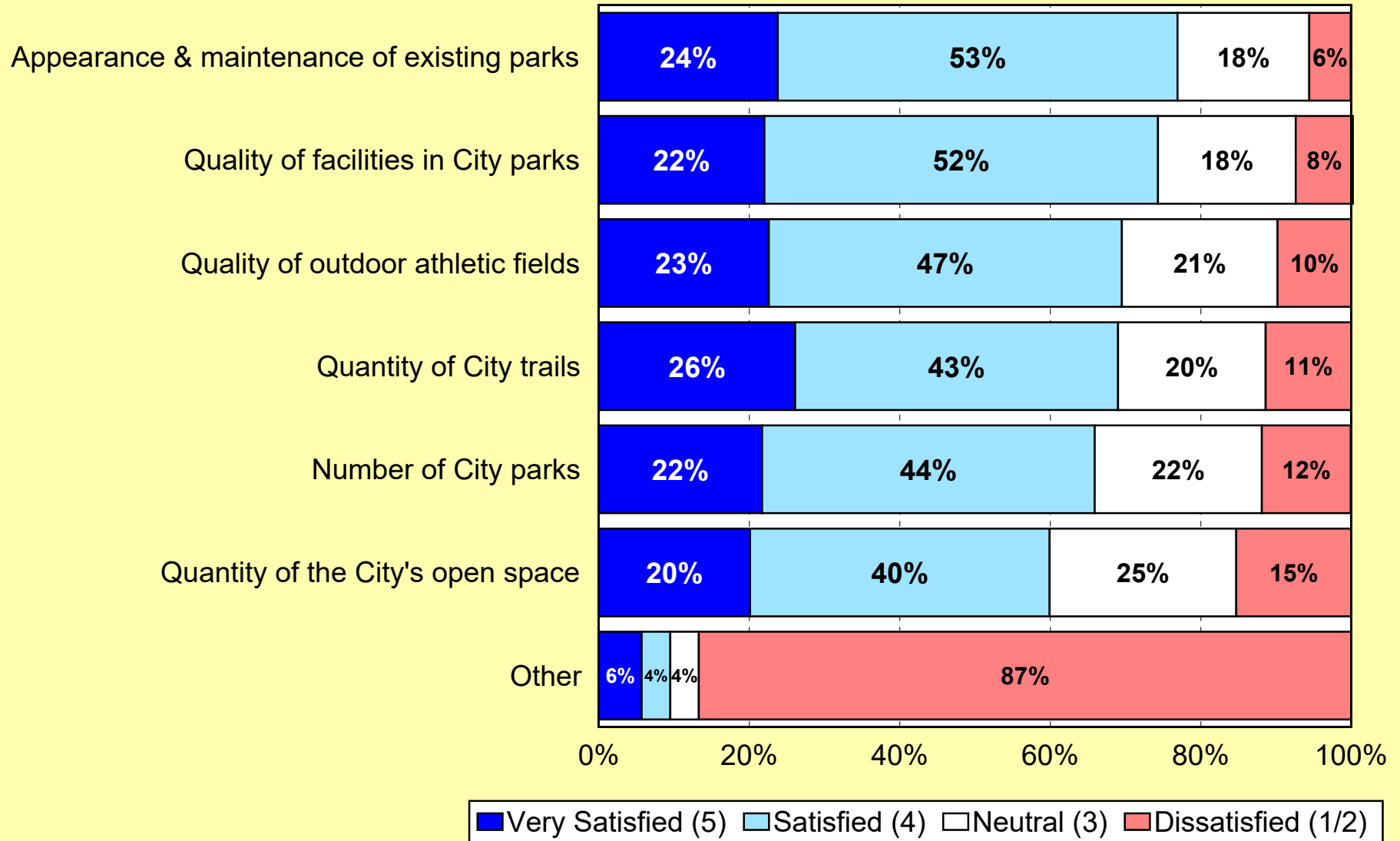
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q4. Satisfaction with Parks and Recreation

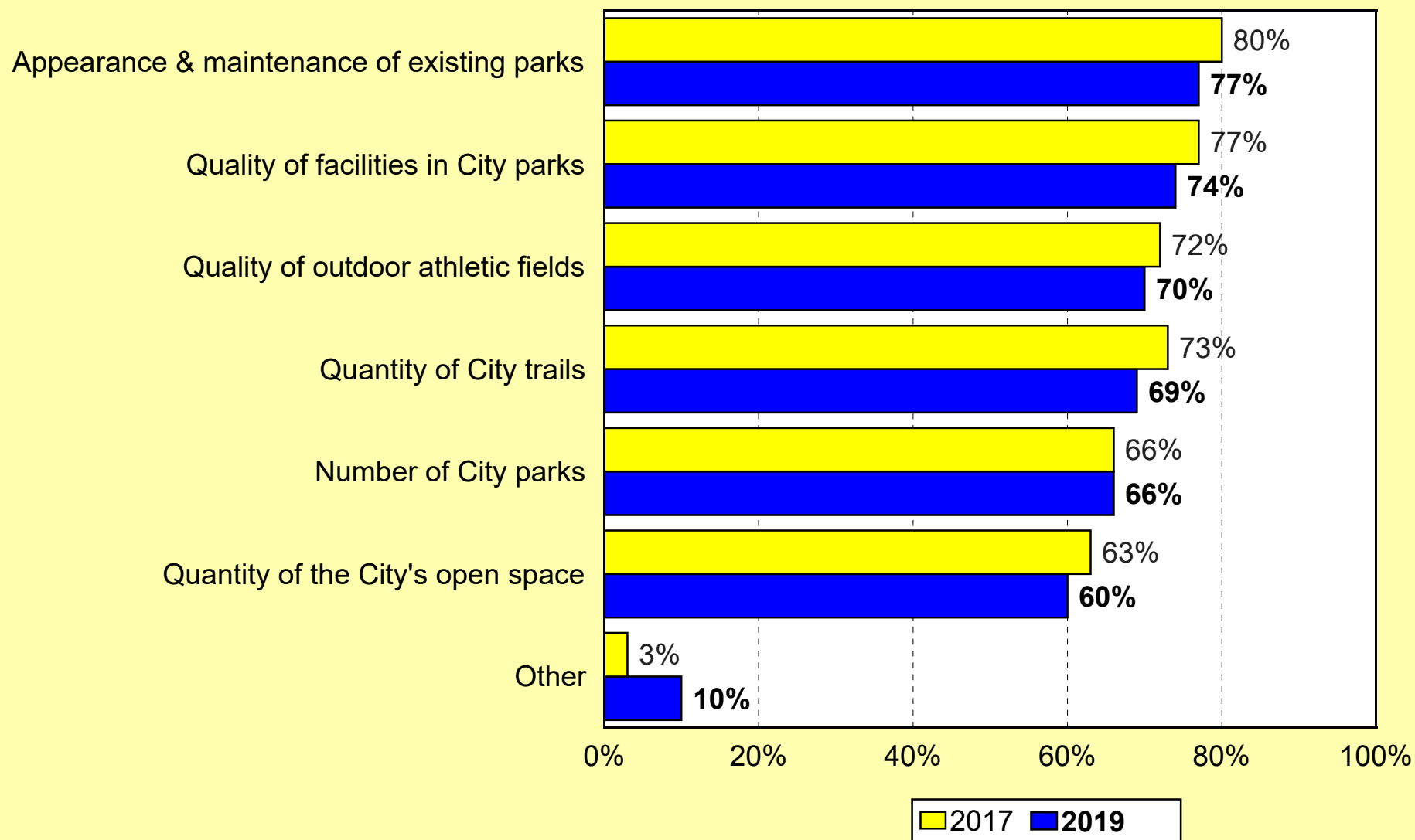
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with Parks and Recreation 2017 vs. 2019

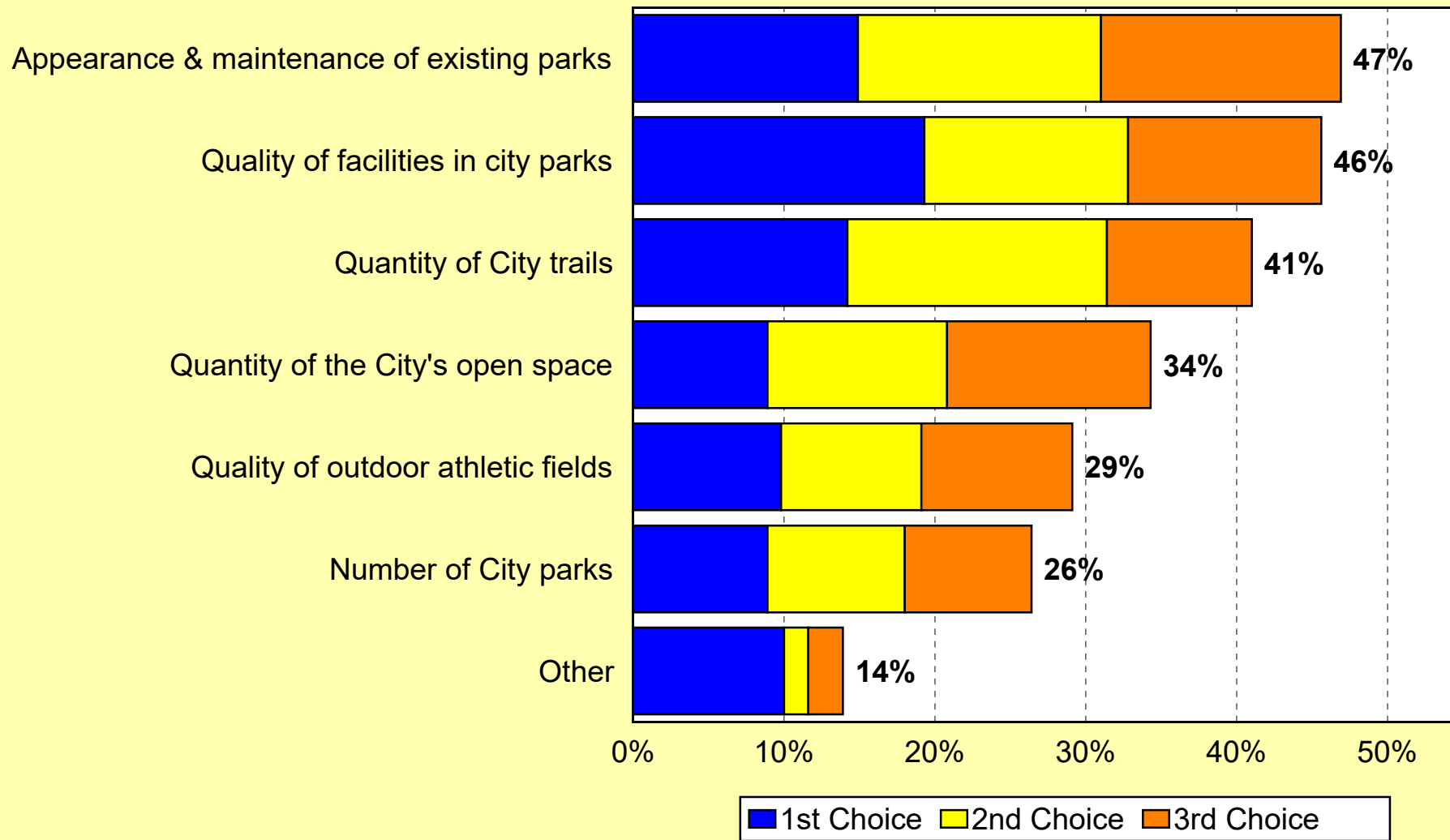
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q5. Parks and Recreation Services That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top three choices



Source: ETC Institute (2019)

Q6. How willing would you be to pay additional taxes to acquire and maintain parks, trails and open space?

by percentage of respondents

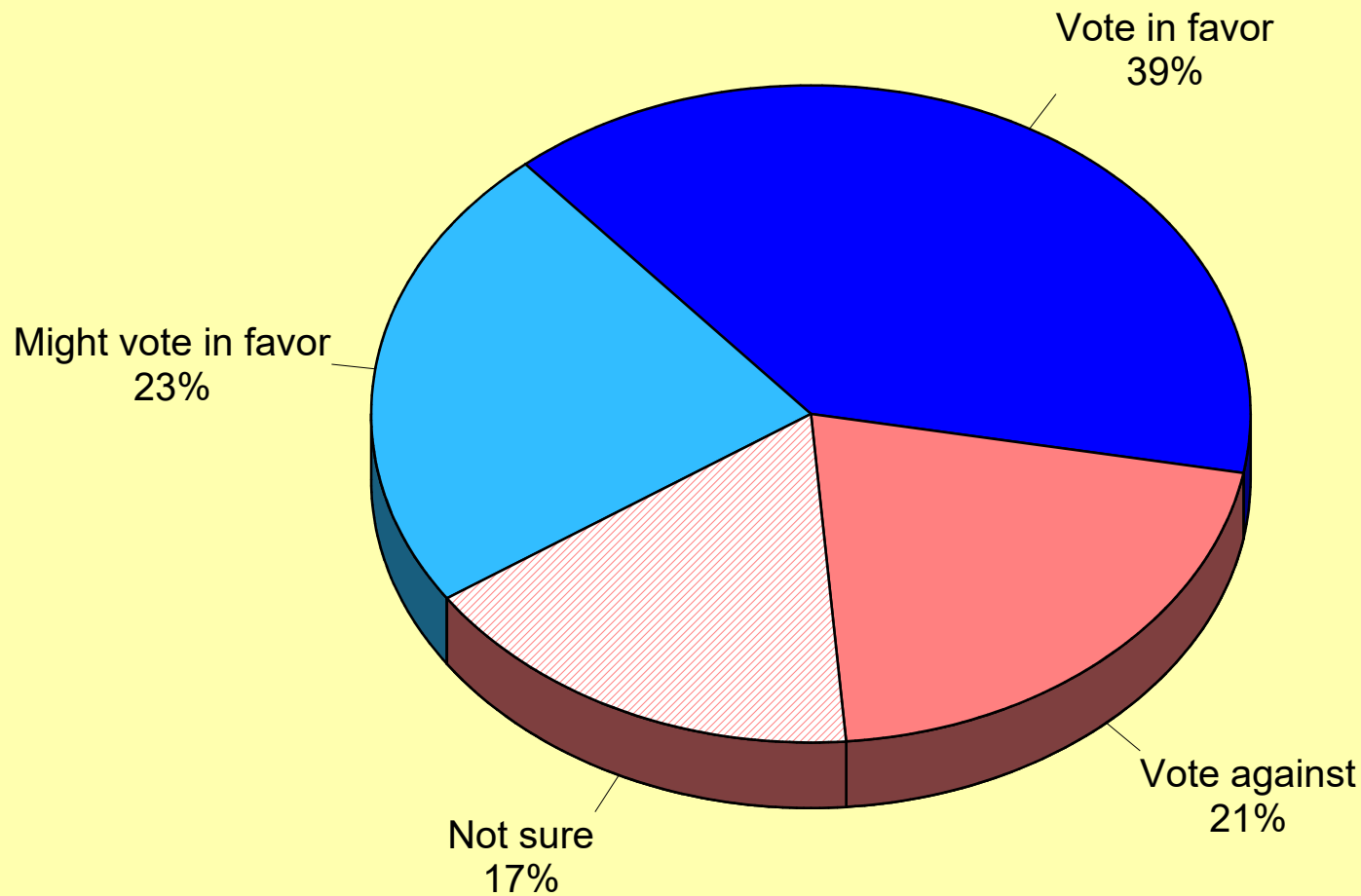


Source: ETC Institute (2019)

ETC Institute (2019)

Q7. How would you vote to support a bond levy to build a new Aquatic/Community Center with leisure pool, a competitive lap pool and multi-purpose rooms for exercise equipment and classes?

by percentage of respondents (excluding "not provided")

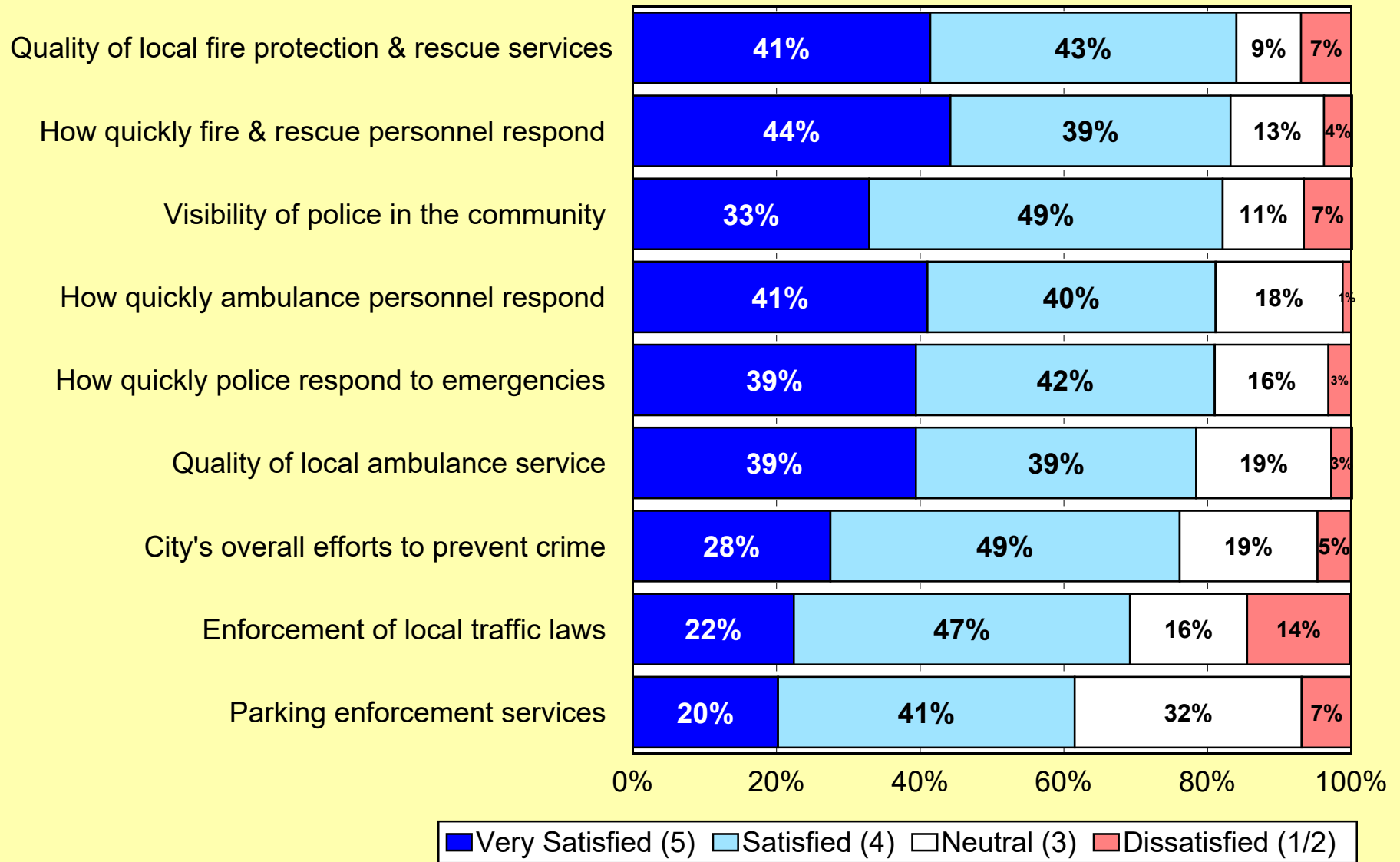


Source: ETC Institute (2019)

ETC Institute (2019)

Q8. Satisfaction with Public Safety Services

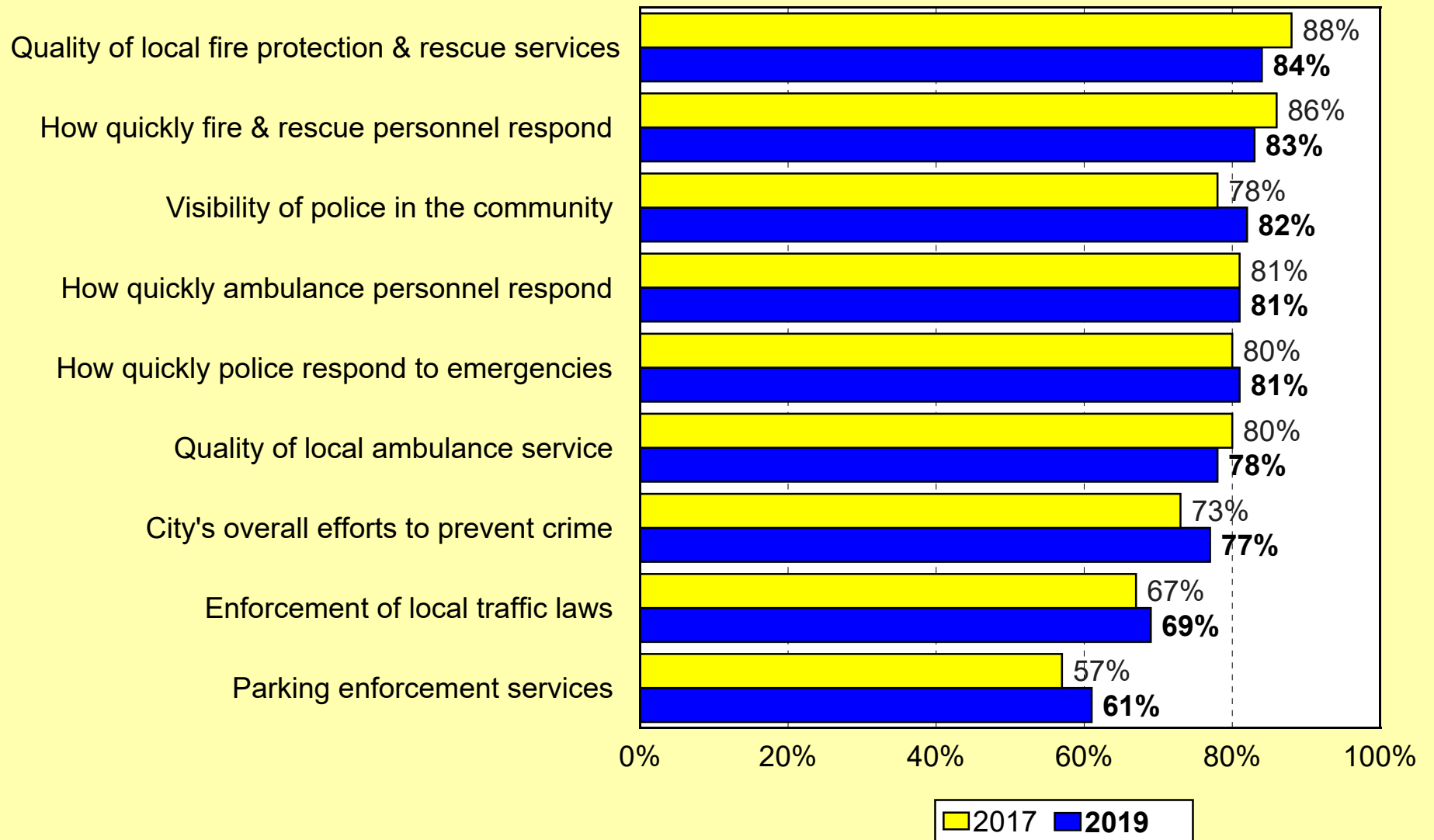
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with Public Safety Services 2017 vs. 2019

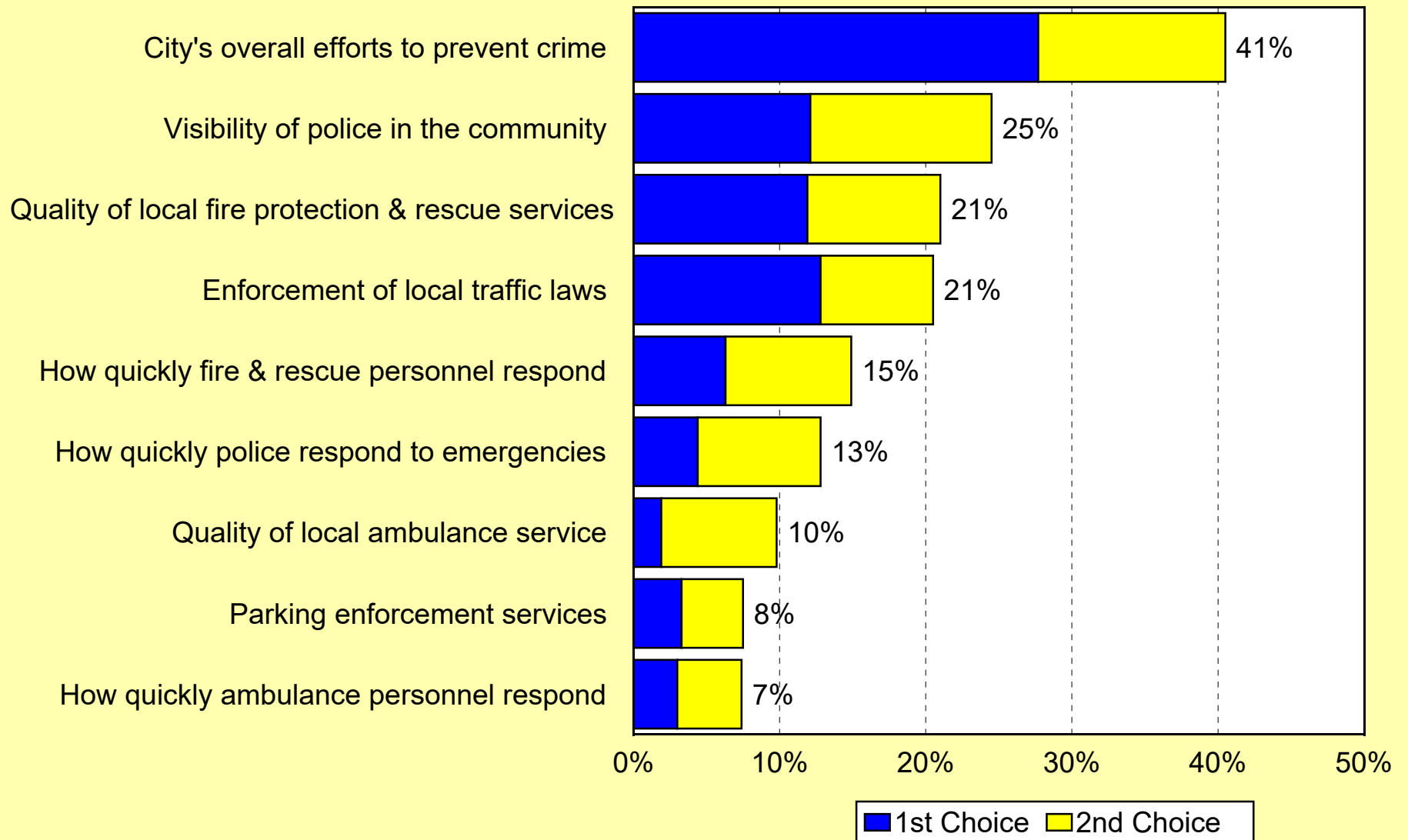
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q9. Public Safety Services That Should Receive the Most Emphasis Over the Next Two Years

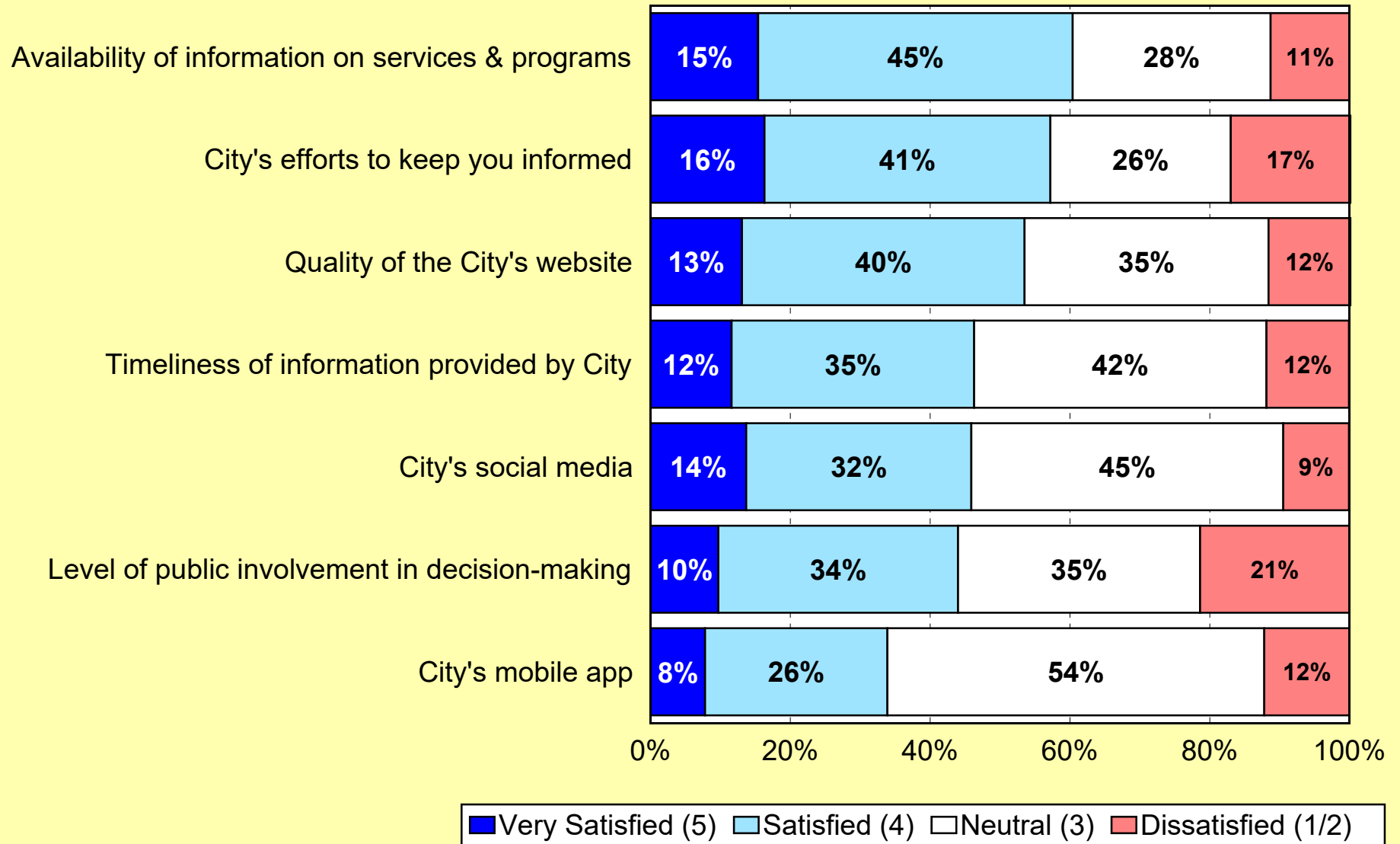
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute (2019)

Q10. Satisfaction with City Communication

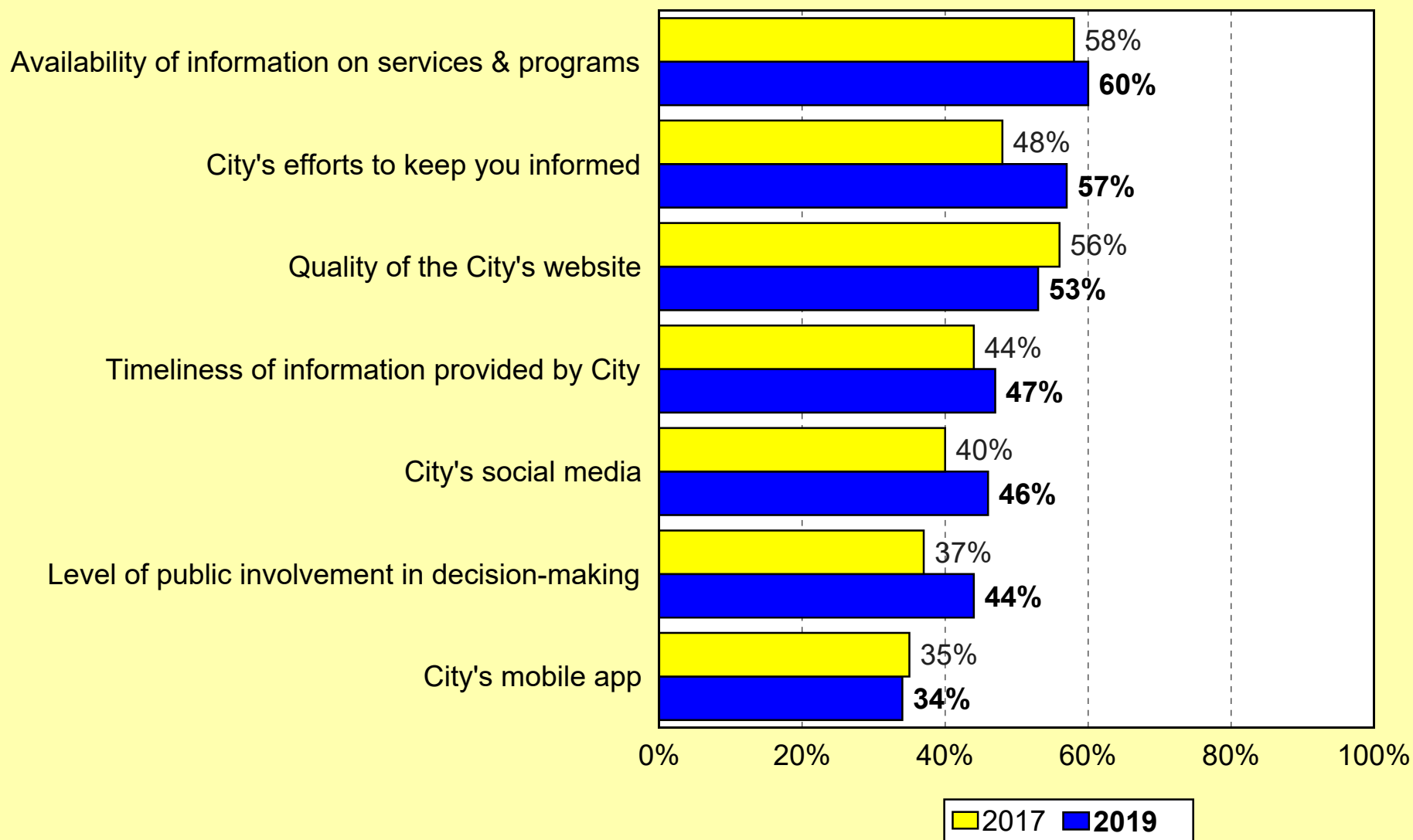
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with City Communication 2017 vs. 2019

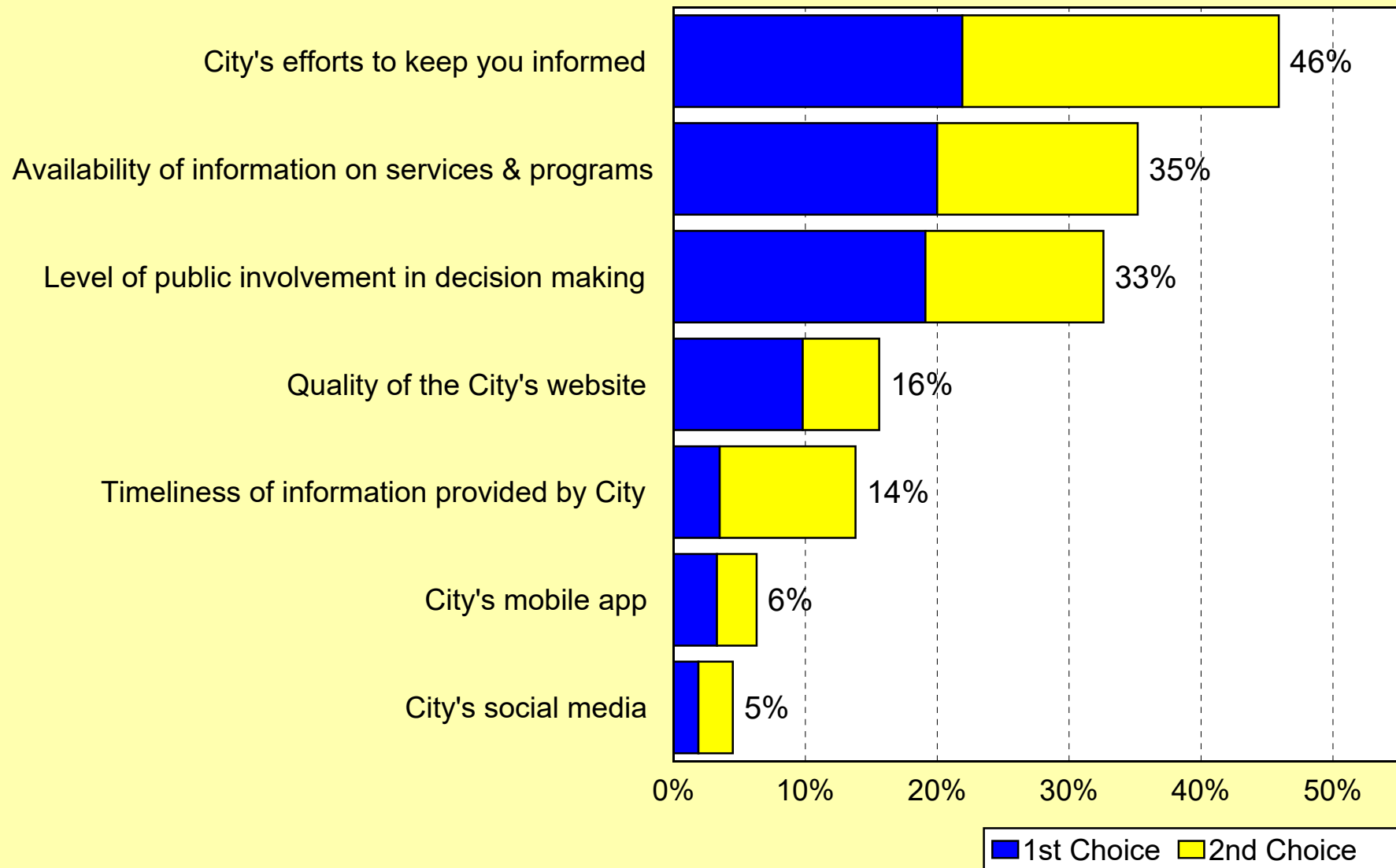
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q11. City Communication Items That Should Receive the Most Emphasis Over the Next Two Years

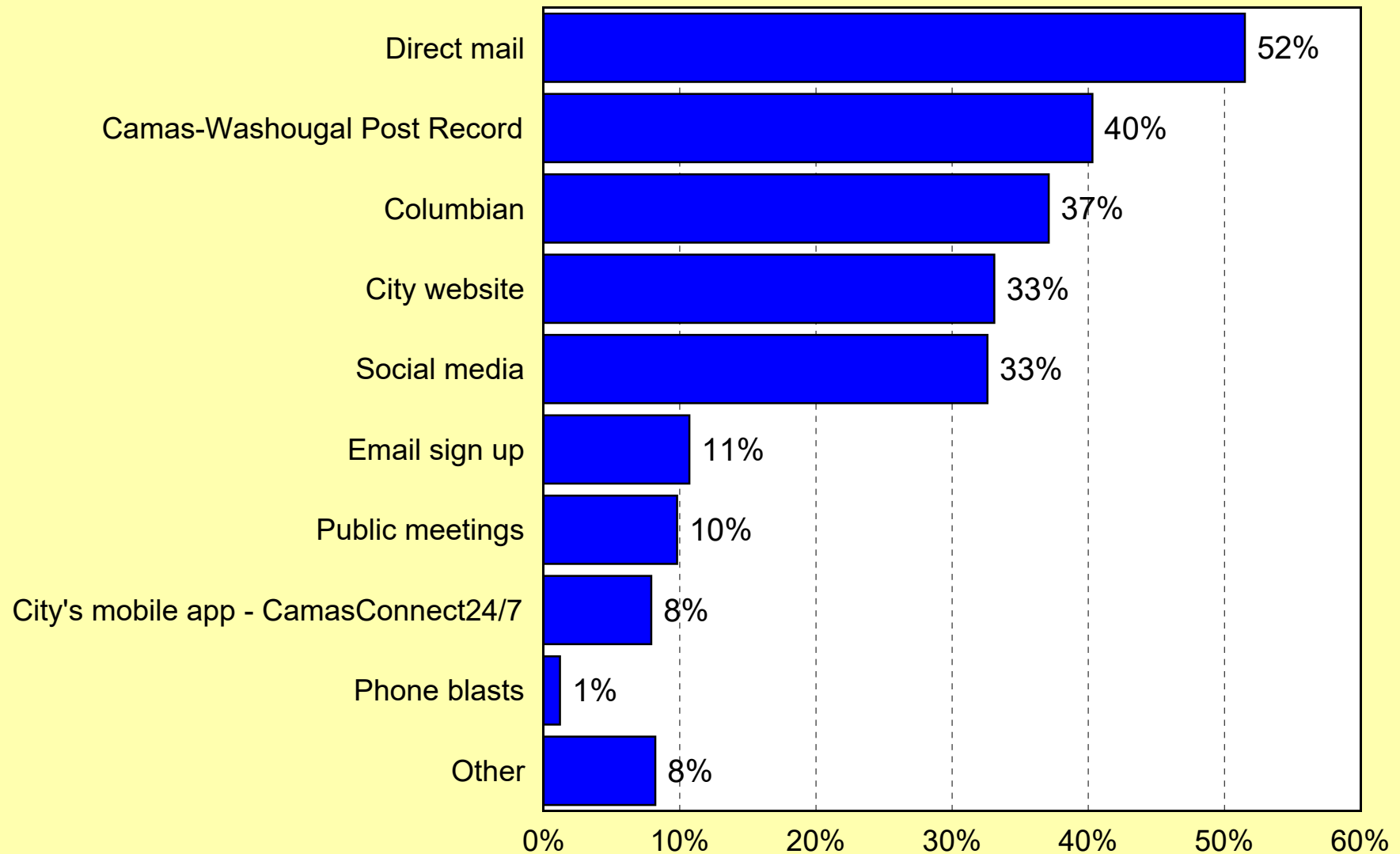
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute (2019)

Q12. Where do you currently get news and information about City programs, services, and events?

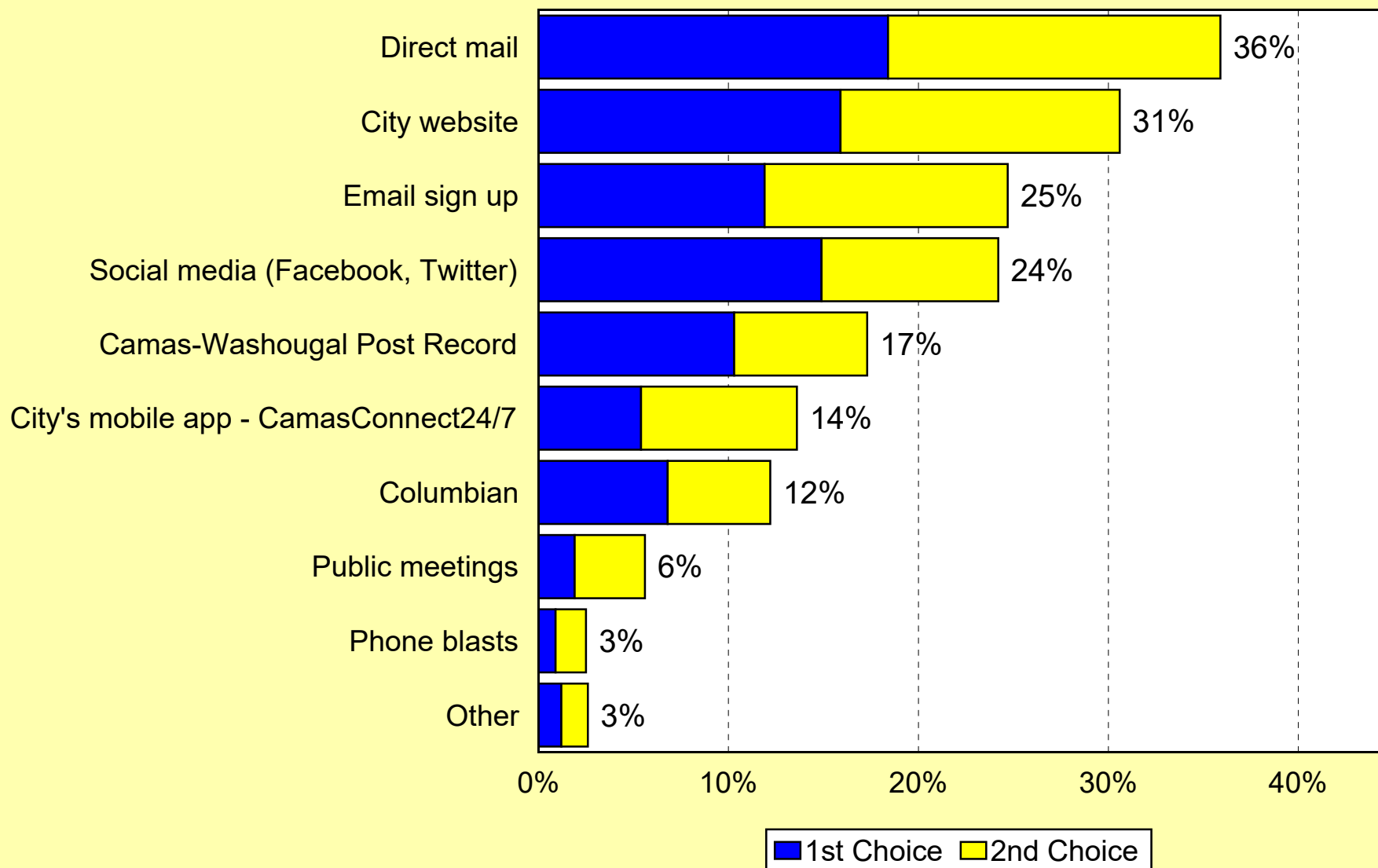
by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2019)

Q13. TWO Sources Where Residents Would Prefer to Get Information From the City

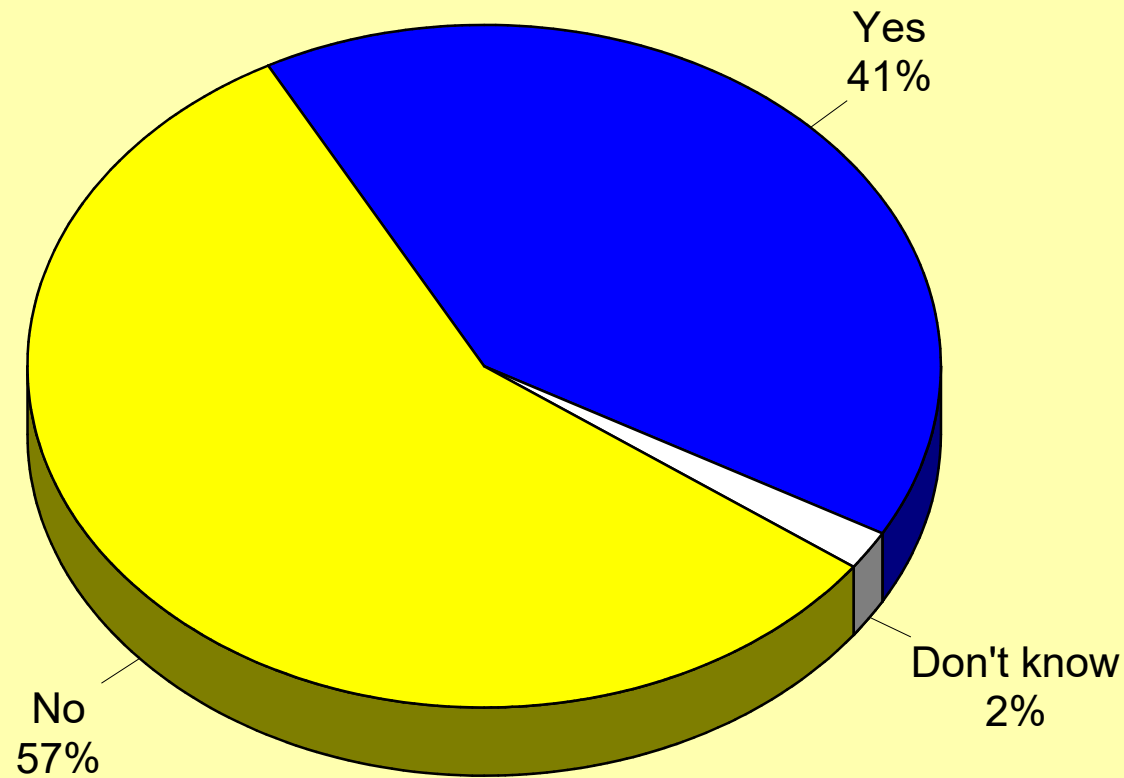
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute (2019)

Q14. Have you called, sent e-mail to, or visited the City with a question, problem, or complaint during the past year?

by percentage of respondents



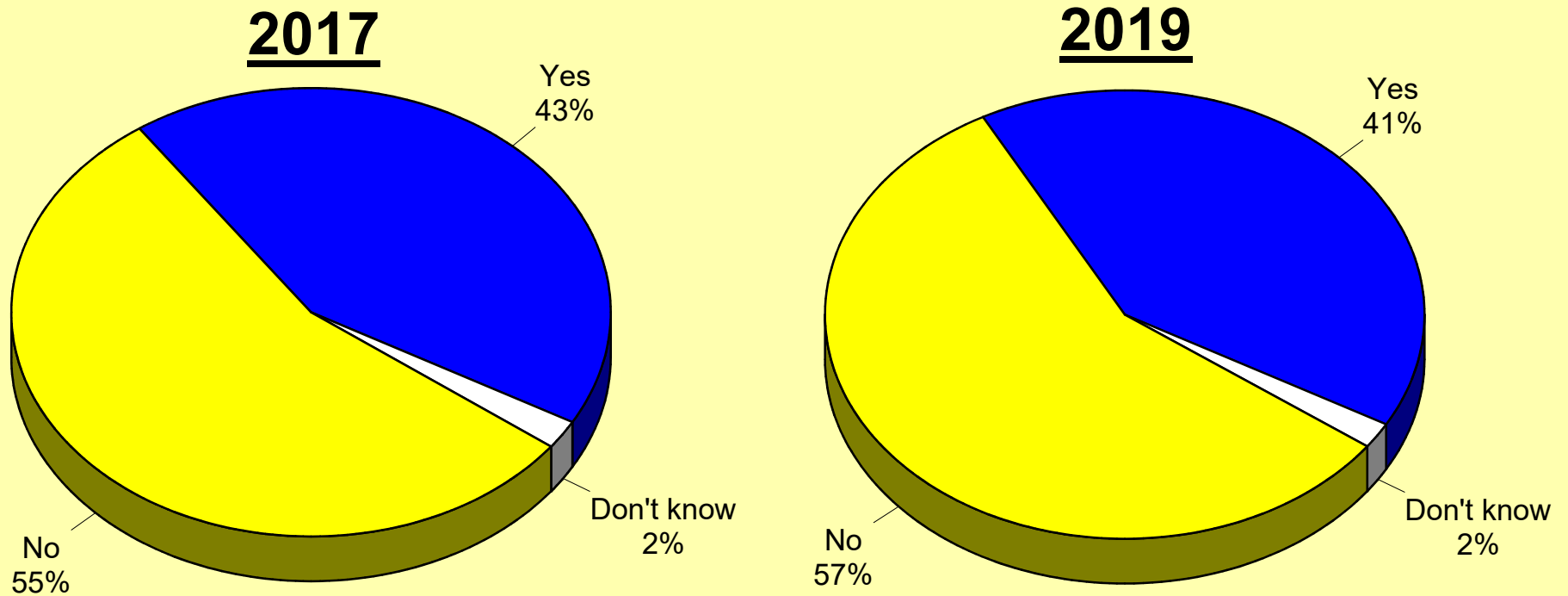
Source: ETC Institute (2019)

ETC Institute (2019)

TRENDS: Have you called, sent e-mail to, or visited the City with a question, problem, or complaint during the past year?

2017 vs. 2019

by percentage of respondents

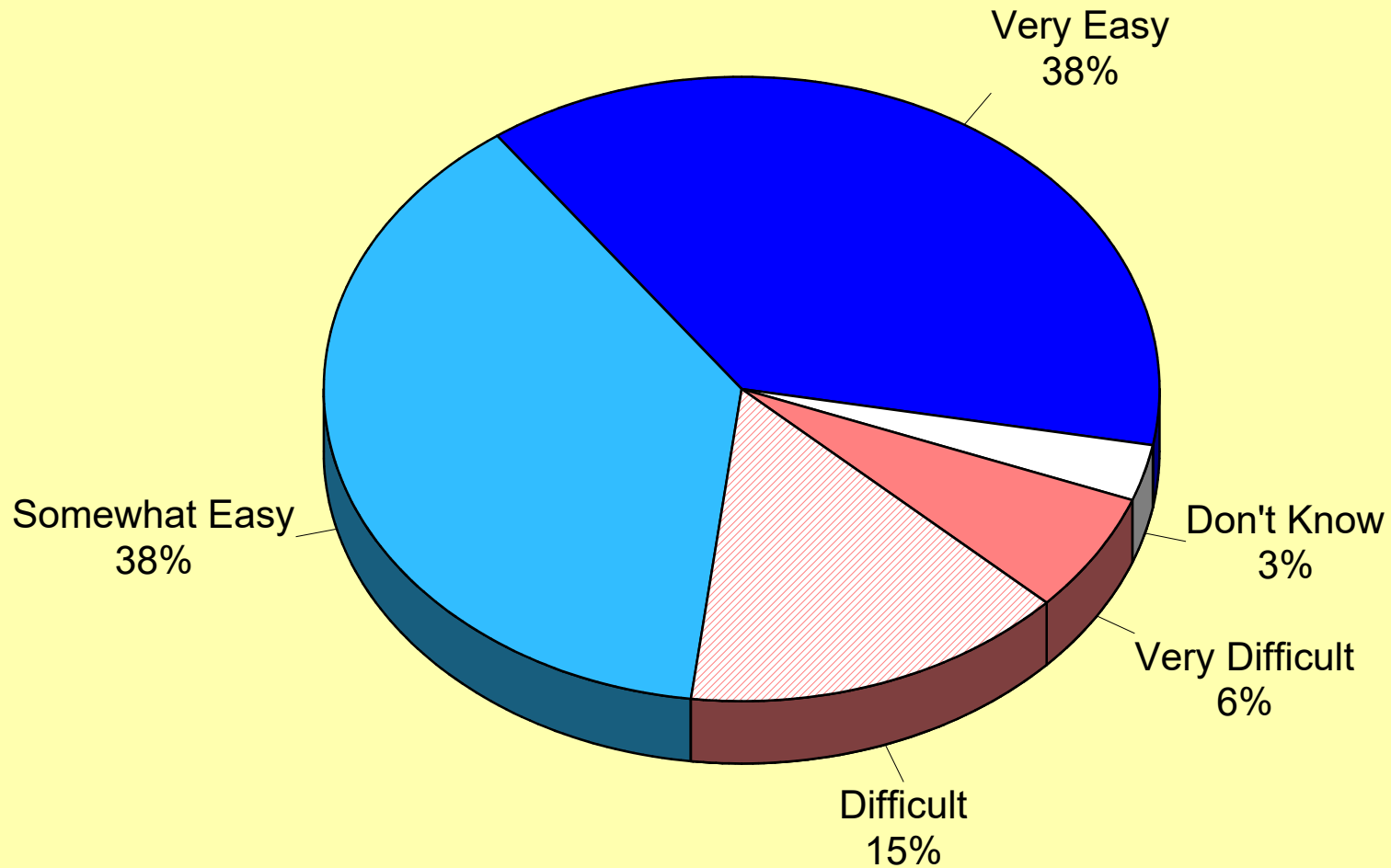


Source: ETC Institute (2019)

ETC Institute (2019)

Q14a. How easy was it to contact the person you needed to reach?

by percentage of respondents who have contacted the City in the past year

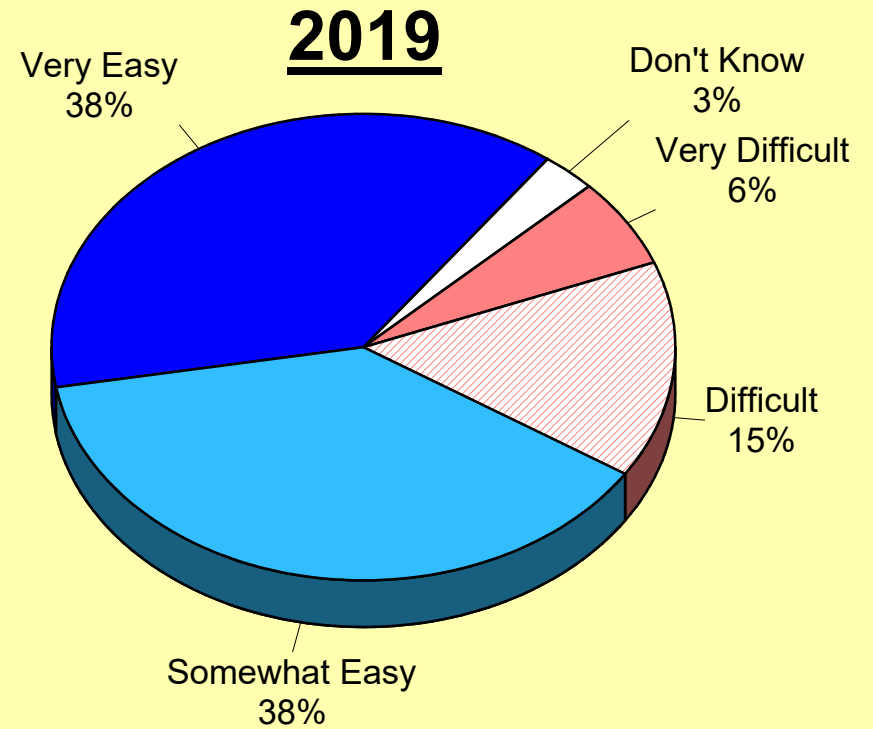
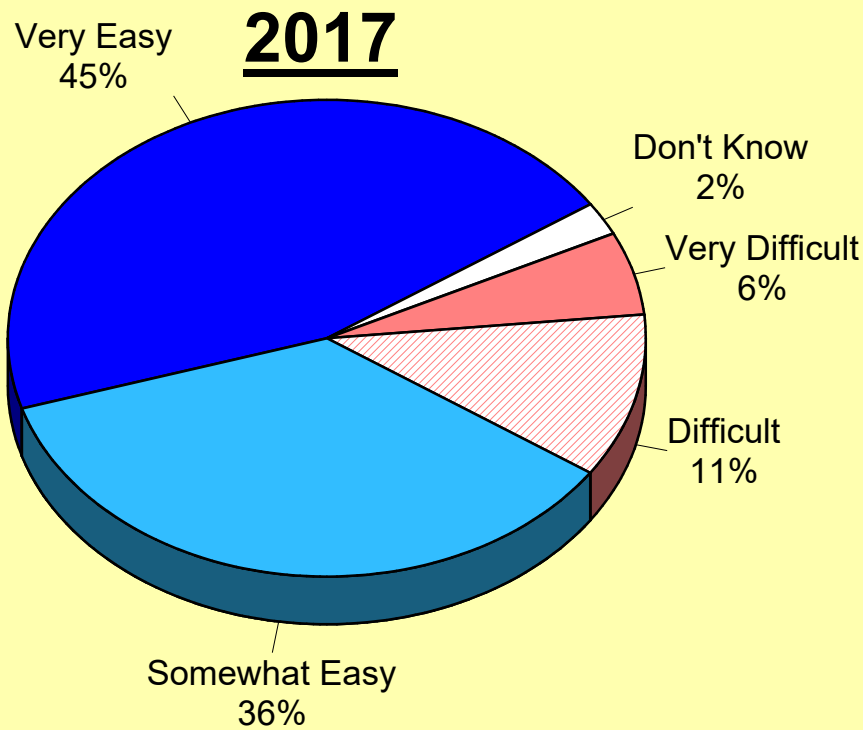


Source: ETC Institute (2019)

ETC Institute (2019)

TRENDS: How easy was it to contact the person you needed to reach? 2017 vs. 2019

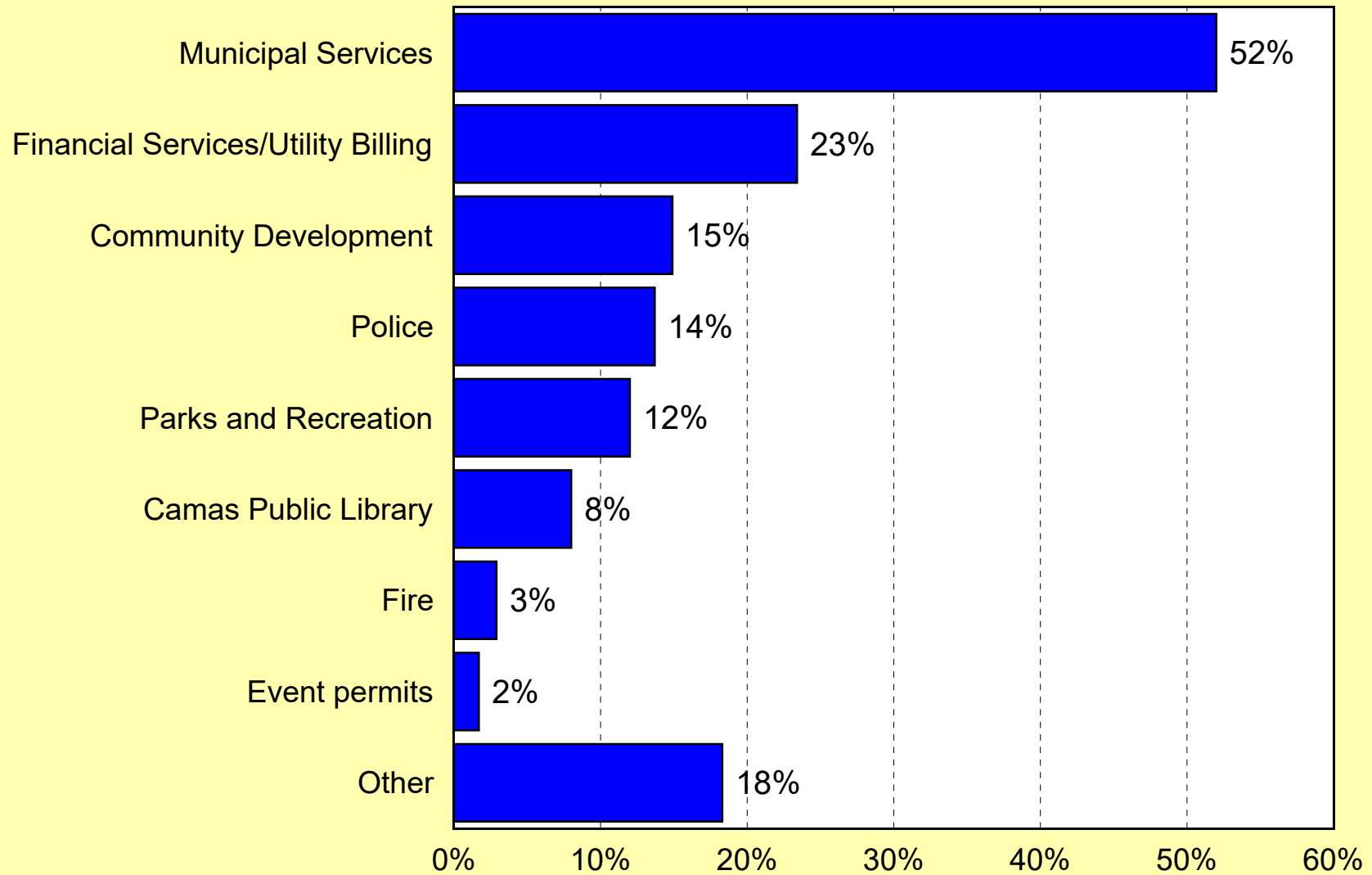
by percentage of respondents who have contacted the City in the past year



Source: ETC Institute (2019)

Q14b. What department did you contact?

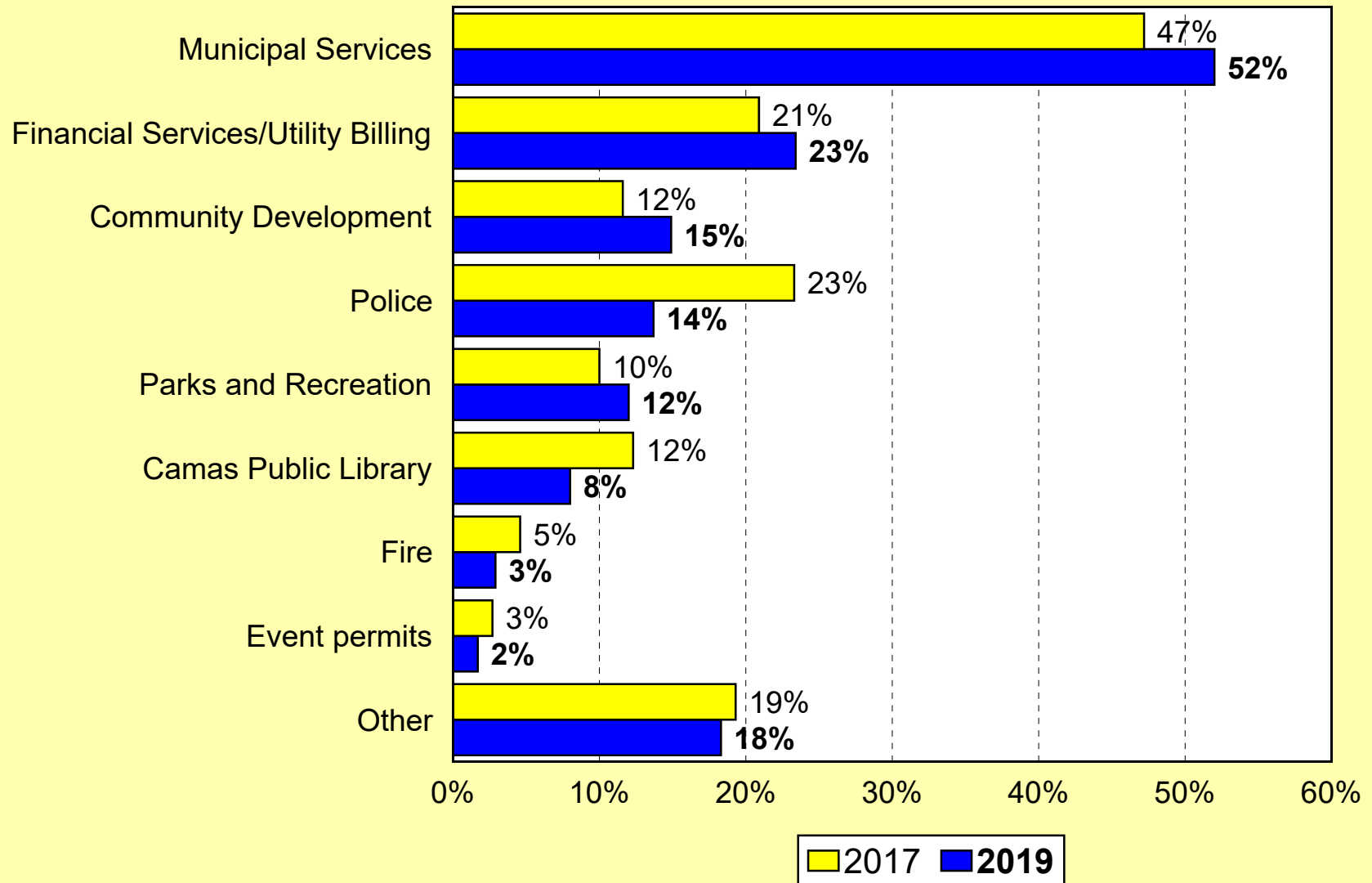
by percentage of respondents who have contacted the City in the past year
(multiple choices could be made)



Source: ETC Institute (2019)

TRENDS: What department did you contact? 2017 vs. 2019

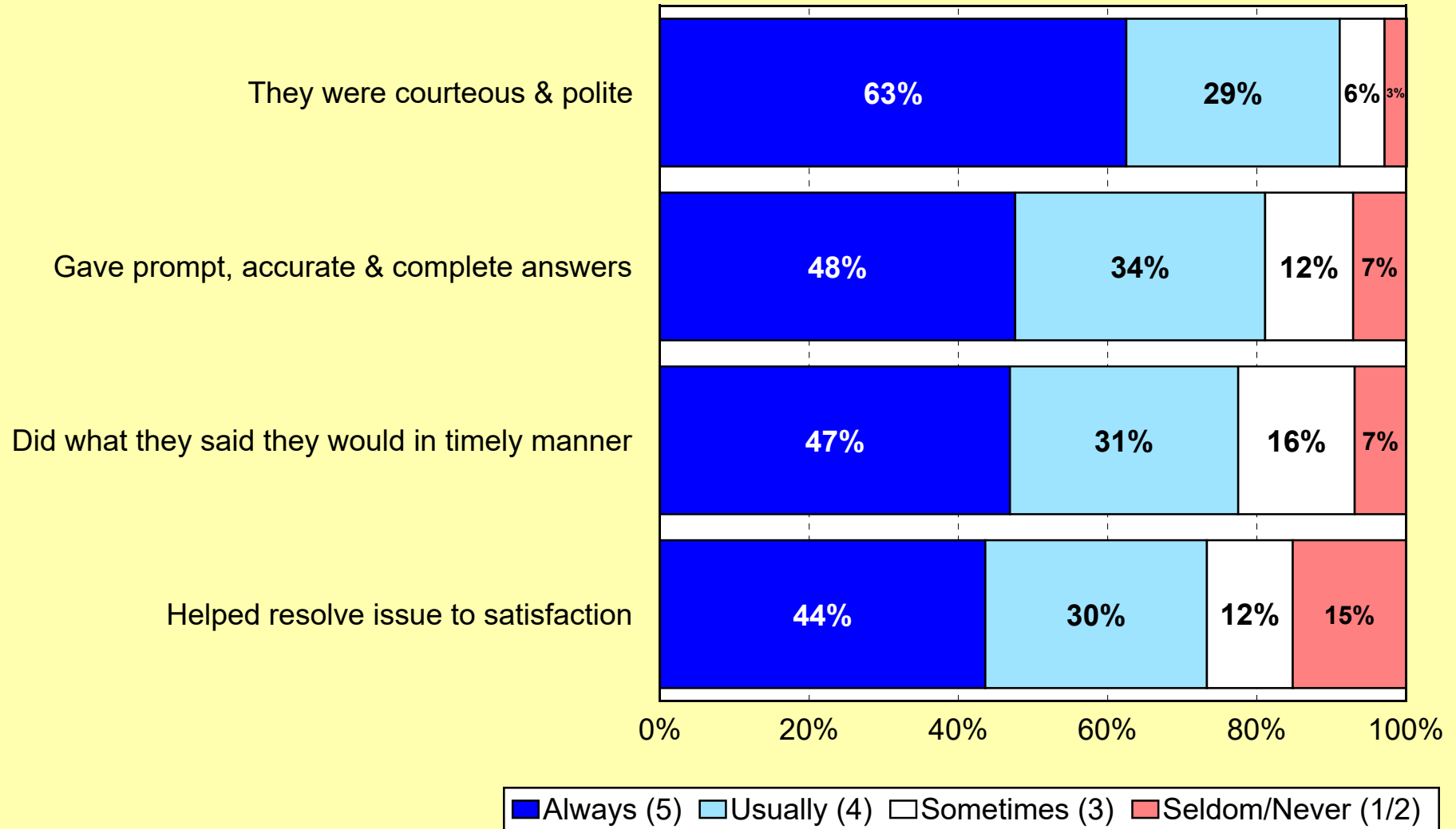
by percentage of respondents who have contacted the City in the past year
(multiple choices could be made)



Source: ETC Institute (2019)

Q14c. How Often Employees Displayed Various Behaviors

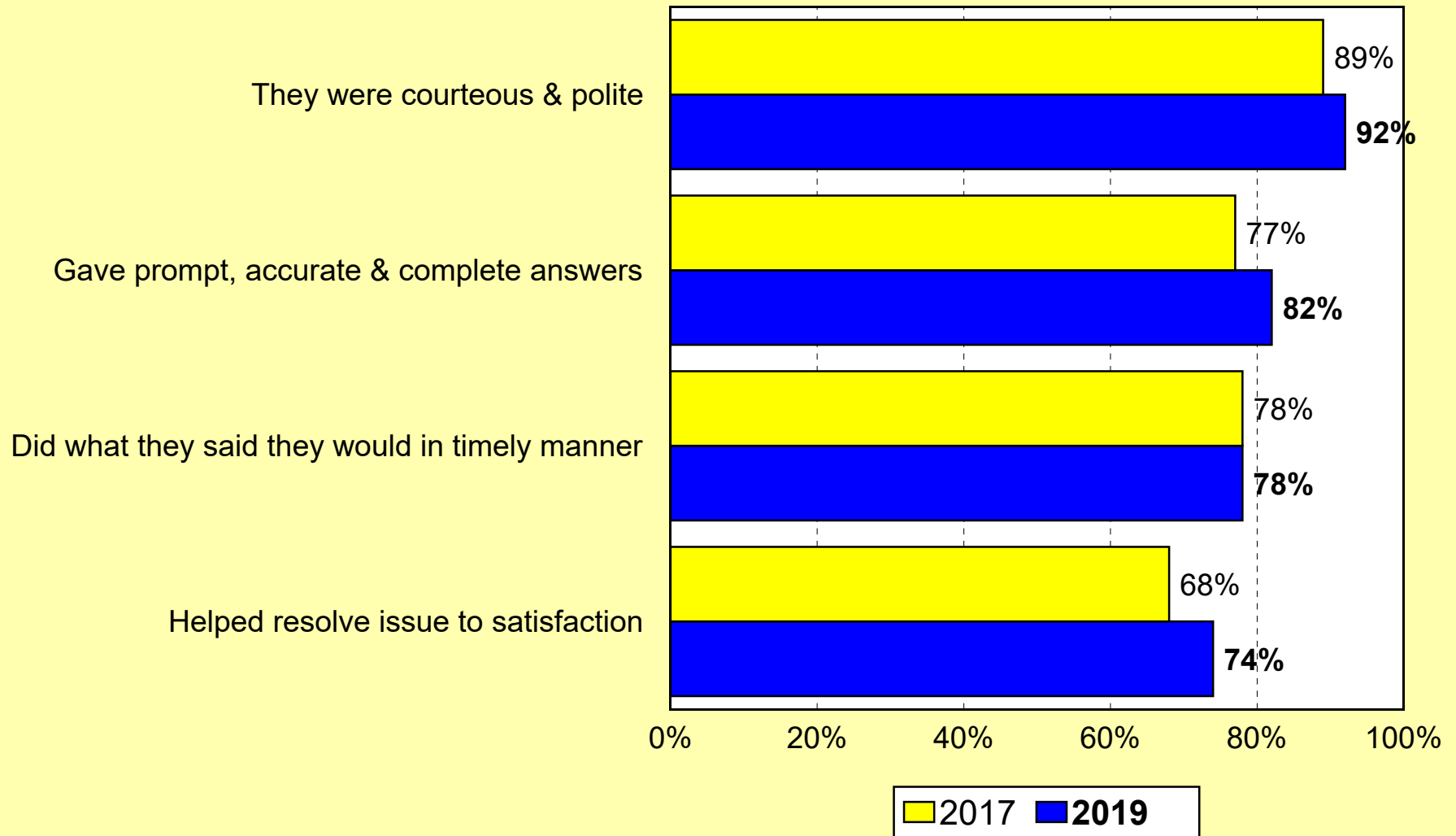
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: How Often Employees Displayed Various Behaviors - 2017 vs. 2019

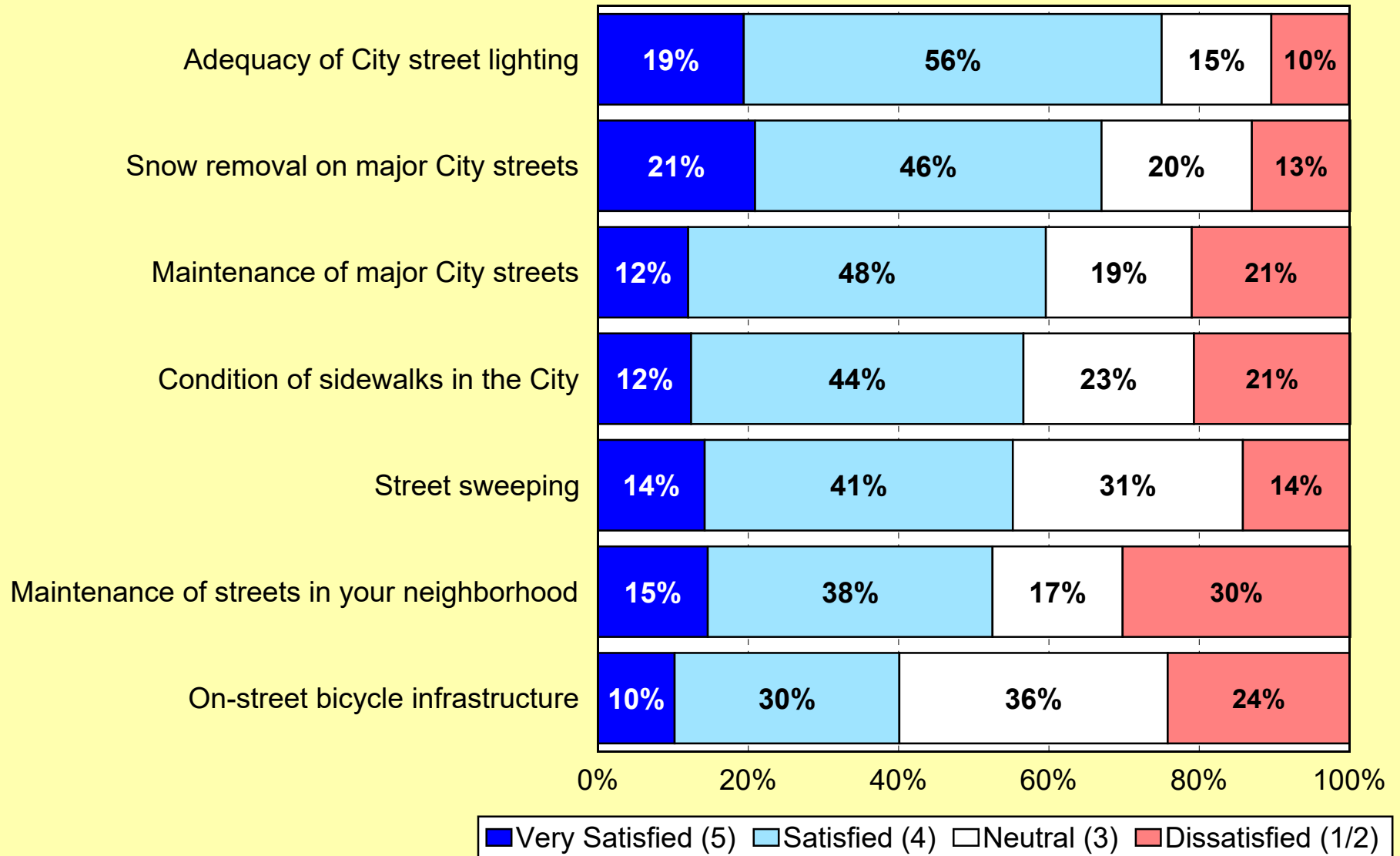
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q15. Satisfaction with Maintenance

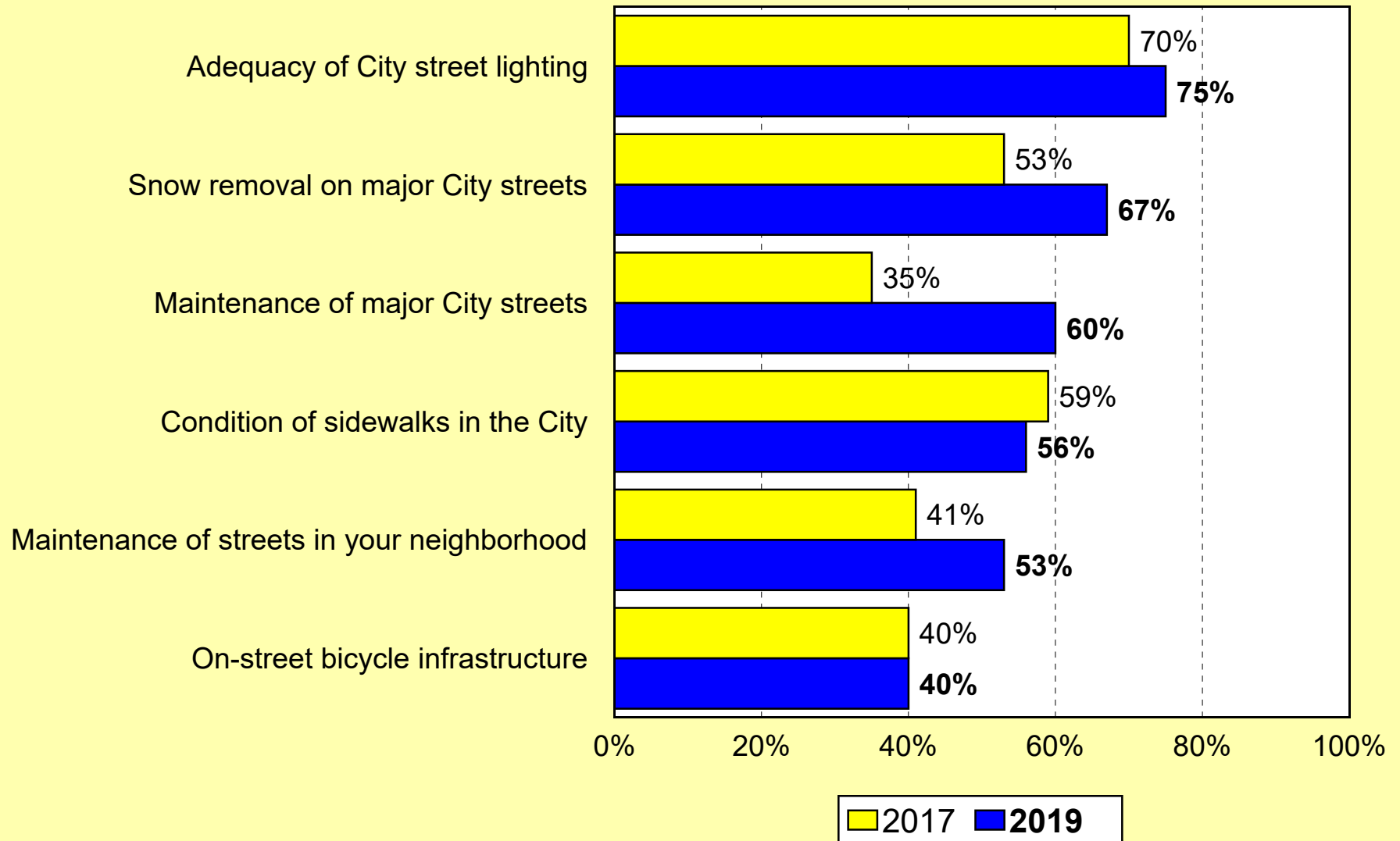
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with Maintenance 2017 vs. 2019

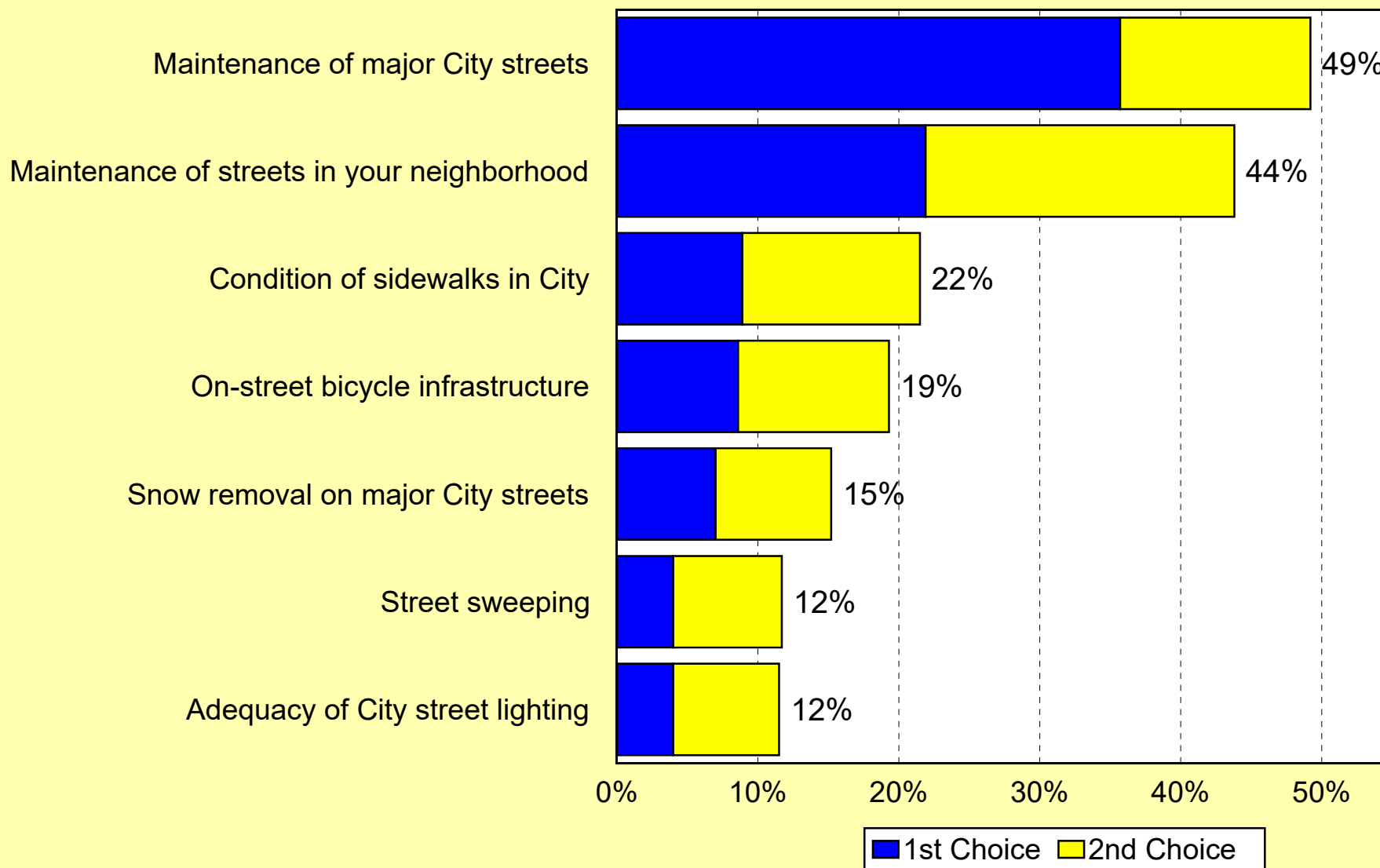
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q16. Street Maintenance Services That Should Receive the Most Emphasis Over the Next Two Years

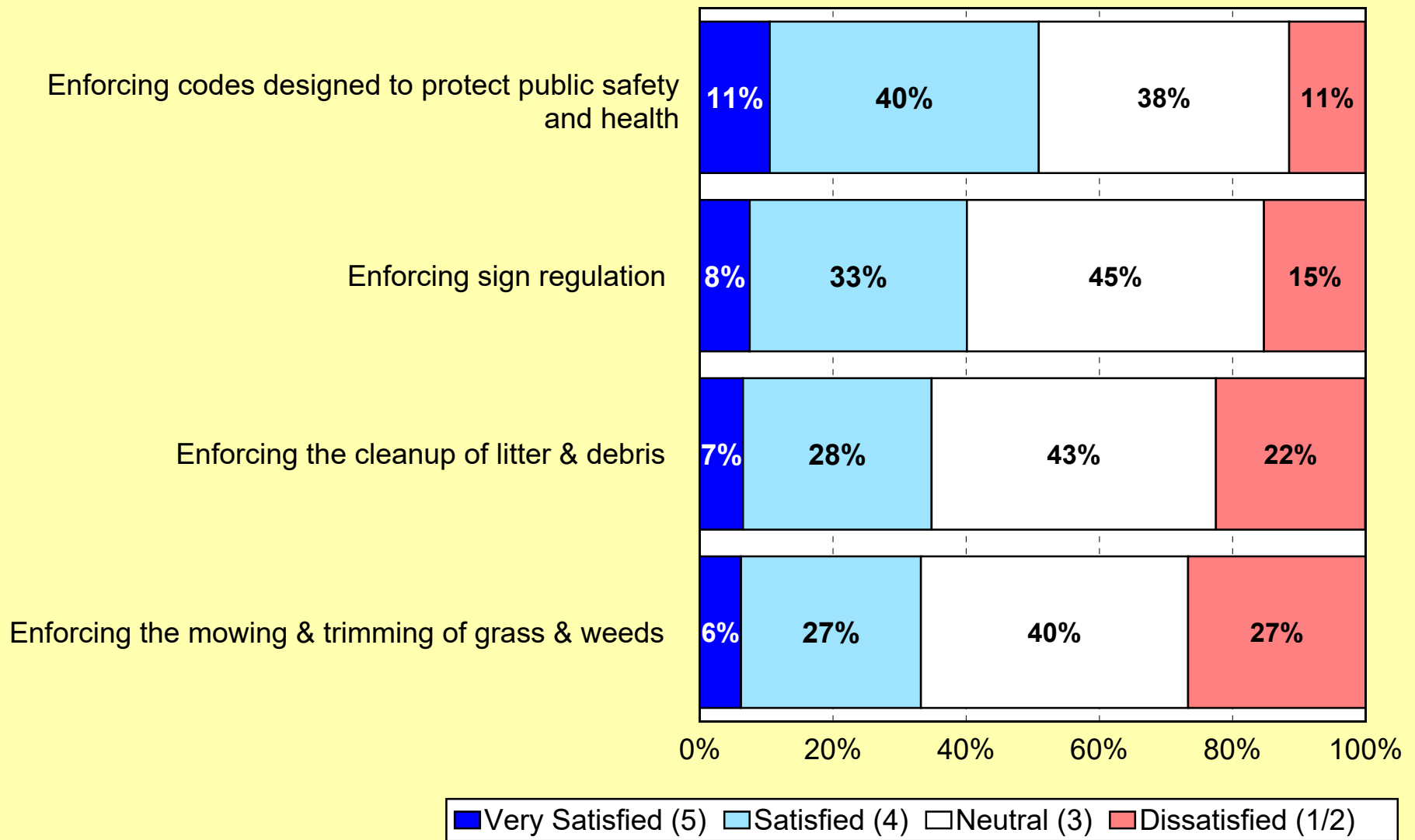
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute (2019)

Q17. Satisfaction with Code Enforcement

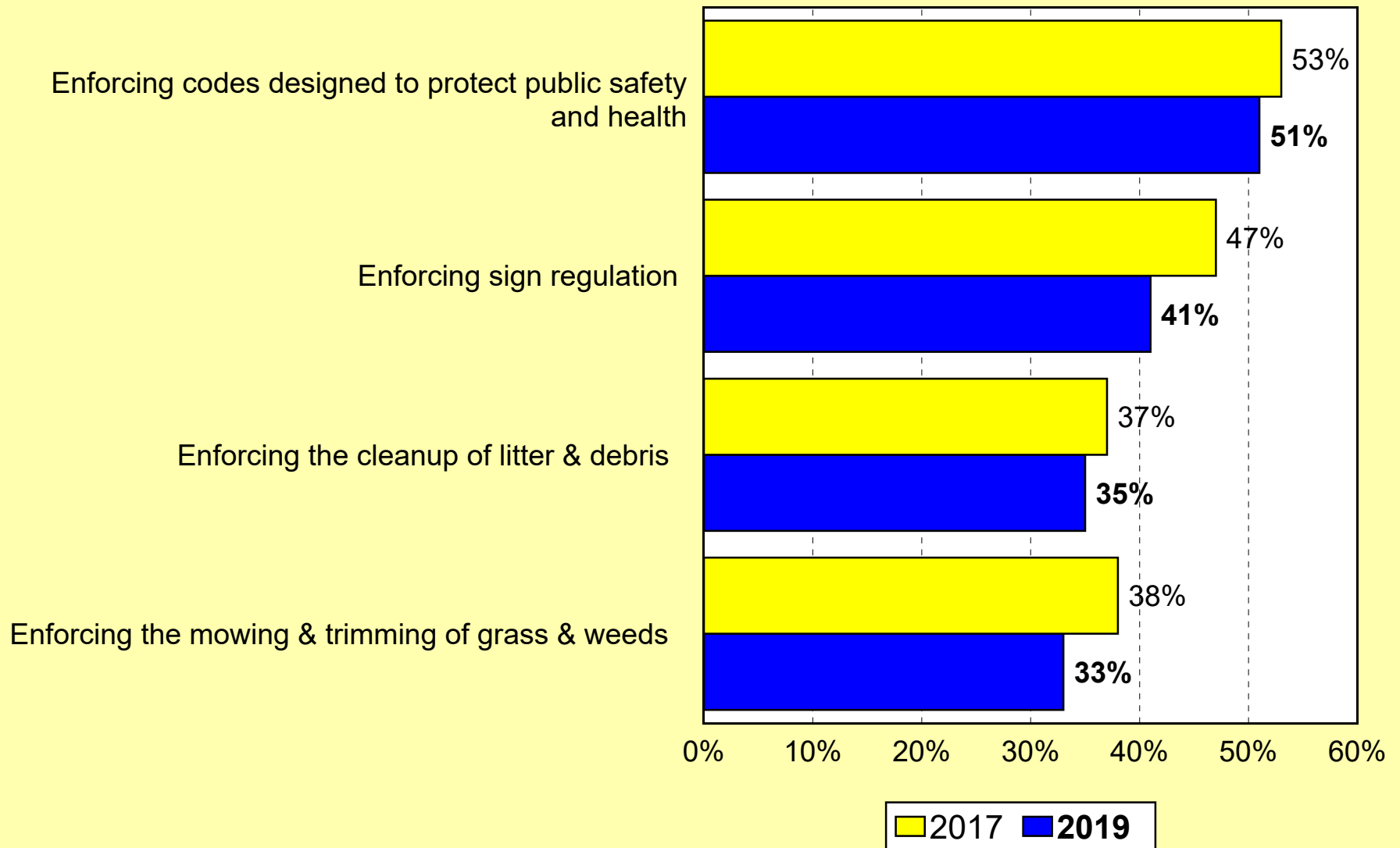
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with Code Enforcement 2017 vs. 2019

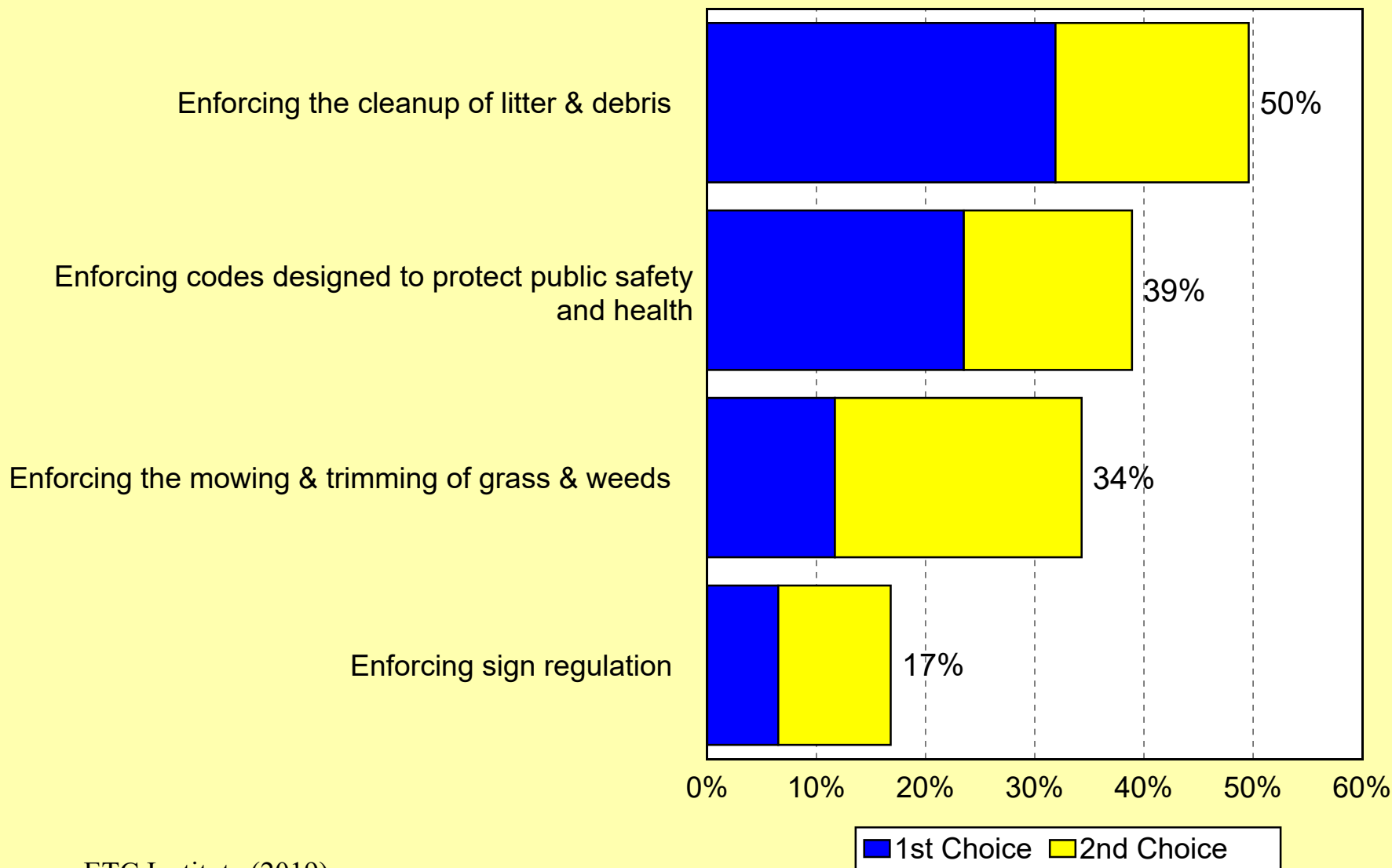
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q18. Code Enforcement Services That Should Receive the Most Emphasis Over the Next Two Years

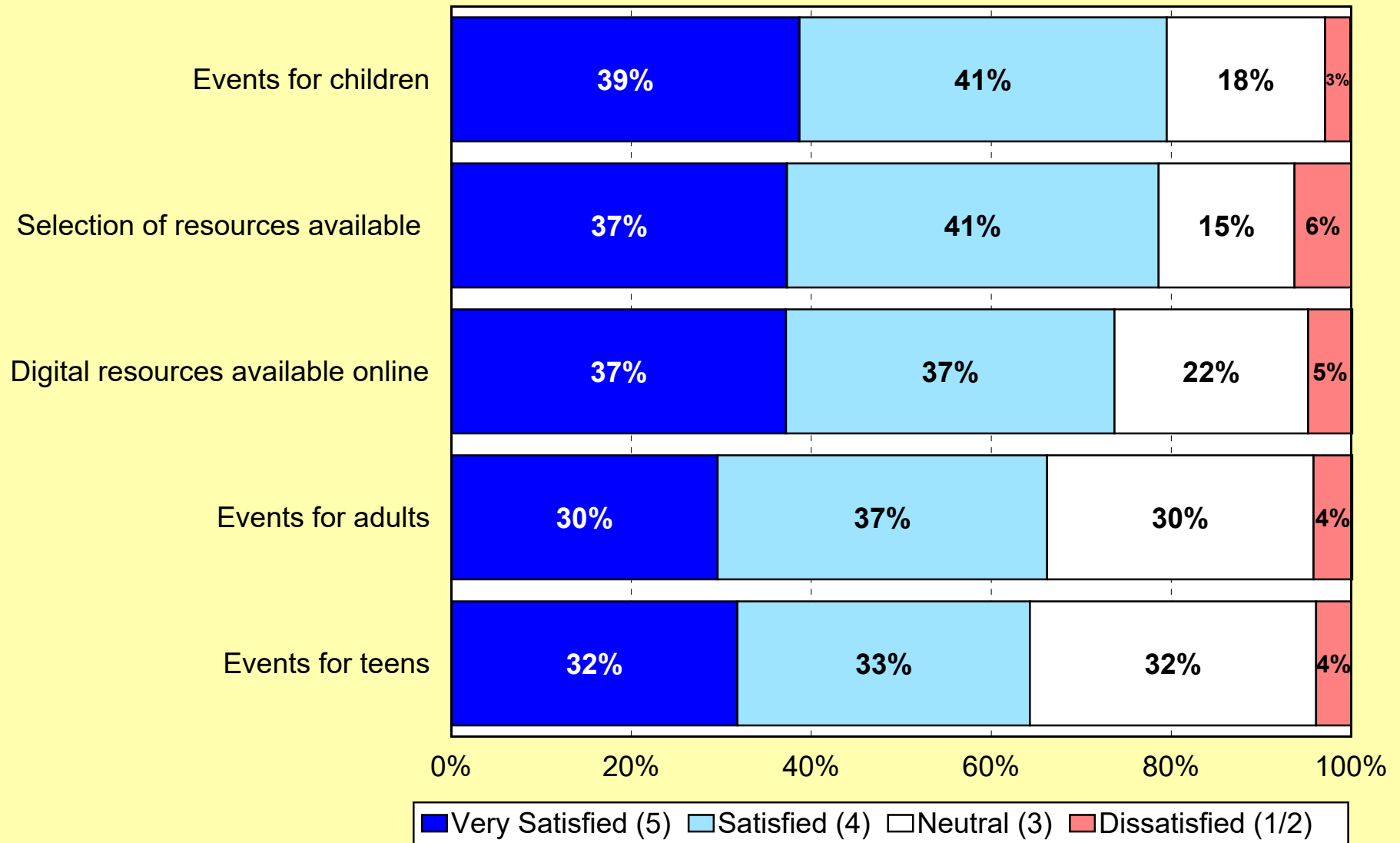
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute (2019)

Q19. Satisfaction with Library Services

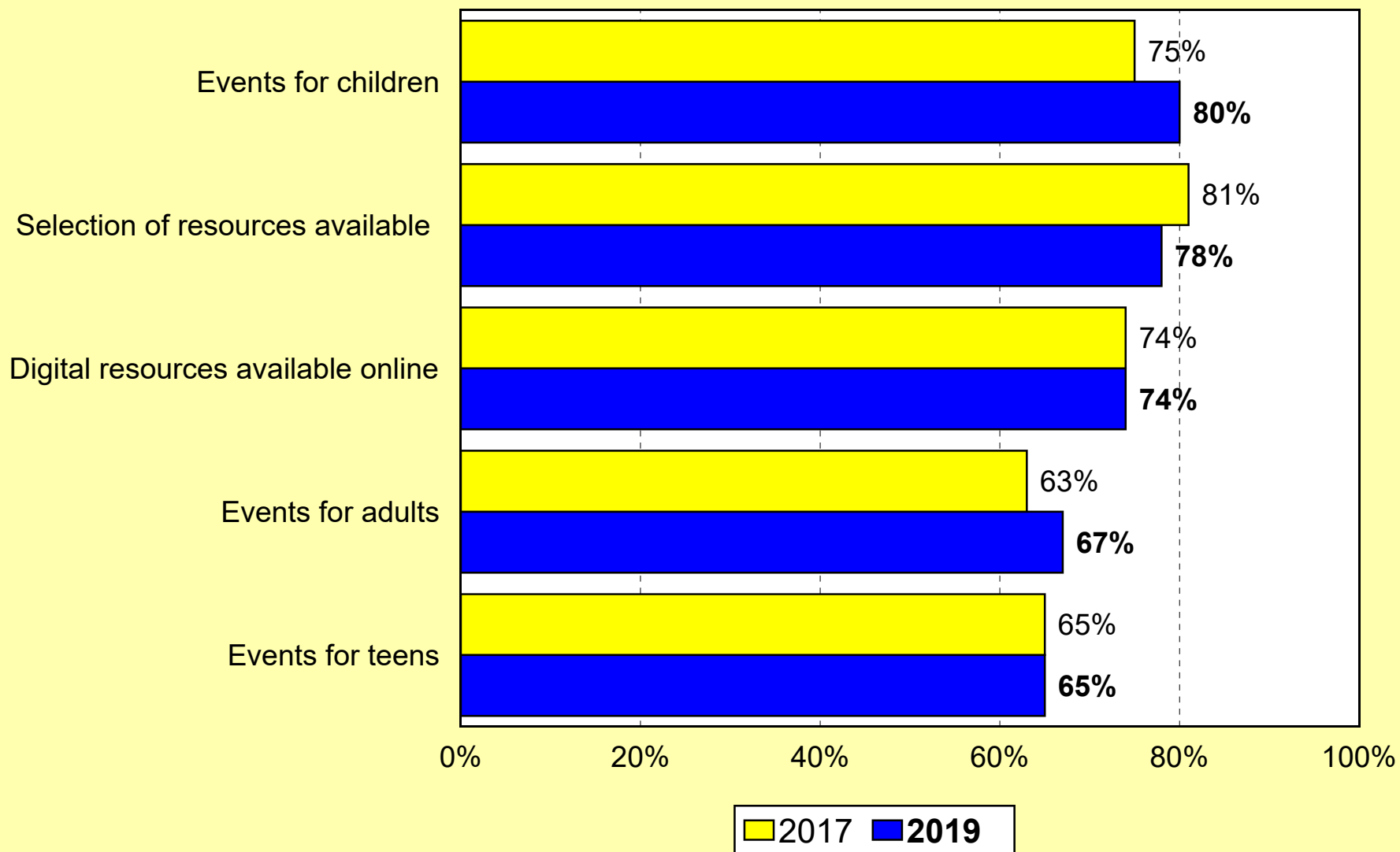
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

TRENDS: Satisfaction with Library Services 2017 vs. 2019

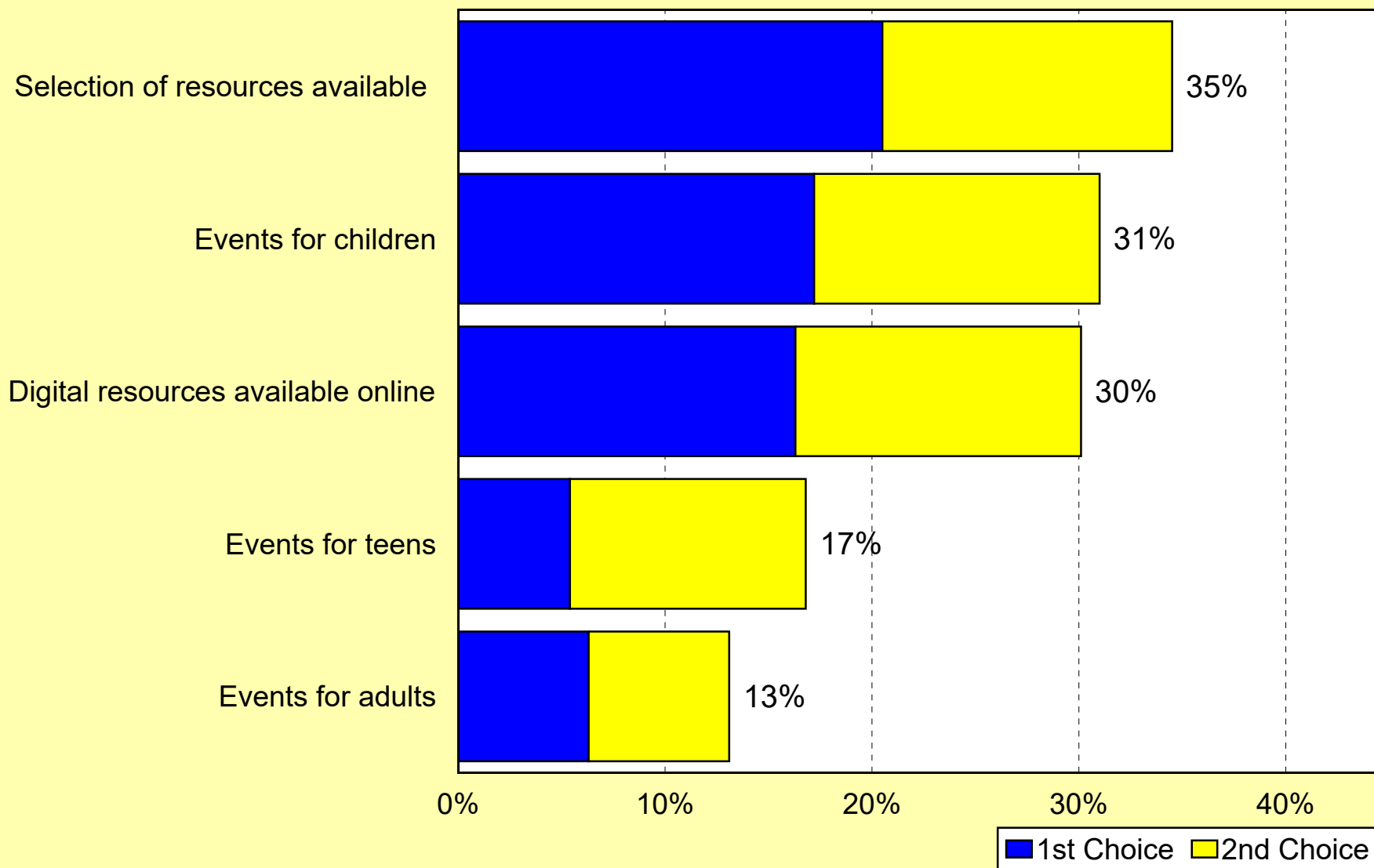
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q20. Public Library Services That Should Receive the Most Emphasis Over the Next Two Years

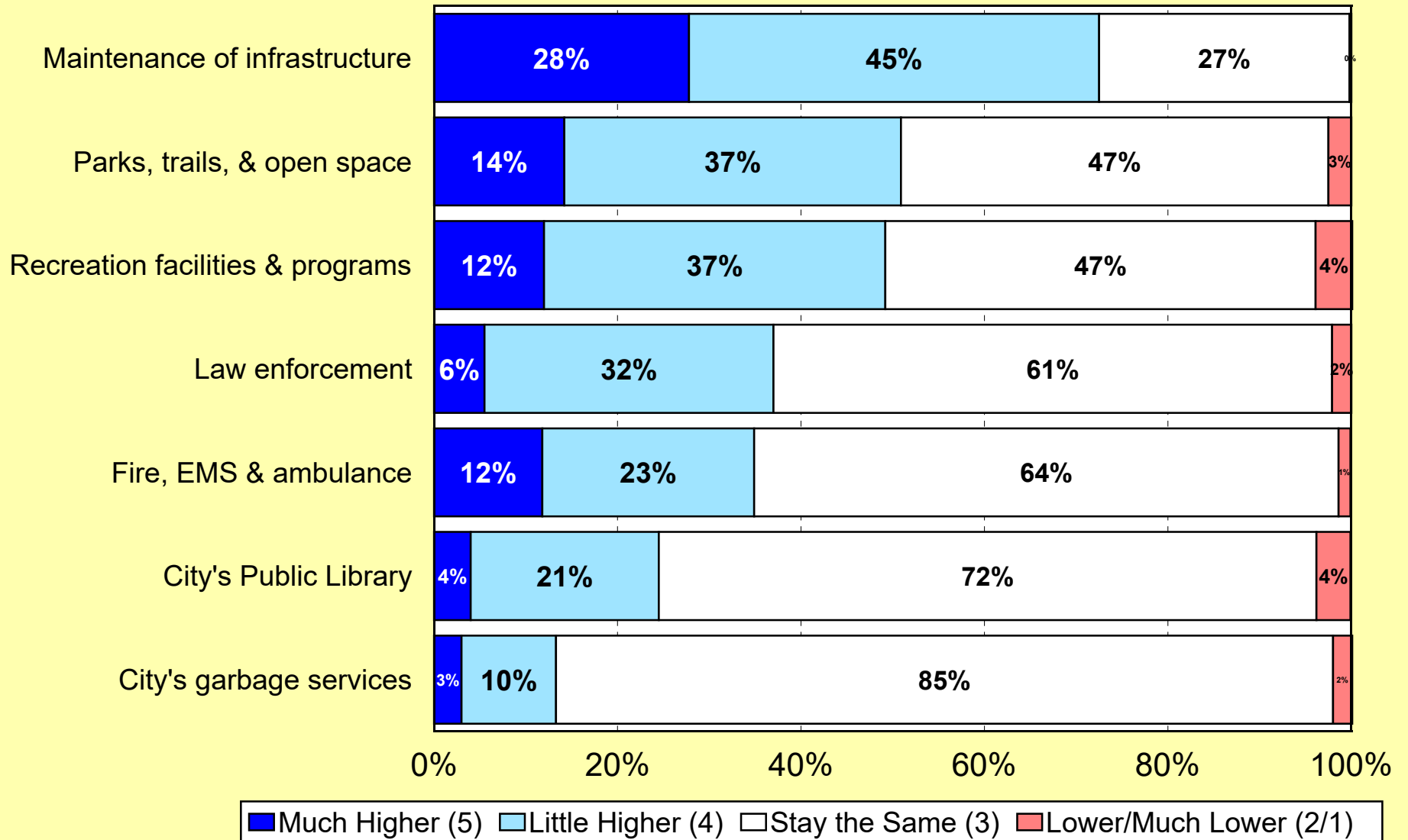
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute (2019)

Q21. How Level of Service Provided by the City Should Change

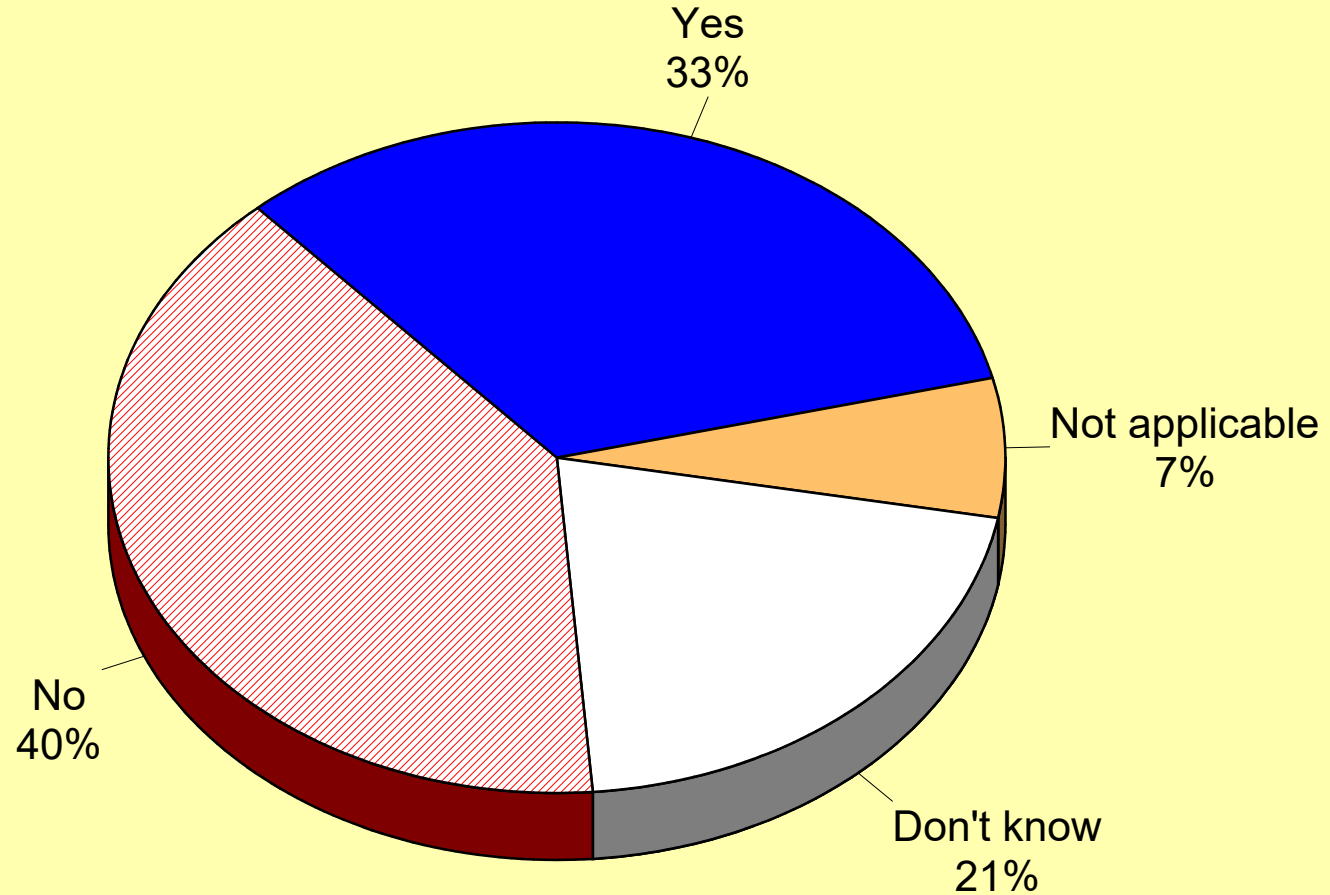
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q22. Willingness to pay more in taxes or fees to support an increase in service level?

by percentage of respondents

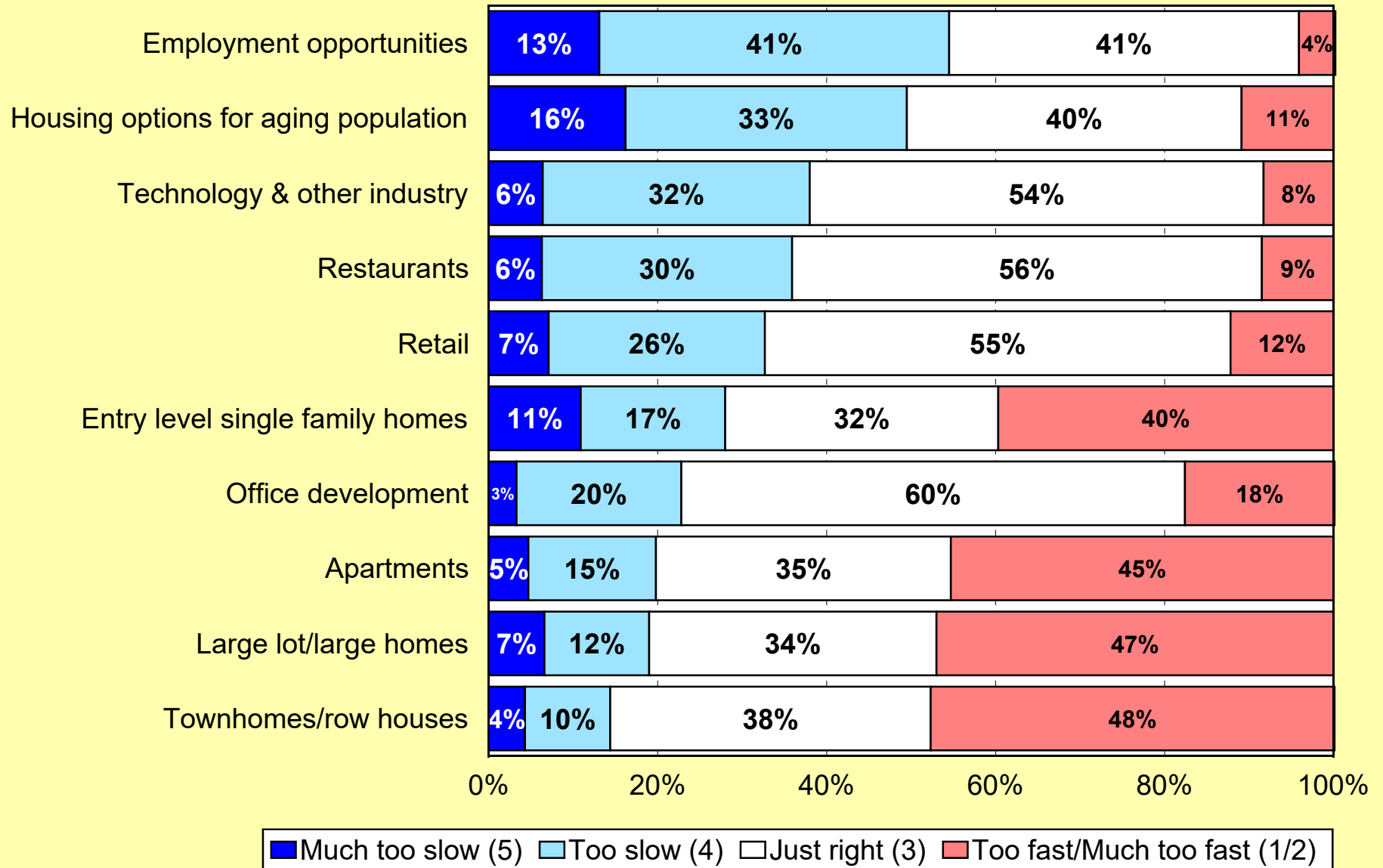


Source: ETC Institute (2019)

ETC Institute (2019)

Q23. Current Pace of Development in Various Areas

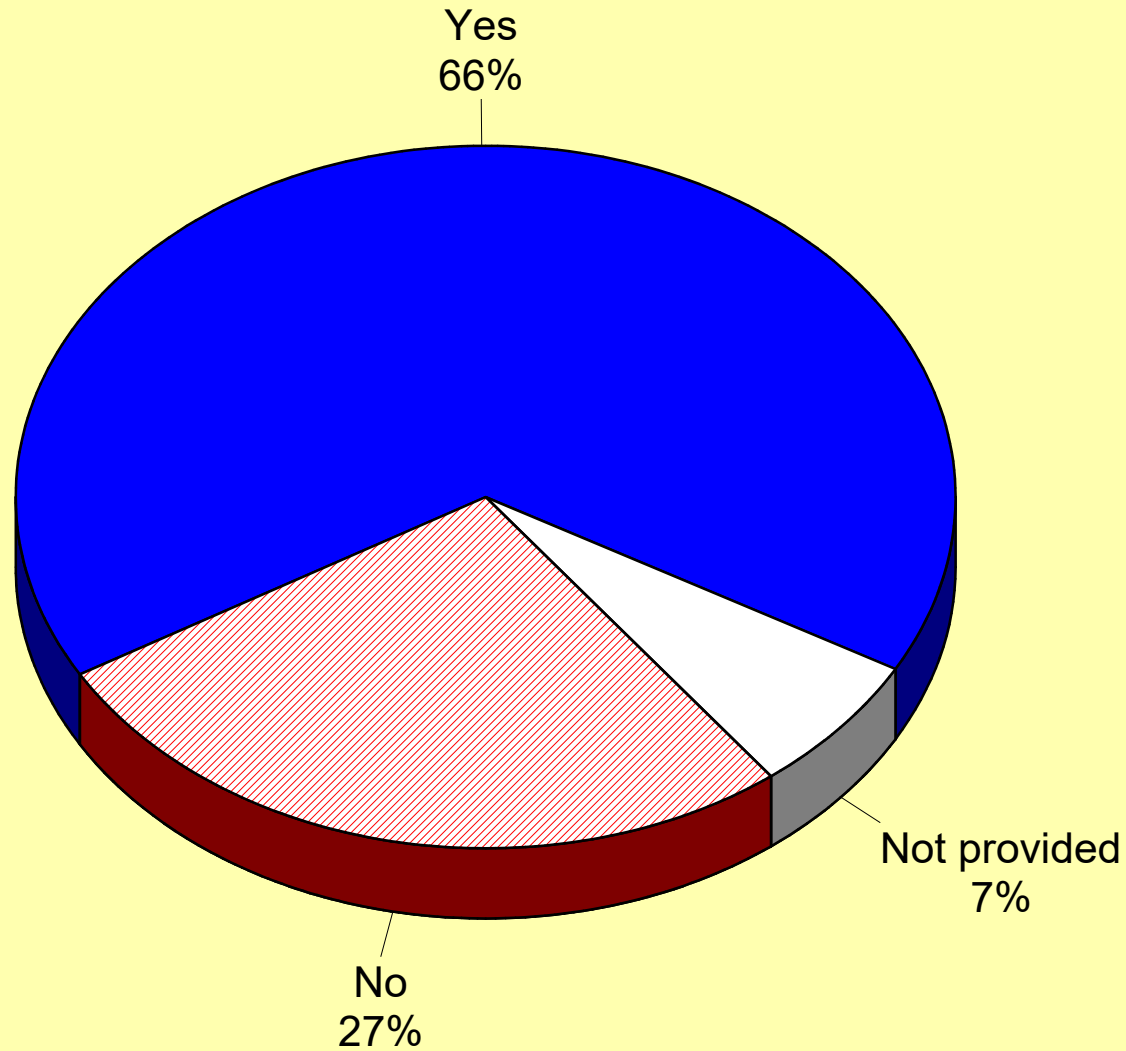
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute (2019)

Q24a. Would you be willing to pay more in taxes or fees to support this new community amenity?

by percentage of respondents who provided a response to Question 24

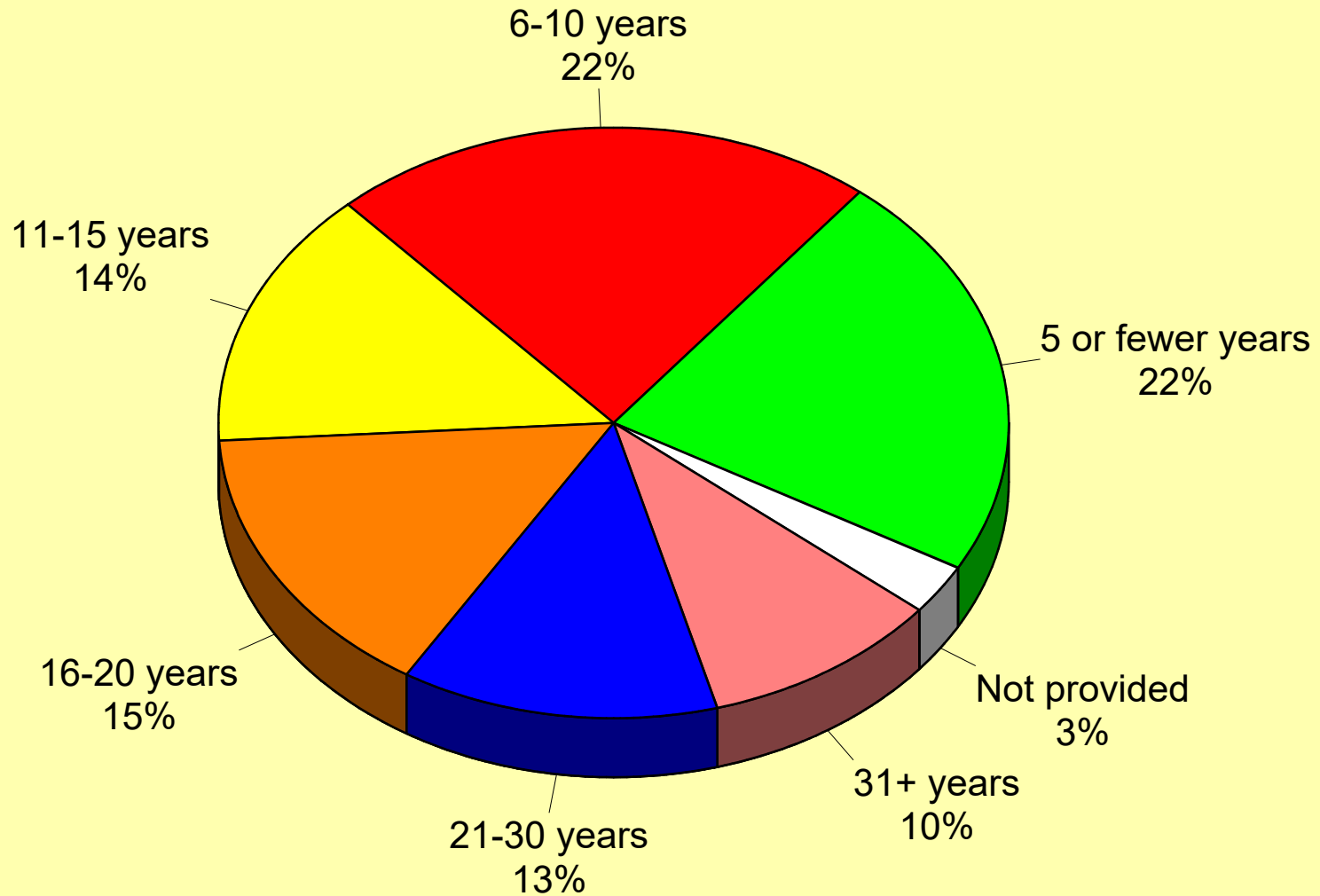


Source: ETC Institute (2019)

ETC Institute (2019)

Q25. Demographics: How many years have you lived in Camas?

by percentage of respondents

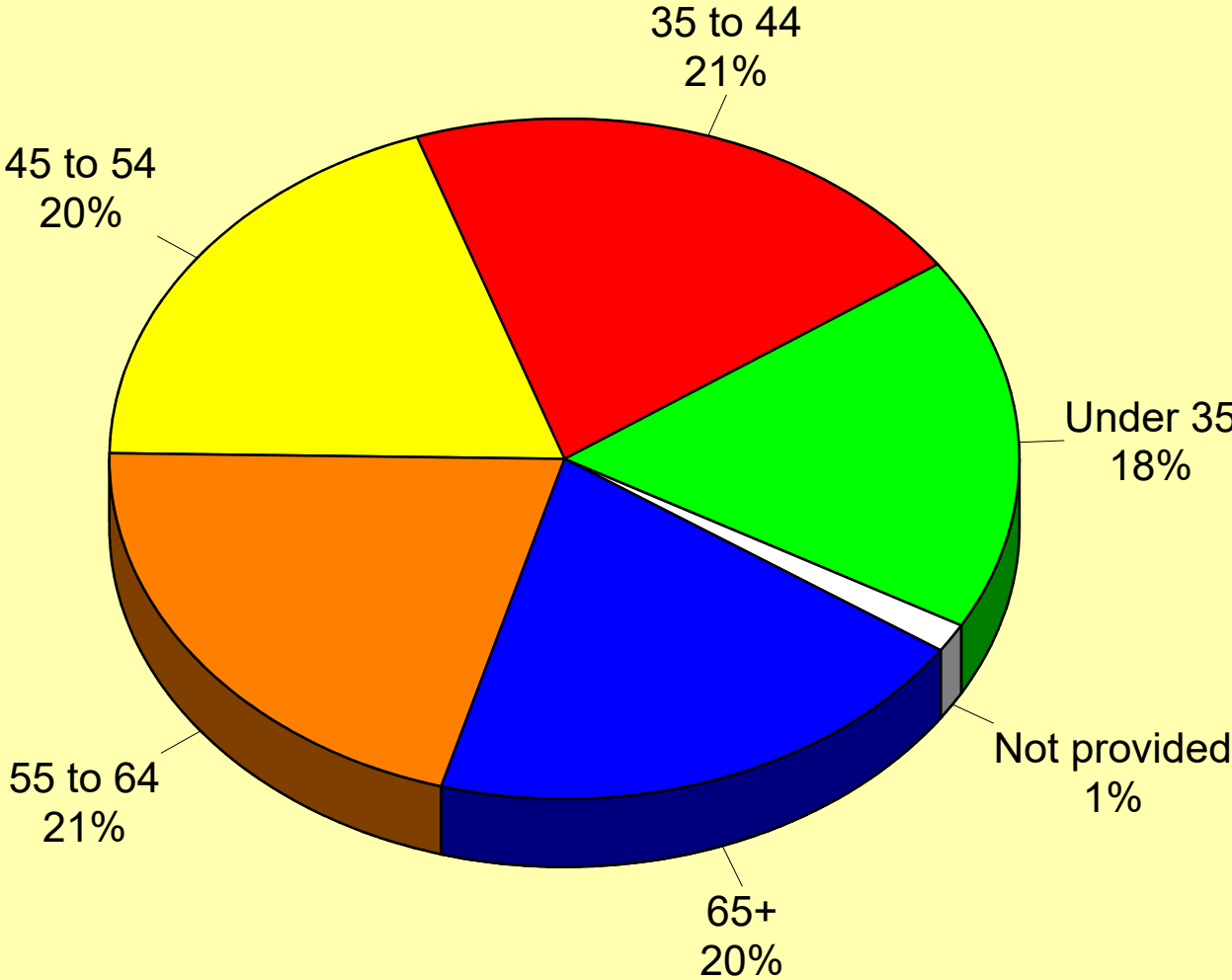


Source: ETC Institute (2019)

ETC Institute (2019)

Q26. Demographics: What is your age?

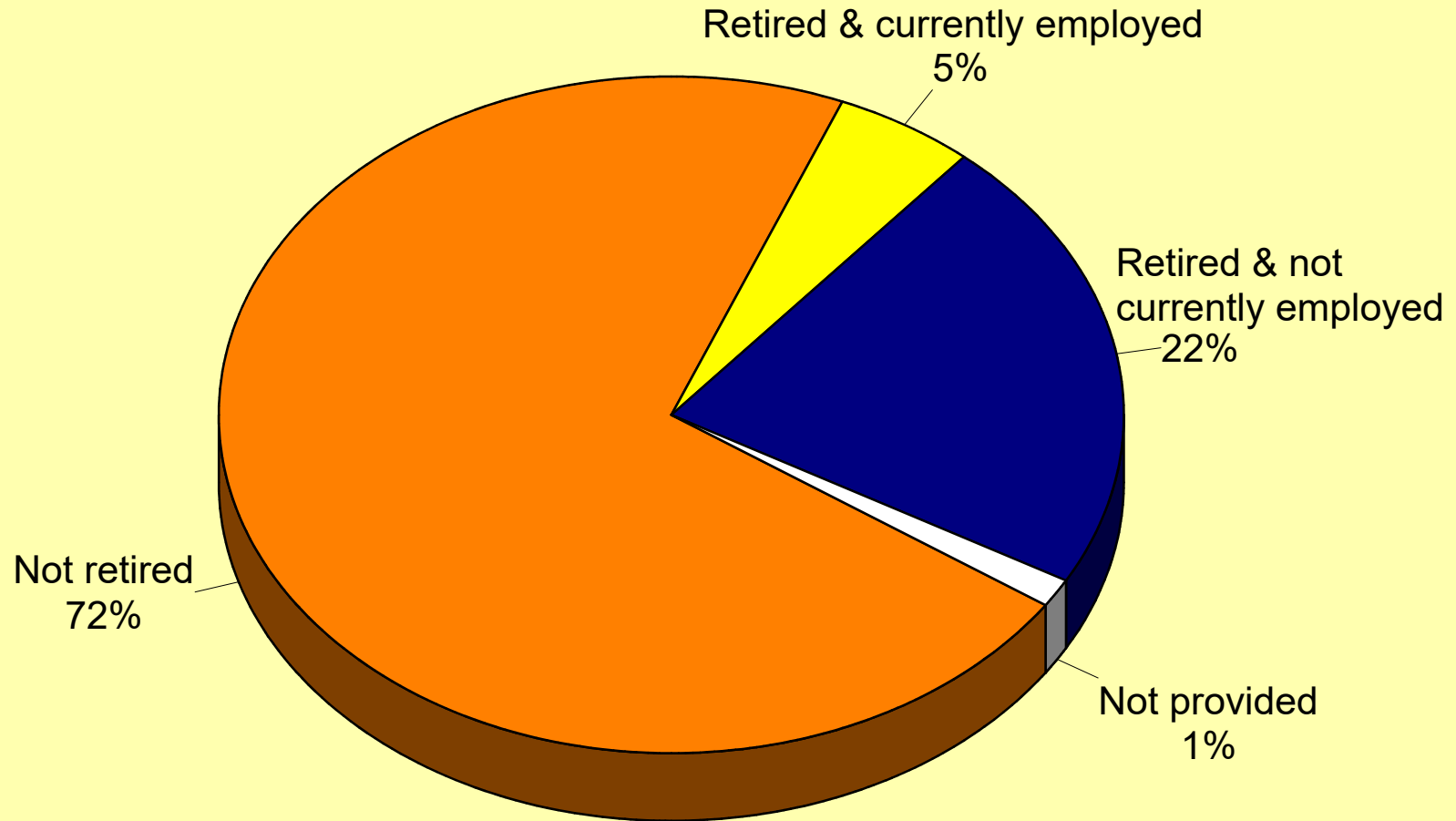
by percentage of respondents



Source: ETC Institute (2019)

Q27. Demographics: Employment Status

by percentage of respondents

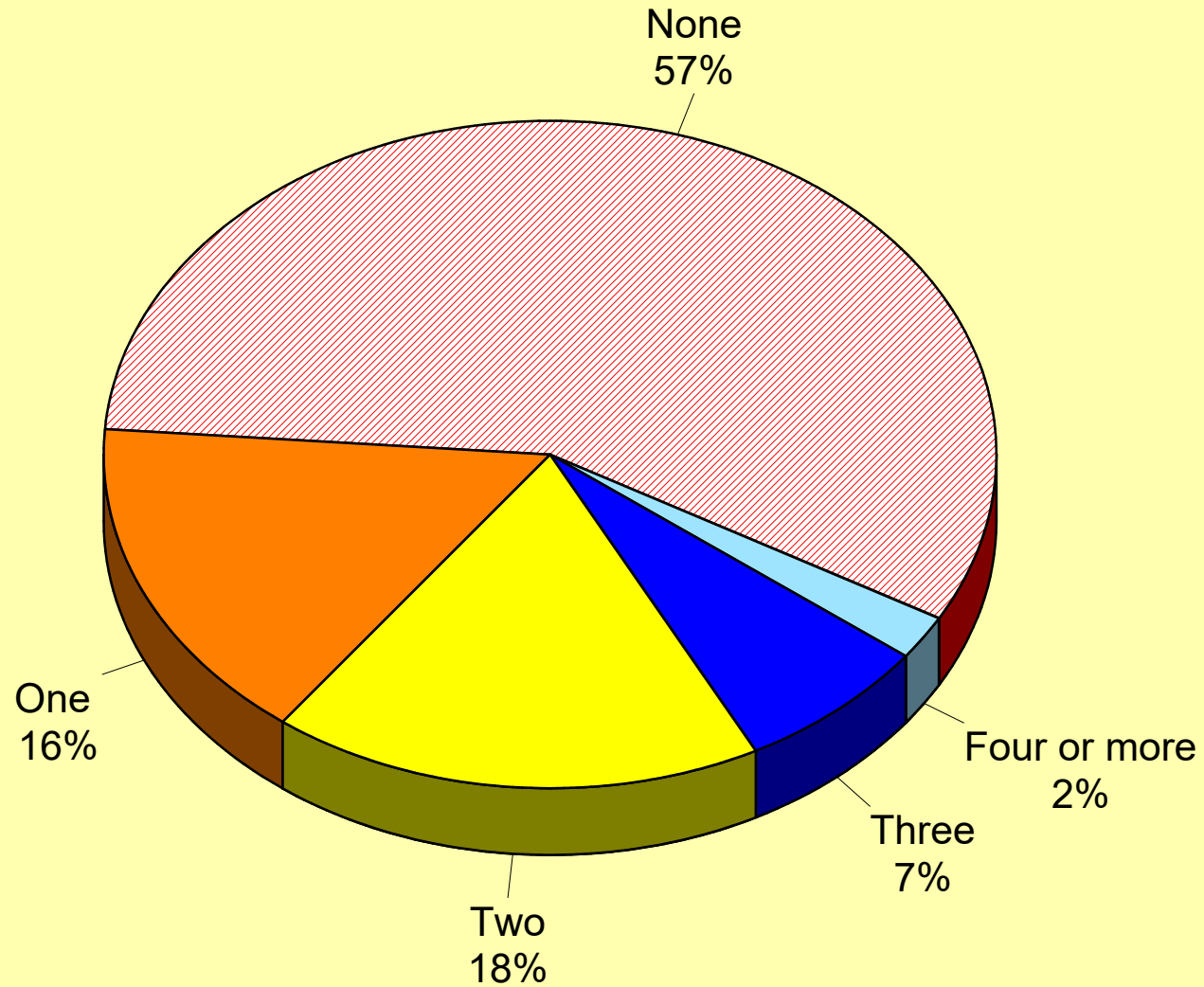


Source: ETC Institute (2019)

ETC Institute (2019)

Q28. Demographics: How many children under age 18 live in your household?

by percentage of respondents

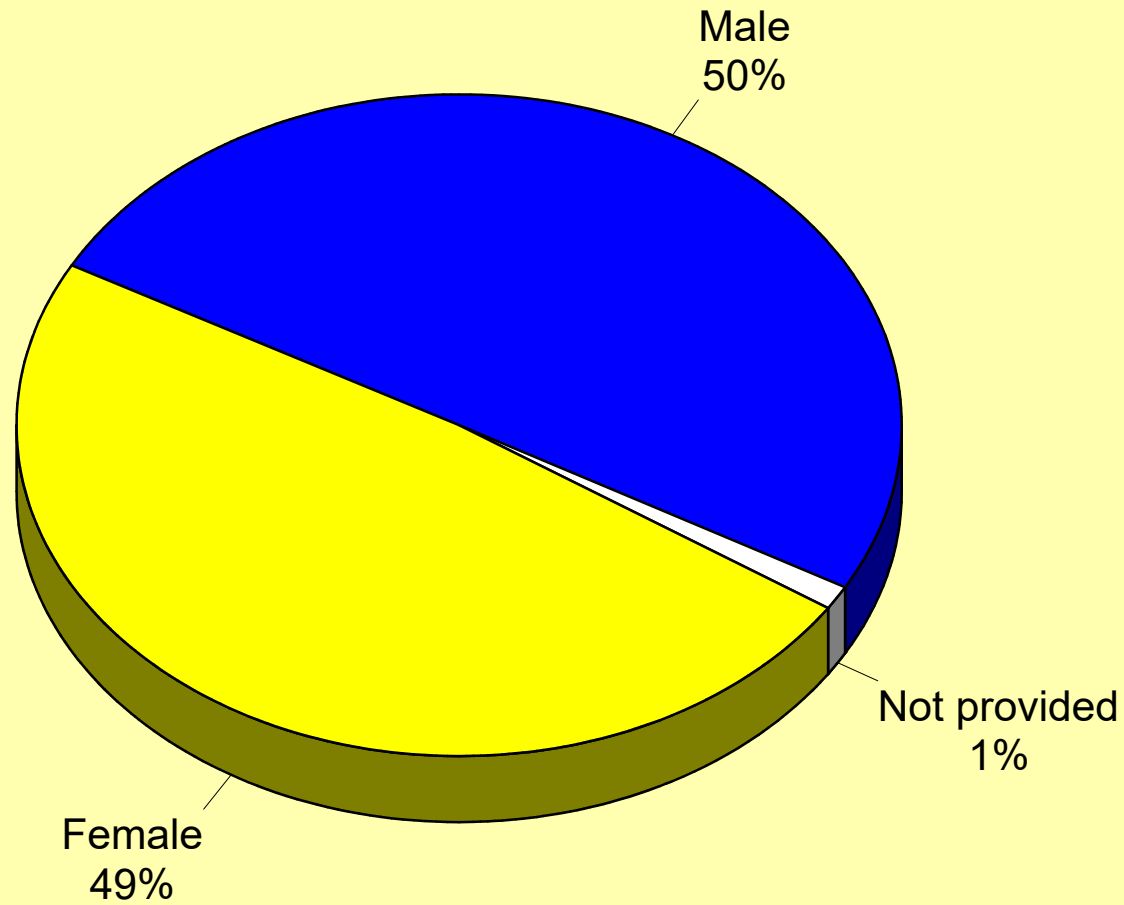


Source: ETC Institute (2019)

ETC Institute (2019)

Q29. Demographics: Gender

by percentage of respondents

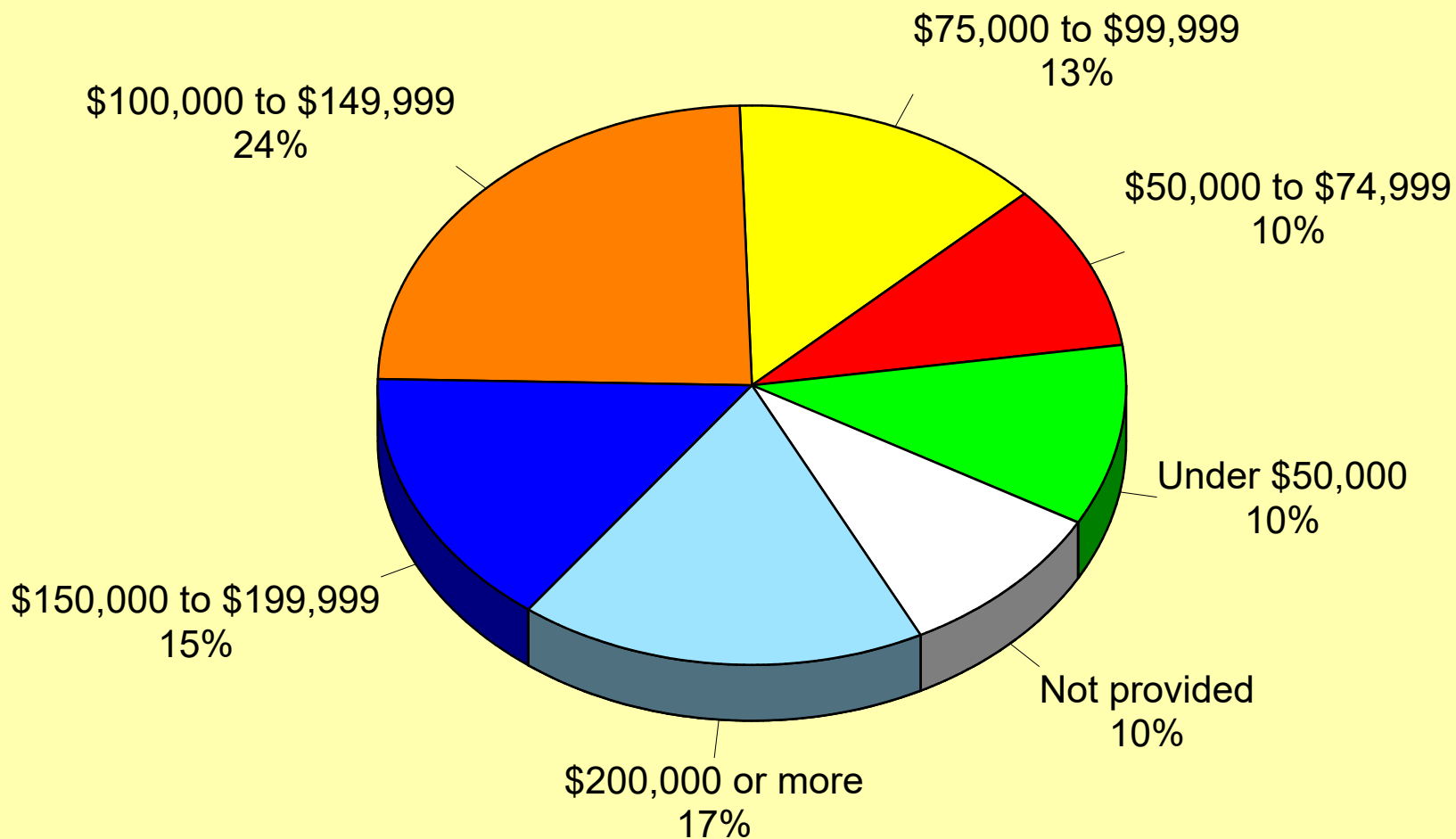


Source: ETC Institute (2019)

ETC Institute (2019)

Q30. Demographics: Total Annual Household Income

by percentage of respondents



Source: ETC Institute (2019)

ETC Institute (2019)

Section 2

Importance-Satisfaction Analysis

Importance-Satisfaction Analysis

City of Camas, Washington

Overview

Today, City officials have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (IS) rating is a unique tool that allows public officials to better understand both of these highly important decision making criteria for each of the services they are providing. The Importance-Satisfaction rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low and the perceived importance of the service is relatively high.

Overview

The rating is calculated by summing the percentage of responses for items selected as the first, second, and third most important services for the City to provide. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the City's performance in the related area (the sum of the ratings of 4 and 5 on a 5-point scale excluding "Don't Know" responses). "Don't Know" responses are excluded from the calculation to ensure the satisfaction ratings among service categories are comparable. $[IS = \text{Importance} \times (1 - \text{Satisfaction})]$.

Example of the Calculation: Respondents were asked to identify the major categories of city services they thought should receive the most emphasis over the next two years. Approximately fifty-eight percent (57.8%) of respondents selected *the maintenance of city streets* as one of the most important services for the City to provide.

Regarding satisfaction, 48.2% of respondents surveyed rated the City's overall performance in *the maintenance of city streets* as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied") excluding "Don't Know" responses. The I-S rating for *the maintenance of city streets* was calculated by multiplying the sum of the most important percentages by 1 minus the sum of the satisfaction percentages. In this example 57.8% was multiplied by 51.8% (1-0.482). This calculation yielded an I-S rating of 0.2994, which ranked first out of 14 major service categories.

The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top three choices to emphasize over the next two years and 0% indicate they are positively satisfied with the delivery of the service.



The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service
- If none (0%) of the respondents selected the service as one for the three most important areas for the City to emphasize over the next two years.

Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis over the next two years. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- *Definitely Increase Emphasis* ($IS \geq 0.20$)
- *Increase Current Emphasis* ($0.10 \leq IS < 0.20$)
- *Maintain Current Emphasis* ($IS < 0.10$)

The results for the City of Camas are provided on the following pages.

2019 Importance-Satisfaction Rating City of Camas Major Categories of City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
Maintenance of city streets	58%	1	48%	14	0.2994	1
<u>High Priority (IS .10-.20)</u>						
Effectiveness of economic development efforts	32%	3	55%	13	0.1437	2
<u>Medium Priority (IS <.10)</u>						
Enforcement of city codes & ordinances	15%	6	56%	12	0.0678	3
Quality of city parks/trails/open space	32%	2	82%	5	0.0589	4
Effectiveness of communication with the public	15%	7	62%	11	0.0582	5
Quality of the City's parks & recreation programs	19%	5	77%	7	0.0433	6
Quality of police services	23%	4	85%	3	0.0360	7
Effectiveness of storm water runoff management	10%	9	64%	10	0.0356	8
Fire, emergency medical & ambulance services	14%	8	85%	1	0.0206	9
Quality of city water utilities	8%	10	77%	6	0.0183	10
Quality of customer service you receive	5%	12	75%	9	0.0128	11
Quality of city sewer services	5%	13	77%	8	0.0110	12
Quality of the City's public library services	6%	11	83%	4	0.0108	13
Quality of the City's garbage services	3%	14	85%	2	0.0040	14

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

2019 Importance-Satisfaction Rating City of Camas Parks and Recreation

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>High Priority (IS .10-.20)</u>						
Quantity of the City's open space	34%	4	60%	6	0.1375	1
Quantity of City trails	41%	3	69%	4	0.1271	2
Quality of facilities in City parks	46%	2	74%	2	0.1172	3
Appearance & maintenance of existing parks	47%	1	77%	1	0.1083	4
<u>Medium Priority (IS <.10)</u>						
Number of City parks	26%	6	66%	5	0.0900	5
Quality of outdoor athletic fields	29%	5	70%	3	0.0888	6

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2019 Importance-Satisfaction Rating City of Camas Public Safety

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
City's overall efforts to prevent crime	41%	1	76%	7	0.0968	1
Enforcement of local traffic laws	21%	4	69%	8	0.0631	2
Visibility of police in the community	25%	2	82%	3	0.0439	3
Quality of local fire protection & rescue services	21%	3	84%	1	0.0336	4
Parking enforcement services	8%	8	62%	9	0.0289	5
How quickly fire & rescue personnel respond	15%	5	83%	2	0.0250	6
How quickly police respond to emergencies	13%	6	81%	5	0.0243	7
Quality of local ambulance service	10%	7	78%	6	0.0212	8
How quickly ambulance personnel respond	7%	9	81%	4	0.0140	9

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2019 Importance-Satisfaction Rating City of Camas City Communication

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
High Priority (IS .10-.20)						
City's efforts to keep you informed	46%	1	57%	2	0.1965	1
Level of public involvement in decision-making	33%	3	44%	6	0.1826	2
Availability of information on services & programs	35%	2	60%	1	0.1394	3
Medium Priority (IS <.10)						
Timeliness of information provided by City	14%	5	46%	4	0.0741	4
Quality of the City's website	16%	4	54%	3	0.0725	5
City's mobile app	6%	6	34%	7	0.0416	6
City's social media	5%	7	46%	5	0.0243	7

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2019 Importance-Satisfaction Rating City of Camas City Maintenance

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very High Priority (IS >.20)</u>						
Maintenance of streets in your neighborhood	44%	2	53%	6	0.2081	1
<u>High Priority (IS .10-.20)</u>						
Maintenance of major City streets	49%	1	60%	3	0.1988	2
On-street bicycle infrastructure	19%	4	40%	7	0.1156	3
<u>Medium Priority (IS <.10)</u>						
Condition of sidewalks in the City	22%	3	57%	4	0.0933	4
Street sweeping	12%	6	55%	5	0.0524	5
Snow removal on major City streets	15%	5	67%	2	0.0502	6
Adequacy of City street lighting	12%	7	75%	1	0.0288	7

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2019 Importance-Satisfaction Rating City of Camas Code Enforcement

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Enforcing the cleanup of litter & debris	50%	1	35%	3	0.3234	1
Enforcing the mowing & trimming of grass & weeds	34%	3	33%	4	0.2291	2
High Priority (IS .10-.20)						
Enforcing codes designed to protect public safety and health	39%	2	51%	1	0.1910	3
Enforcing sign regulation	17%	4	40%	2	0.1006	4

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2019 Importance-Satisfaction Rating City of Camas Library

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Medium Priority (IS <.10)</u>						
Digital resources available online	30%	3	74%	3	0.0792	1
Selection of resources available	35%	1	79%	2	0.0738	2
Events for children	31%	2	80%	1	0.0636	3
Events for teens	17%	4	64%	5	0.0600	4
Events for adults	13%	5	66%	4	0.0443	5

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 1 to 5 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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Section 3

Benchmarking Data

Benchmarking Summary Report

City of Camas, Washington

Overview

ETC Institute's *DirectionFinder* program was originally developed in 1999 to help community leaders across the United States use statistically valid community survey data as a tool for making better decisions. Since November of 1999, the survey has been administered in more than 230 cities in 43 states. Most participating cities conduct the survey on an annual or biennial basis.

This report contains benchmarking data from two sources: (1) a national survey that was administered by ETC Institute during the summer of 2018 to a random sample of more than 4,000 residents across the United States, (2) a regional survey administered to over 300 residents living in the Northwest Region of the United States during the summer of 2018. The Northwest includes residents living in Washington and Oregon.

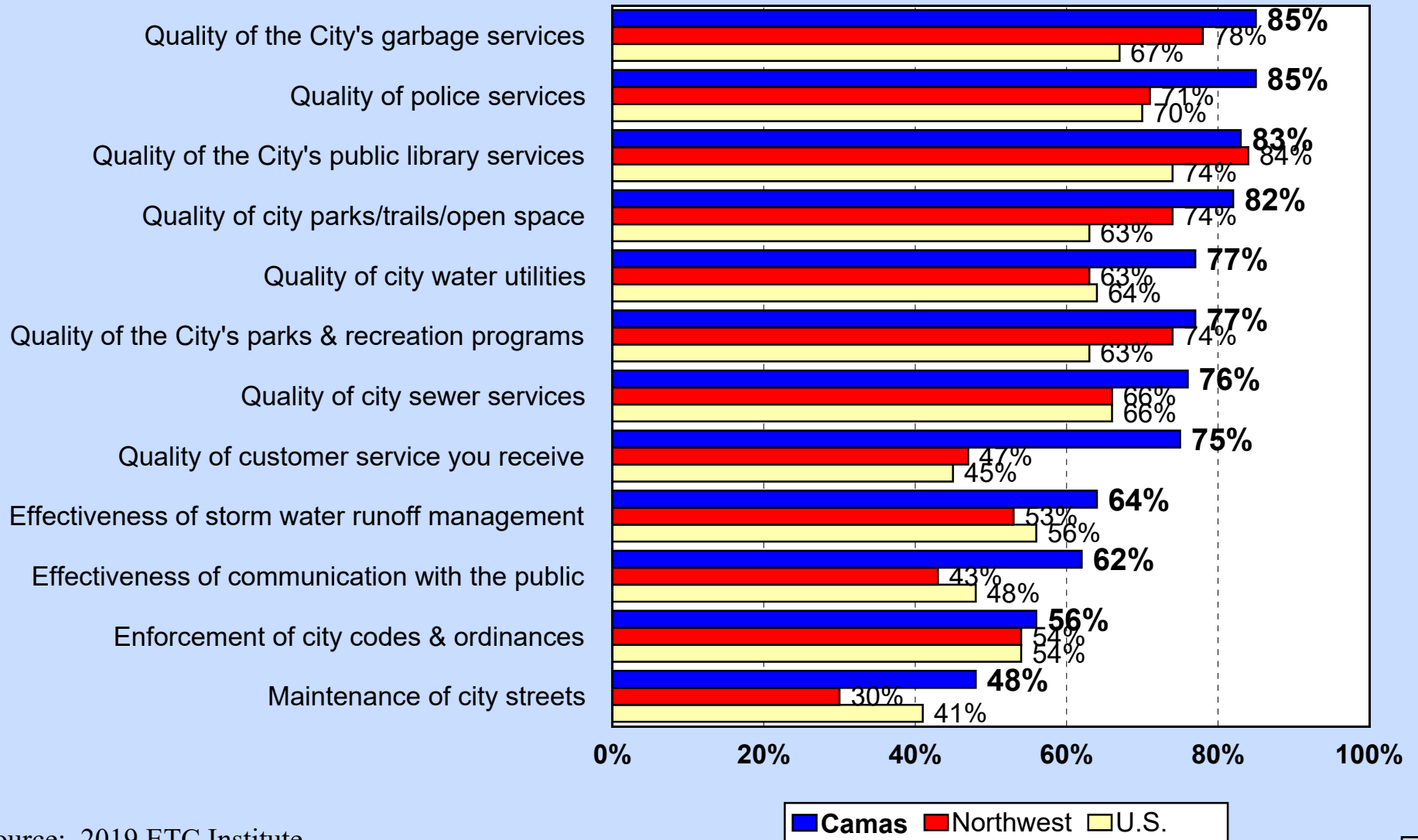
The charts on the following pages show how the overall results for Camas compare to the United States national and regional averages based on the results of the 2018 survey that was administered by ETC institute to a random sample of over 4,000 residents across the United States, and the regional survey administered to over 300 residents living in the Northwest Region of the United States. Camas' results are shown in blue, the Northwest Region averages are shown in red, and the National averages are shown in yellow.

National Benchmarks

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Camas, Washington is not authorized without written consent from ETC Institute.

Satisfaction with Major Categories of Service Camas vs. Northwest vs. the U.S

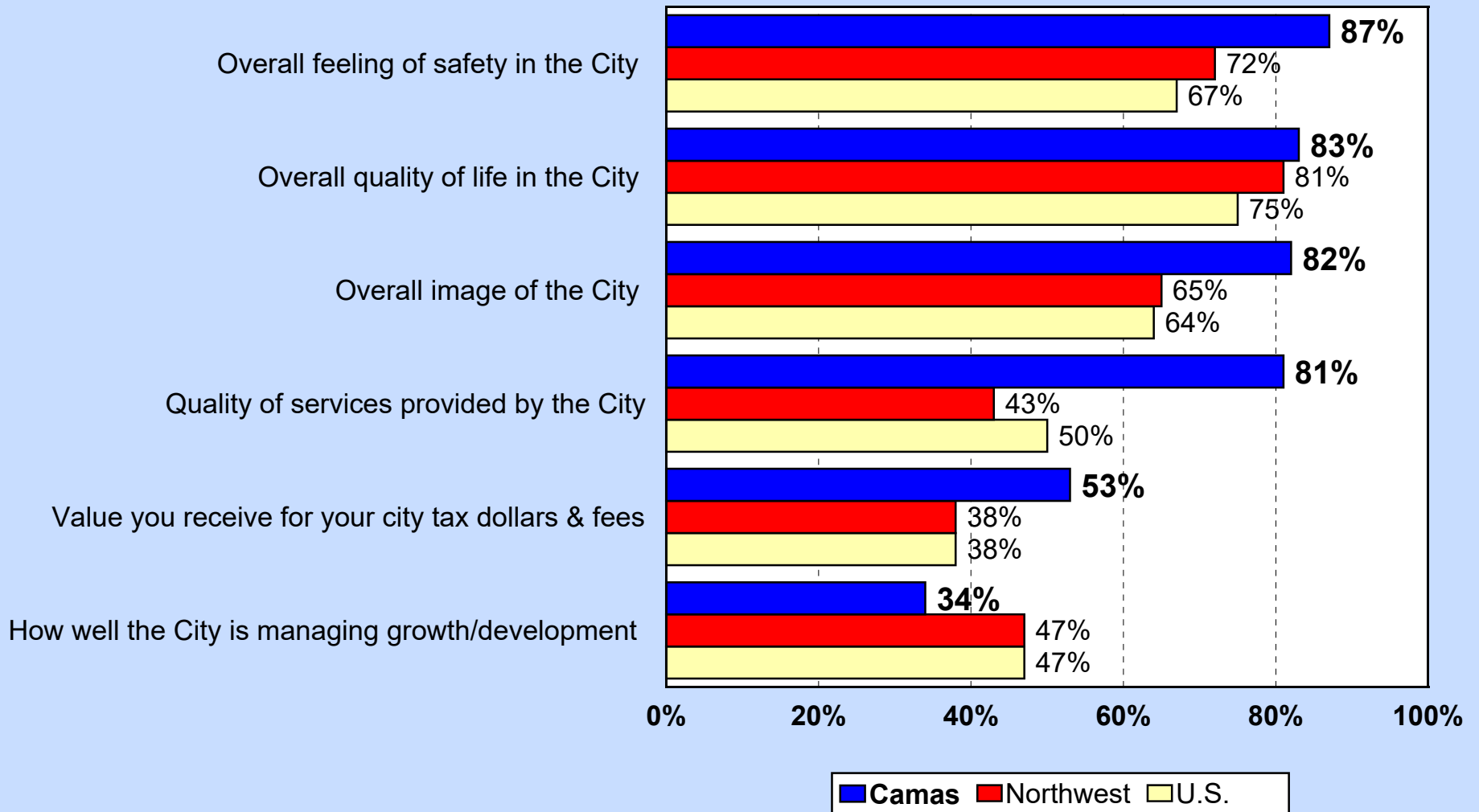
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Source: 2019 ETC Institute

Rating Issues that Influence Perceptions of the City Camas vs. Northwest vs. the U.S

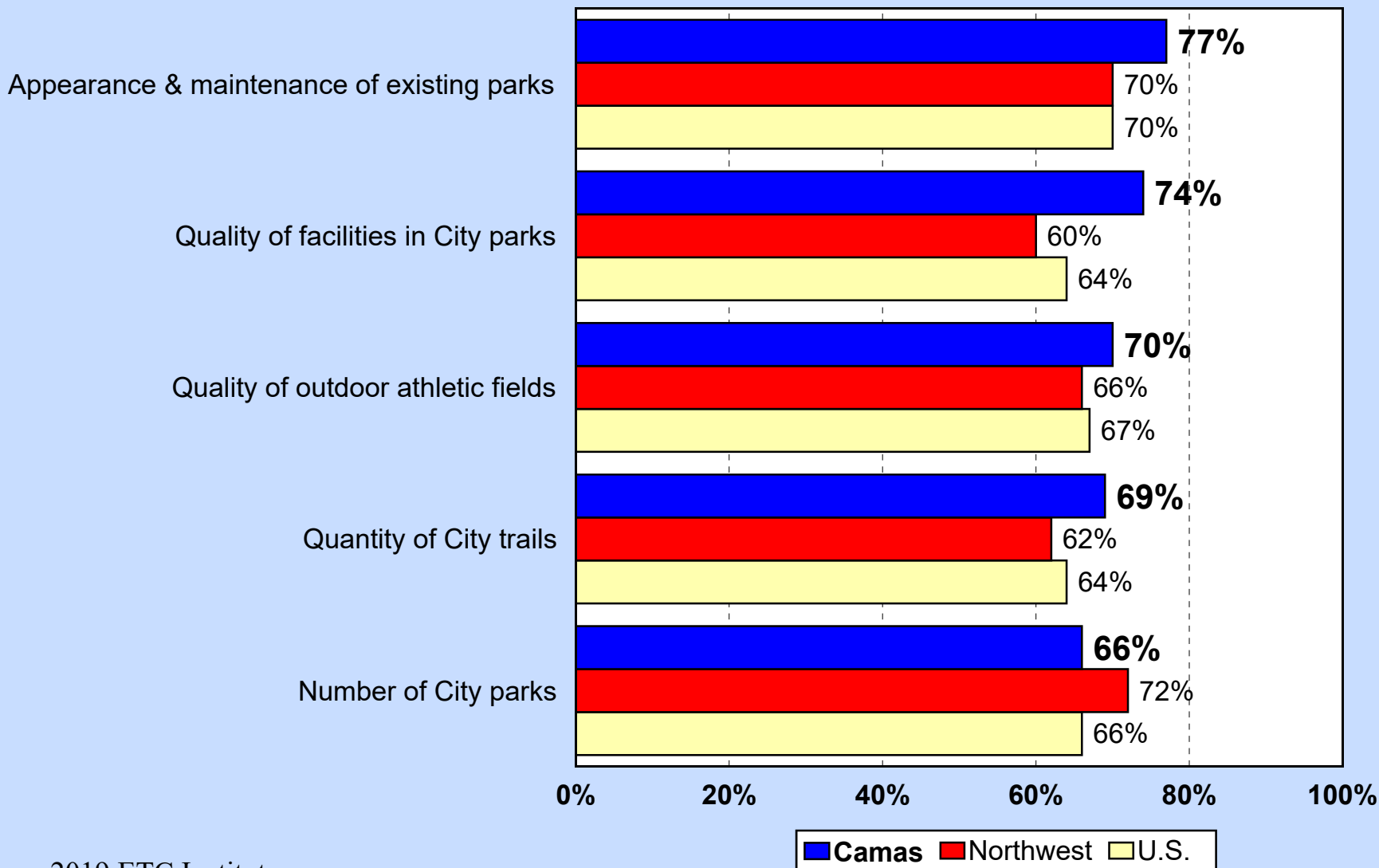
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Source: 2019 ETC Institute

Overall Satisfaction with Parks and Recreation Camas vs. Northwest vs. the U.S

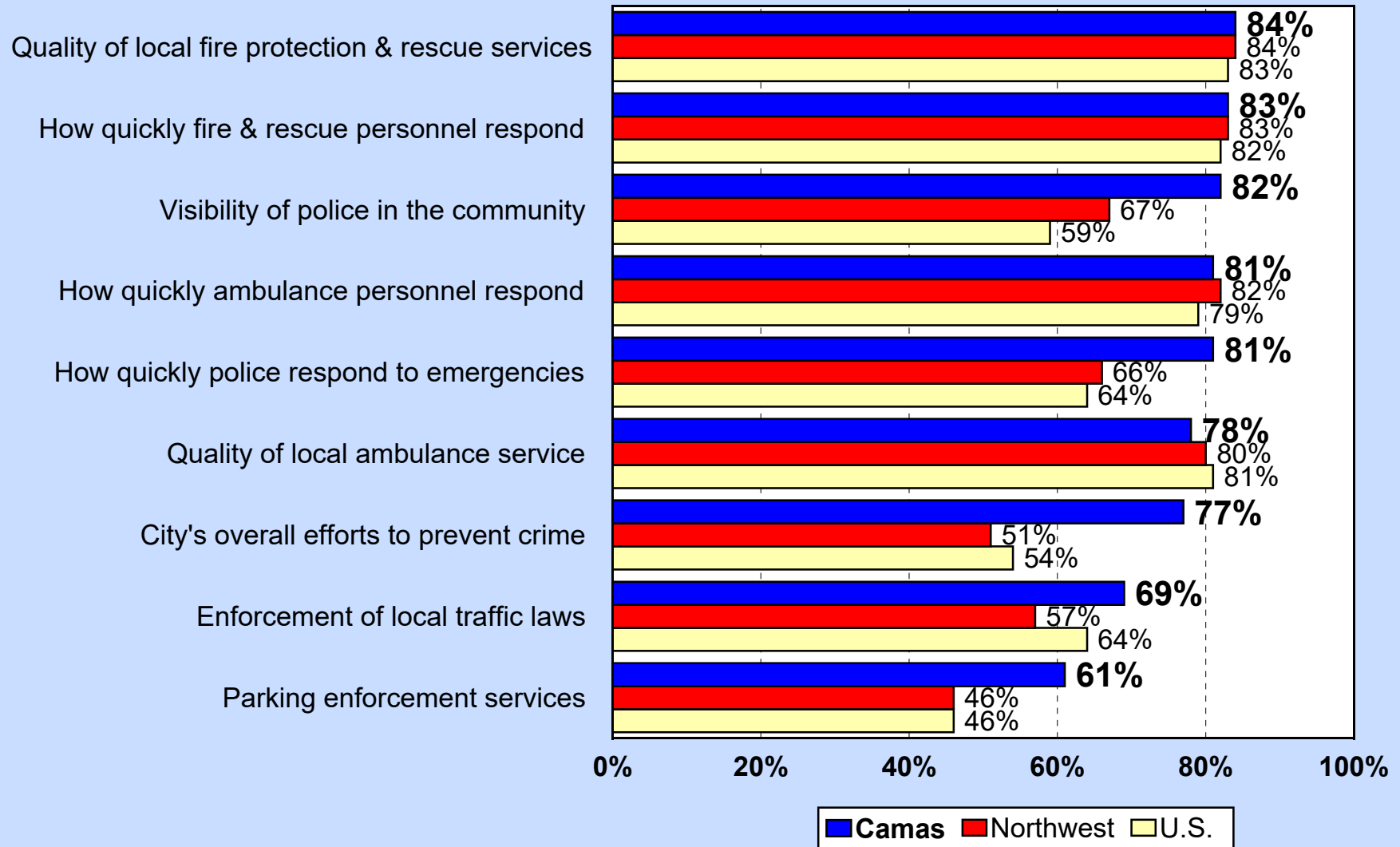
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Source: 2019 ETC Institute

Overall Satisfaction with Public Safety Camas vs. Northwest vs. the U.S

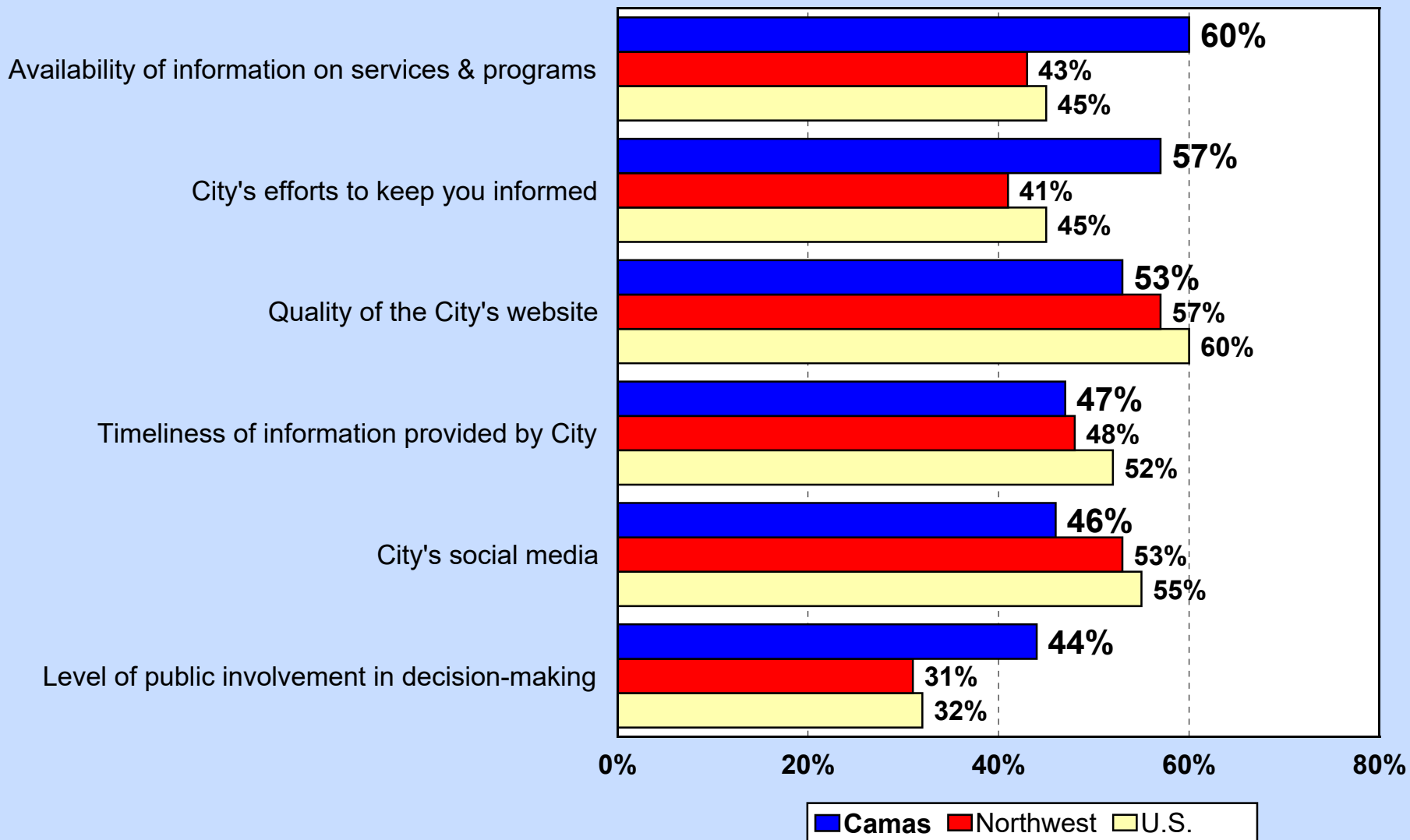
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Source: 2019 ETC Institute

Overall Satisfaction with Communication Camas vs. Northwest vs. the U.S

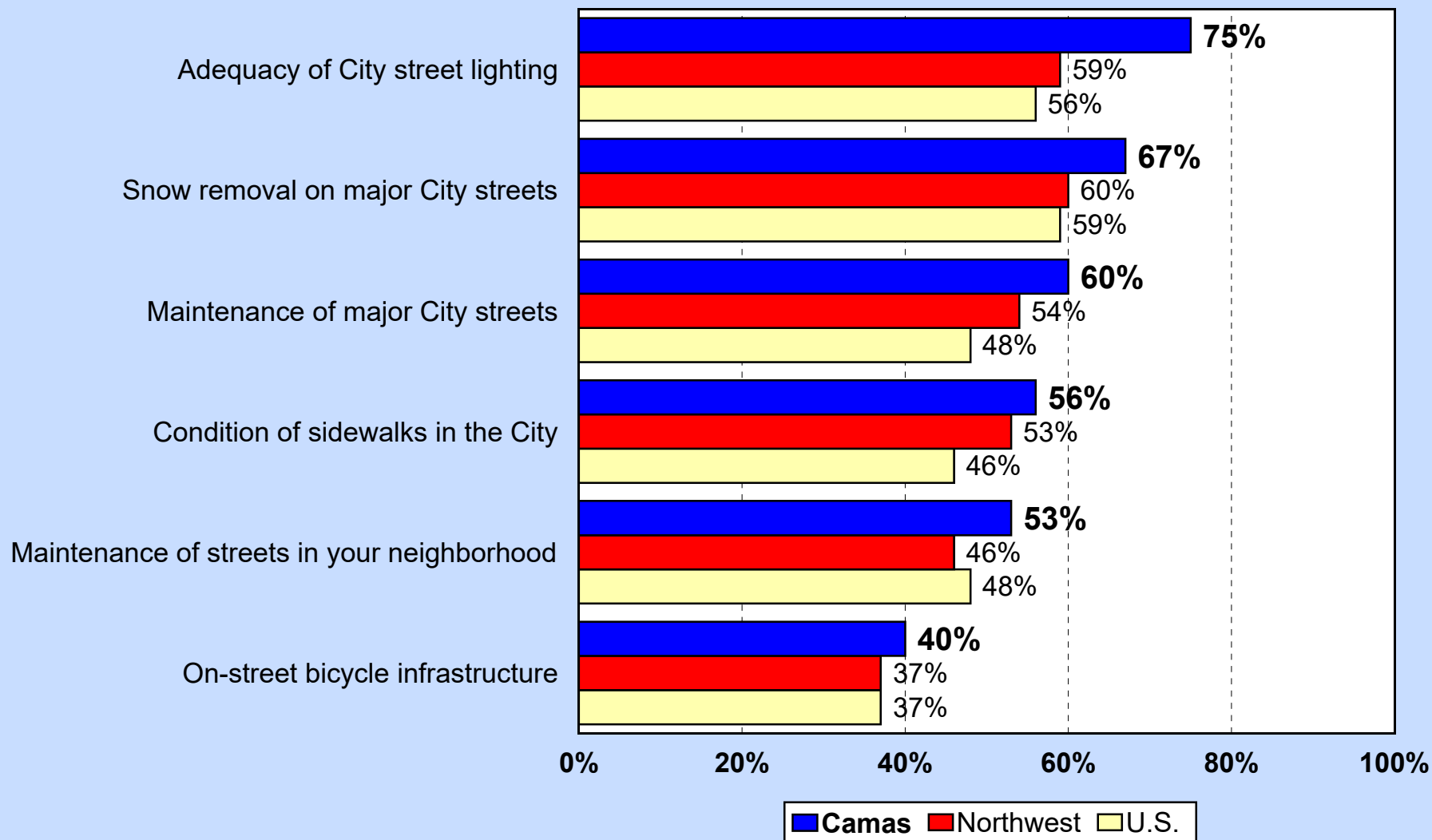
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Source: 2019 ETC Institute

Overall Satisfaction with City Maintenance Camas vs. Northwest vs. the U.S

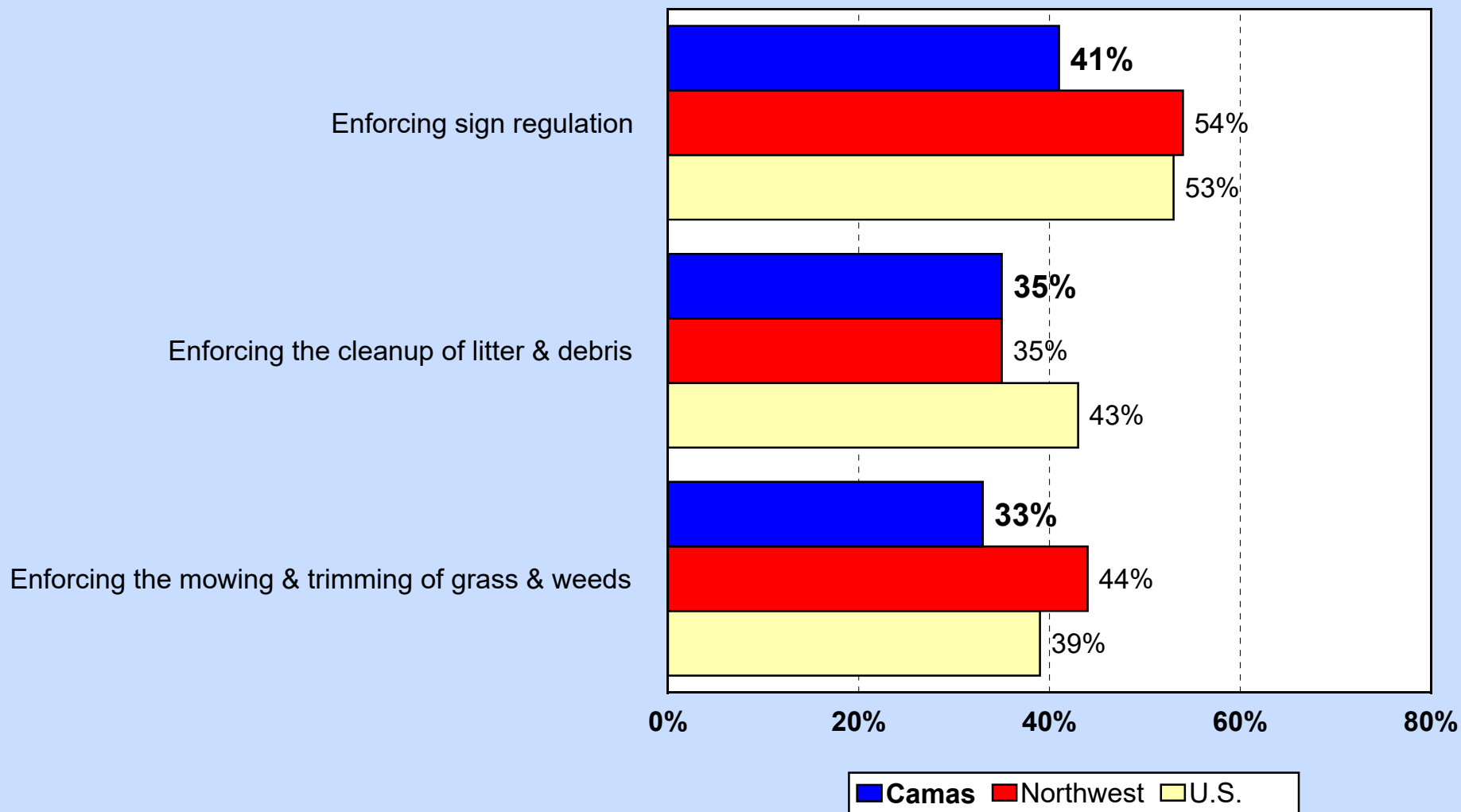
by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)



Source: 2019 ETC Institute

Overall Satisfaction with Code Enforcement Camas vs. Northwest vs. the U.S

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "very satisfied" and 1 was "very dissatisfied" (excluding don't knows)

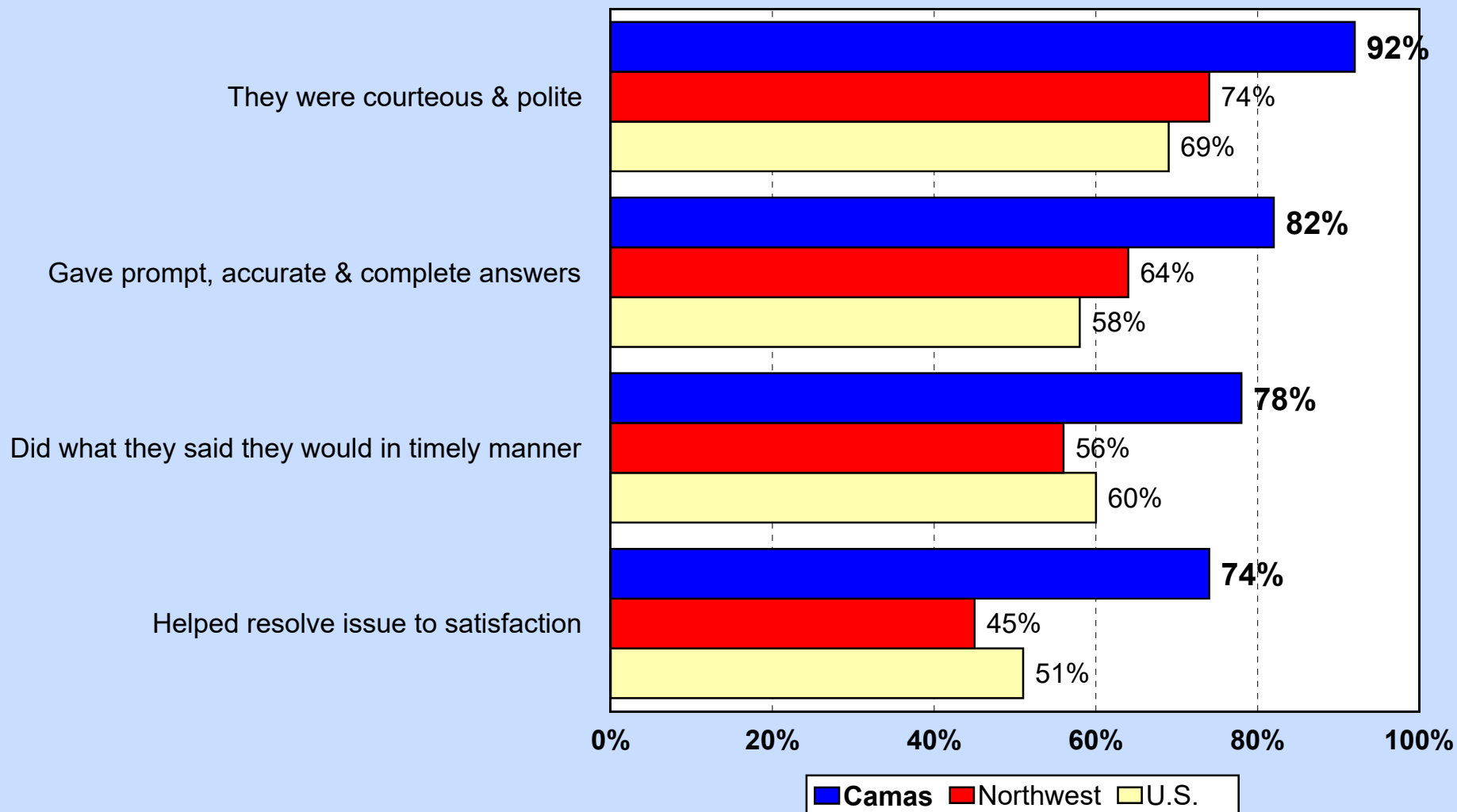


Source: 2019 ETC Institute

Overall Satisfaction with Customer Service

Camas vs. Northwest vs. the U.S

by percentage of respondents who rated the item 4 or 5 on a 5-point scale where 5 was "always" and 1 was "never" (excluding don't knows)



Source: 2019 ETC Institute

Section 4

Tabular Data

Q1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q1-1. Overall quality of police services	36.6%	41.3%	11.4%	1.4%	1.4%	7.9%
Q1-2. Overall quality of fire, emergency medical & ambulance services	39.9%	31.7%	8.6%	2.3%	1.6%	15.9%
Q1-3. Overall quality of City parks/trails/open space	32.2%	48.0%	11.4%	4.7%	1.9%	1.9%
Q1-4. Overall maintenance of City streets	11.9%	35.9%	23.1%	21.4%	7.0%	0.7%
Q1-5. Overall quality of City water utilities	26.3%	47.8%	16.6%	4.0%	1.9%	3.5%
Q1-6. Overall quality of City sewer services	25.6%	45.9%	16.8%	3.5%	1.6%	6.5%
Q1-7. Overall effectiveness of City management of storm water runoff	17.7%	39.2%	23.1%	5.4%	3.5%	11.2%
Q1-8. Overall enforcement of City codes & ordinances	14.5%	33.1%	26.6%	8.2%	2.6%	15.2%
Q1-9. Overall quality of customer service you receive from City employees	32.4%	35.0%	15.9%	5.4%	1.4%	10.0%
Q1-10. Overall effectiveness of City communication with the public	20.7%	37.1%	24.5%	8.6%	2.8%	6.3%
Q1-11. Overall effectiveness of City economic development efforts	14.5%	33.6%	22.8%	10.3%	6.1%	12.8%
Q1-12. Overall quality of City's public library services	42.4%	32.6%	10.5%	3.7%	1.4%	9.3%
Q1-13. Overall quality of City's garbage services	39.4%	44.1%	10.0%	3.7%	1.4%	1.4%
Q1-14. Overall quality of City's parks & recreation programs	24.9%	43.1%	14.5%	3.7%	2.6%	11.2%

WITHOUT "DON'T KNOW"

Q1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q1-1. Overall quality of police services	39.7%	44.8%	12.4%	1.5%	1.5%
Q1-2. Overall quality of fire, emergency medical & ambulance services	47.4%	37.7%	10.2%	2.8%	1.9%
Q1-3. Overall quality of City parks/trails/open space	32.8%	48.9%	11.6%	4.8%	1.9%
Q1-4. Overall maintenance of City streets	12.0%	36.2%	23.2%	21.6%	7.0%
Q1-5. Overall quality of City water utilities	27.3%	49.5%	17.1%	4.1%	1.9%
Q1-6. Overall quality of City sewer services	27.4%	49.1%	18.0%	3.7%	1.7%
Q1-7. Overall effectiveness of City management of storm water runoff	19.9%	44.1%	26.0%	6.0%	3.9%
Q1-8. Overall enforcement of City codes & ordinances	17.0%	39.0%	31.3%	9.6%	3.0%
Q1-9. Overall quality of customer service you receive from City employees	36.0%	38.9%	17.6%	6.0%	1.6%
Q1-10. Overall effectiveness of City communication with the public	22.1%	39.6%	26.1%	9.2%	3.0%
Q1-11. Overall effectiveness of City economic development efforts	16.6%	38.5%	26.2%	11.8%	7.0%
Q1-12. Overall quality of City's public library services	46.8%	36.0%	11.6%	4.1%	1.5%
Q1-13. Overall quality of City's garbage services	40.0%	44.7%	10.2%	3.8%	1.4%
Q1-14. Overall quality of City's parks & recreation programs	28.1%	48.6%	16.3%	4.2%	2.9%

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

<u>Q2. Top choice</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police services	47	11.0 %
Overall quality of fire, emergency medical & ambulance services	47	11.0 %
Overall quality of City parks/trails/open space	51	11.9 %
Overall maintenance of City streets	126	29.4 %
Overall quality of City water utilities	10	2.3 %
Overall quality of City sewer services	5	1.2 %
Overall effectiveness of City management of storm water runoff	11	2.6 %
Overall enforcement of City codes & ordinances	9	2.1 %
Overall quality of customer service you receive from City employees	1	0.2 %
Overall effectiveness of City communication with the public	11	2.6 %
Overall effectiveness of City economic development efforts	45	10.5 %
Overall quality of City's public library services	5	1.2 %
Overall quality of City's garbage services	2	0.5 %
Overall quality of City's parks & recreation programs	16	3.7 %
None chosen	43	10.0 %
Total	429	100.0 %

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

<u>Q2. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police services	29	6.8 %
Overall quality of fire, emergency medical & ambulance services	44	10.3 %
Overall quality of City parks/trails/open space	53	12.4 %
Overall maintenance of City streets	76	17.7 %
Overall quality of City water utilities	11	2.6 %
Overall quality of City sewer services	5	1.2 %
Overall effectiveness of City management of storm water runoff	17	4.0 %
Overall enforcement of City codes & ordinances	26	6.1 %
Overall quality of customer service you receive from City employees	7	1.6 %
Overall effectiveness of City communication with the public	22	5.1 %
Overall effectiveness of City economic development efforts	36	8.4 %
Overall quality of City's public library services	12	2.8 %
Overall quality of City's garbage services	3	0.7 %
Overall quality of City's parks & recreation programs	28	6.5 %
None chosen	60	14.0 %
Total	429	100.0 %

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q2. 3rd choice	Number	Percent
Overall quality of police services	23	5.4 %
Overall quality of fire, emergency medical & ambulance services	16	3.7 %
Overall quality of City parks/trails/open space	34	7.9 %
Overall maintenance of City streets	46	10.7 %
Overall quality of City water utilities	13	3.0 %
Overall quality of City sewer services	10	2.3 %
Overall effectiveness of City management of storm water runoff	14	3.3 %
Overall enforcement of City codes & ordinances	31	7.2 %
Overall quality of customer service you receive from City employees	14	3.3 %
Overall effectiveness of City communication with the public	32	7.5 %
Overall effectiveness of City economic development efforts	56	13.1 %
Overall quality of City's public library services	10	2.3 %
Overall quality of City's garbage services	6	1.4 %
Overall quality of City's parks & recreation programs	36	8.4 %
None chosen	88	20.5 %
Total	429	100.0 %

SUM OF TOP 3 CHOICES

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 3)

Q2. Sum of top 3 choices	Number	Percent
Overall quality of police services	99	23.1 %
Overall quality of fire, emergency medical & ambulance services	107	24.9 %
Overall quality of City parks/trails/open space	138	32.2 %
Overall maintenance of City streets	248	57.8 %
Overall quality of City water utilities	34	7.9 %
Overall quality of City sewer services	20	4.7 %
Overall effectiveness of City management of storm water runoff	42	9.8 %
Overall enforcement of City codes & ordinances	66	15.4 %
Overall quality of customer service you receive from City employees	22	5.1 %
Overall effectiveness of City communication with the public	65	15.2 %
Overall effectiveness of City economic development efforts	137	31.9 %
Overall quality of City's public library services	27	6.3 %
Overall quality of City's garbage services	11	2.6 %
Overall quality of City's parks & recreation programs	80	18.6 %
None chosen	43	10.0 %
Total	1139	

Q3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q3-1. Overall quality of services provided by City of Camas	22.4%	54.3%	15.6%	2.1%	0.7%	4.9%
Q3-2. Overall value that you receive for your City tax & fees	11.7%	39.6%	24.2%	15.2%	5.8%	3.5%
Q3-3. Overall image of City	33.3%	46.9%	12.8%	4.4%	1.2%	1.4%
Q3-4. How well City is managing growth & development	7.7%	24.7%	26.6%	23.3%	14.0%	3.7%
Q3-5. Overall quality of life in City	30.8%	50.8%	12.1%	3.5%	0.7%	2.1%
Q3-6. Overall feeling of safety in City	38.2%	47.8%	10.0%	2.1%	0.7%	1.2%
Q3-7. Availability of job opportunities	7.0%	17.5%	32.6%	10.7%	3.7%	28.4%
Q3-8. Overall quality of new development	7.9%	22.8%	31.2%	19.6%	9.1%	9.3%

WITHOUT "DON'T KNOW"

Q3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q3-1. Overall quality of services provided by City of Camas	23.5%	57.1%	16.4%	2.2%	0.7%
Q3-2. Overall value that you receive for your City tax & fees	12.1%	41.1%	25.1%	15.7%	6.0%
Q3-3. Overall image of City	33.8%	47.5%	13.0%	4.5%	1.2%
Q3-4. How well City is managing growth & development	8.0%	25.7%	27.6%	24.2%	14.5%
Q3-5. Overall quality of life in City	31.4%	51.9%	12.4%	3.6%	0.7%
Q3-6. Overall feeling of safety in City	38.7%	48.3%	10.1%	2.1%	0.7%
Q3-7. Availability of job opportunities	9.8%	24.4%	45.6%	15.0%	5.2%
Q3-8. Overall quality of new development	8.7%	25.2%	34.4%	21.6%	10.0%

Q4. For each of the parks and recreation items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q4-1. Quality of facilities such as picnic shelters & playgrounds in City parks	20.5%	48.7%	17.0%	5.8%	1.2%	6.8%
Q4-2. Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	19.3%	40.1%	17.7%	5.6%	2.8%	14.5%
Q4-3. Appearance & maintenance of existing City parks	23.1%	51.5%	17.0%	3.7%	1.6%	3.0%
Q4-4. Number of City parks	20.5%	41.7%	21.0%	8.6%	2.6%	5.6%
Q4-5. Quantity of City trails	24.5%	40.3%	18.4%	9.1%	1.6%	6.1%
Q4-6. Quantity of City's open space	18.6%	37.1%	23.1%	11.0%	3.3%	7.0%
Q4-7. Other	5.4%	3.6%	3.6%	33.9%	48.2%	5.4%

WITHOUT "DON'T KNOW"

Q4. For each of the parks and recreation items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q4-1. Quality of facilities such as picnic shelters & playgrounds in City parks	22.0%	52.3%	18.3%	6.3%	1.3%
Q4-2. Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	22.6%	46.9%	20.7%	6.5%	3.3%
Q4-3. Appearance & maintenance of existing City parks	23.8%	53.1%	17.5%	3.8%	1.7%
Q4-4. Number of City parks	21.7%	44.2%	22.2%	9.1%	2.7%
Q4-5. Quantity of City trails	26.1%	42.9%	19.6%	9.7%	1.7%
Q4-6. Quantity of City's open space	20.1%	39.8%	24.8%	11.8%	3.5%
Q4-7. Other	5.7%	3.8%	3.8%	35.8%	50.9%

Q4-7. Other

- adequate parking/signage
- Although Camas is a nice place to live currently, I think it's certainly losing its allure quickly. The new housing developments are abhorrent both in design and overall regard for any sort of feel of "home." The tract houses that Camas is allowing to be built not only don't fit with the rest of the town, but they will likely look terrible in 30 years as they're construction is subpar and their proximity to one another is nearly like an apartment building. Why not have some diversity? We could have some "walking" communities in which houses are built close together so as to increase neighborhood communal green space. We could have some neighborhoods where single story houses of under 1500 sq. ft are built in order to make things more affordable. We could even have mixed neighborhoods where small houses are built along side larger ones, creating diversity both in houses and in occupants. Camas is becoming, dare I say already is, a town of almost zero diversity both in people and in structure, and it's getting worse. The trails and my job are the only things that keep me from leaving. Also, can we PLEASE strive to get a decent grocery store. Safeway really is amazingly subpar as a business. Courting New Seasons would be a great move for the city regarding economic development.
- Availability of adult recreation leagues. Keep everyone fit!
- Basketball courts and pickle ball.
- CEMETERY
- CITY POOL
- CLEAN ROOF CROWN PARK SHELTER
- COMMON AREAS
- COMMUNITY CENTER POOL
- COMMUNITY CTR WITH POOL AND GYM
- decision to get rid of pool
- DEVELOPMENT
- dog parks
- dog parks
- dog parks
- FALLEN LEAF PARK NEEDS MORE CARE
- Farmers market.
- HERITAGE TRAIL
- HOMELESS LIVING IN PARKS USING DRUGS
- I believe it was a mistake to close the public swim pool.
- I would like to see more done about the ivy and the Beatles that are taking out our beautiful trees
- Improve bicycle area.
- INDOOR EXERCISE SPACE
- indoor swimming pool
- LA camas Lake is overcrowded, and parking on Lake Road is unacceptable. Perhaps require a purchased season pass for use?
- LACK OF POOL
- Landscape appearance and maintenance needs improvement. Example: Medians and areas near streets and sidewalks.
- LIMITED PARK SPACE OPEN TO ALL

Q4-7. Other (cont.)

- MANAGEMENT OF NATURAL RESOURCES.
- MORE PARKS TAKE CARE OF TENNIS COURTS
- MORE SEATING/TABLES IN PARKS
- MULTI SPORT COMPLEX
- No pool?
- OLD TOWN FEELING
- OVER GROWTH
- PARK SIGNAGE AND TRAIL MAPS
- paved bike trails
- Pickleball courts.
- pool - very frustrating to take out Crown pool without a clear and well-communicated plan to have a new one
- Pool.
- pool/aquatic center
- PUBLIC RESTROOM ACCESS
- PUBLIC RESTROOMS
- QUALITY OF BATHROOMS
- QUALITY OF CITY TRAILS
- QUALITY OF CROWN PARK
- REMVOAL SWIMMING POOL
- reserving open space
- RESTROOMS IN PARKS
- Rising rate of homeless threatening the safety and future quality of living in our beautiful city.
- The maps on the Camas web-site are helpful for finding trails. A few more pictures of the trails would be nice. Thanks!
- they don't enforce the park closure hours or people living out of their cars and/or sleeping in the bathrooms at the parks.
- Traffic & parking at round lake
- TRAIL CONNECTIONS.
- Upkeep of trail system including the safety of parking/bathroom areas. Trash on trails etc., availability of trash receptacles.

Q5. Which THREE parks and recreation items listed in Question 4 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q5. Top choice	Number	Percent
Quality of facilities such as picnic shelters & playgrounds in City parks	83	19.3 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	42	9.8 %
Appearance & maintenance of existing City parks	64	14.9 %
Number of City parks	38	8.9 %
Quantity of City trails	61	14.2 %
Quantity of City's open space	38	8.9 %
Other	43	10.0 %
None chosen	60	14.0 %
Total	429	100.0 %

Q5. Which THREE parks and recreation items listed in Question 4 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q5. 2nd choice	Number	Percent
Quality of facilities such as picnic shelters & playgrounds in City parks	58	13.5 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	40	9.3 %
Appearance & maintenance of existing City parks	69	16.1 %
Number of City parks	39	9.1 %
Quantity of City trails	74	17.2 %
Quantity of City's open space	51	11.9 %
Other	7	1.6 %
None chosen	91	21.2 %
Total	429	100.0 %

Q5. Which THREE parks and recreation items listed in Question 4 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q5. 3rd choice	Number	Percent
Quality of facilities such as picnic shelters & playgrounds in City parks	55	12.8 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	43	10.0 %
Appearance & maintenance of existing City parks	68	15.9 %
Number of City parks	36	8.4 %
Quantity of City trails	41	9.6 %
Quantity of City's open space	58	13.5 %
Other	10	2.3 %
None chosen	118	27.5 %
Total	429	100.0 %

SUM OF TOP 3 CHOICES**Q5. Which THREE parks and recreation items listed in Question 4 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 3)**

Q5. Sum of top 3 choices	Number	Percent
Quality of facilities such as picnic shelters & playgrounds in City parks	196	45.7 %
Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	125	29.1 %
Appearance & maintenance of existing City parks	201	46.9 %
Number of City parks	113	26.3 %
Quantity of City trails	176	41.0 %
Quantity of City's open space	147	34.3 %
Other	60	14.0 %
None chosen	60	14.0 %
Total	1078	

Q6. How willing would you be to pay additional taxes to acquire and maintain parks, sports fields, trails and open space?

Q6. How willing would you be to pay additional taxes to acquire & maintain parks, sports fields, trails & open space	Number	Percent
Very willing	49	11.4 %
Willing	124	28.9 %
Neutral	97	22.6 %
Not willing	68	15.9 %
Not at all willing	71	16.6 %
Don't know	20	4.7 %
Total	429	100.0 %

WITHOUT "DON'T KNOW"**Q6. How willing would you be to pay additional taxes to acquire and maintain parks, sports fields, trails and open space? (without "don't know")**

Q6. How willing would you be to pay additional taxes to acquire & maintain parks, sports fields, trails & open space	Number	Percent
Very willing	49	12.0 %
Willing	124	30.3 %
Neutral	97	23.7 %
Not willing	68	16.6 %
Not at all willing	71	17.4 %
Total	409	100.0 %

Q7. The Crown Park Pool was demolished this year after 65 years of service to our community. It outlived its life expectancy requiring exceedingly high repair and maintenance costs these past years. How would you vote to support a bond levy to build a new Aquatic/Community Center with leisure pool, a competitive/lap pool and multi-purpose rooms for exercise equipment and classes?

Q7. How would you vote to support a bond levy to build a new Aquatic/Community Center	Number	Percent
Vote in favor	165	38.5 %
Might vote in favor	98	22.8 %
Not sure	71	16.6 %
Vote against	89	20.7 %
Not provided	6	1.4 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"

Q7. The Crown Park Pool was demolished this year after 65 years of service to our community. It outlived its life expectancy requiring exceedingly high repair and maintenance costs these past years. How would you vote to support a bond levy to build a new Aquatic/Community Center with leisure pool, a competitive/lap pool and multi-purpose rooms for exercise equipment and classes? (without "not provided")

Q7. How would you vote to support a bond levy to build a new Aquatic/Community Center	Number	Percent
Vote in favor	165	39.0 %
Might vote in favor	98	23.2 %
Not sure	71	16.8 %
Vote against	89	21.0 %
Total	423	100.0 %

Q8. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q8-1. Visibility of police in the community	31.9%	47.8%	11.0%	5.8%	0.7%	2.8%
Q8-2. City's overall efforts to prevent crime	24.7%	43.6%	17.2%	3.3%	0.9%	10.3%
Q8-3. Enforcement of local traffic laws	21.4%	44.8%	15.6%	9.8%	4.0%	4.4%
Q8-4. Parking enforcement services	17.0%	34.7%	26.6%	4.0%	1.9%	15.9%
Q8-5. How quickly police respond to emergencies	28.4%	30.1%	11.4%	1.4%	0.9%	27.7%
Q8-6. Overall quality of local fire protection & rescue services	33.1%	34.0%	7.2%	3.0%	2.6%	20.0%
Q8-7. How quickly fire & rescue personnel respond to emergencies	31.7%	28.0%	9.3%	1.2%	1.6%	28.2%
Q8-8. Quality of local ambulance service	25.2%	27.3%	13.1%	1.2%	1.2%	32.2%
Q8-9. How quickly ambulance personnel respond to emergencies	25.4%	25.2%	12.1%	1.2%	0.7%	35.4%

WITHOUT "DON'T KNOW"

Q8. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q8-1. Visibility of police in the community	32.9%	49.2%	11.3%	6.0%	0.7%
Q8-2. City's overall efforts to prevent crime	27.5%	48.6%	19.2%	3.6%	1.0%
Q8-3. Enforcement of local traffic laws	22.4%	46.8%	16.3%	10.2%	4.1%
Q8-4. Parking enforcement services	20.2%	41.3%	31.6%	4.7%	2.2%
Q8-5. How quickly police respond to emergencies	39.4%	41.6%	15.8%	1.9%	1.3%
Q8-6. Overall quality of local fire protection & rescue services	41.4%	42.6%	9.0%	3.8%	3.2%
Q8-7. How quickly fire & rescue personnel respond to emergencies	44.2%	39.0%	13.0%	1.6%	2.3%
Q8-8. Quality of local ambulance service	37.1%	40.2%	19.2%	1.7%	1.7%
Q8-9. How quickly ambulance personnel respond to emergencies	39.4%	39.0%	18.8%	1.8%	1.1%

Q9. Which TWO public safety items from Question 8 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q9. Top choice	Number	Percent
Visibility of police in the community	52	12.1 %
City's overall efforts to prevent crime	119	27.7 %
Enforcement of local traffic laws	55	12.8 %
Parking enforcement services	14	3.3 %
How quickly police respond to emergencies	19	4.4 %
Overall quality of local fire protection & rescue services	51	11.9 %
How quickly fire & rescue personnel respond to emergencies	27	6.3 %
Quality of local ambulance service	8	1.9 %
How quickly ambulance personnel respond to emergencies	13	3.0 %
None chosen	71	16.6 %
Total	429	100.0 %

Q9. Which TWO public safety items from Question 8 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q9. 2nd choice	Number	Percent
Visibility of police in the community	53	12.4 %
City's overall efforts to prevent crime	55	12.8 %
Enforcement of local traffic laws	33	7.7 %
Parking enforcement services	18	4.2 %
How quickly police respond to emergencies	36	8.4 %
Overall quality of local fire protection & rescue services	39	9.1 %
How quickly fire & rescue personnel respond to emergencies	37	8.6 %
Quality of local ambulance service	34	7.9 %
How quickly ambulance personnel respond to emergencies	19	4.4 %
None chosen	105	24.5 %
Total	429	100.0 %

SUM OF TOP 2 CHOICES

Q9. Which TWO public safety items from Question 8 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

Q9. Sum of top 2 choices	Number	Percent
Visibility of police in the community	105	24.5 %
City's overall efforts to prevent crime	174	40.6 %
Enforcement of local traffic laws	88	20.5 %
Parking enforcement services	32	7.5 %
How quickly police respond to emergencies	55	12.8 %
Overall quality of local fire protection & rescue services	90	21.0 %
How quickly fire & rescue personnel respond to emergencies	64	14.9 %
Quality of local ambulance service	42	9.8 %
How quickly ambulance personnel respond to emergencies	32	7.5 %
None chosen	71	16.6 %
Total	753	

Q10. For each of the communication items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q10-1. Availability of information about City programs & services	14.0%	40.8%	25.6%	9.1%	1.2%	9.3%
Q10-2. City efforts to keep you informed about local issues	15.2%	38.0%	24.0%	12.8%	3.0%	7.0%
Q10-3. Overall quality of City's website	10.5%	32.4%	28.0%	8.2%	1.2%	19.8%
Q10-4. Level of public involvement in decision making	7.9%	28.0%	28.2%	11.4%	6.1%	18.4%
Q10-5. Timeliness of information provided by City	9.6%	28.7%	34.5%	6.1%	3.7%	17.5%
Q10-6. City's social media (Facebook, Twitter, etc.)	7.5%	17.5%	24.2%	3.5%	1.6%	45.7%
Q10-7. City's mobile app (CamasConnect24/7)	3.3%	11.0%	22.6%	3.5%	1.6%	58.0%

WITHOUT "DON'T KNOW"

Q10. For each of the communication items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q10-1. Availability of information about City programs & services	15.4%	45.0%	28.3%	10.0%	1.3%
Q10-2. City efforts to keep you informed about local issues	16.3%	40.9%	25.8%	13.8%	3.3%
Q10-3. Overall quality of City's website	13.1%	40.4%	34.9%	10.2%	1.5%
Q10-4. Level of public involvement in decision making	9.7%	34.3%	34.6%	14.0%	7.4%
Q10-5. Timeliness of information provided by City	11.6%	34.7%	41.8%	7.3%	4.5%
Q10-6. City's social media (Facebook, Twitter, etc.)	13.7%	32.2%	44.6%	6.4%	3.0%
Q10-7. City's mobile app (CamasConnect24/7)	7.8%	26.1%	53.9%	8.3%	3.9%

Q11. Which TWO communication items from Question 10 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q11. Top choice	Number	Percent
Availability of information about City programs & services	86	20.0 %
City efforts to keep you informed about local issues	94	21.9 %
Overall quality of City's website	42	9.8 %
Level of public involvement in decision making	82	19.1 %
Timeliness of information provided by City	15	3.5 %
City's social media (Facebook, Twitter, etc.)	8	1.9 %
City's mobile app (CamasConnect24/7)	14	3.3 %
None chosen	88	20.5 %
Total	429	100.0 %

Q11. Which TWO communication items from Question 10 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q11. 2nd choice	Number	Percent
Availability of information about City programs & services	65	15.2 %
City efforts to keep you informed about local issues	103	24.0 %
Overall quality of City's website	25	5.8 %
Level of public involvement in decision making	58	13.5 %
Timeliness of information provided by City	44	10.3 %
City's social media (Facebook, Twitter, etc.)	11	2.6 %
City's mobile app (CamasConnect24/7)	13	3.0 %
None chosen	110	25.6 %
Total	429	100.0 %

SUM OF TOP 2 CHOICES

Q11. Which TWO communication items from Question 10 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

Q11. Sum of top 2 choices	Number	Percent
Availability of information about City programs & services	151	35.2 %
City efforts to keep you informed about local issues	197	45.9 %
Overall quality of City's website	67	15.6 %
Level of public involvement in decision making	140	32.6 %
Timeliness of information provided by City	59	13.8 %
City's social media (Facebook, Twitter, etc.)	19	4.4 %
City's mobile app (CamasConnect24/7)	27	6.3 %
None chosen	88	20.5 %
Total	748	

Q12. Where do you currently get news and information about City programs, services, and events?

Q12. Where do you currently get news & information about City programs, services, & events	Number	Percent
Camas-Washougal Post Record	173	40.3 %
Columbian	159	37.1 %
City website	142	33.1 %
Public meetings	42	9.8 %
City's mobile app–CamasConnect24/7	34	7.9 %
Social media (Facebook, Twitter)	140	32.6 %
Direct mail	221	51.5 %
Phone blasts	5	1.2 %
Email sign up	46	10.7 %
Other	35	8.2 %
Total	997	

Q12-10. Other

Q12-10. Other	Number	Percent
Nextdoor	6	17.1 %
Friends	4	11.4 %
Neighbors	3	8.6 %
Word of mouth	2	5.7 %
LaCamas Magazine	2	5.7 %
Mail	1	2.9 %
Word of mouth, emails	1	2.9 %
Emails	1	2.9 %
Contacts	1	2.9 %
RIVER TALK LIBRARY AND LOCAL BUSINESSES	1	2.9 %
Text	1	2.9 %
SIGNS AT INTERSECTIONS	1	2.9 %
MAGAZINES	1	2.9 %
SCHOOL NOTICES	1	2.9 %
Printed materials	1	2.9 %
Local news	1	2.9 %
Friends, neighbors	1	2.9 %
Signs in community	1	2.9 %
DOWNTOWN MERCHANTS	1	2.9 %
COFFEE SHOP	1	2.9 %
River Talk	1	2.9 %
The window of the Post Record	1	2.9 %
Community members	1	2.9 %
Total	35	100.0 %

Q13. From which TWO sources of information listed in Question 12 would you prefer to get information from the City?

Q13. Top choice	Number	Percent
Camas-Washougal Post Record	44	10.3 %
Columbian	29	6.8 %
City website	68	15.9 %
Public meetings	8	1.9 %
City's mobile app-CamasConnect24/7	23	5.4 %
Social media (Facebook, Twitter)	64	14.9 %
Direct mail	79	18.4 %
Phone blasts	4	0.9 %
Email sign up	51	11.9 %
Other	5	1.2 %
None chosen	54	12.6 %
Total	429	100.0 %

Q13. From which TWO sources of information listed in Question 12 would you prefer to get information from the City?

Q13. 2nd choice	Number	Percent
Camas-Washougal Post Record	30	7.0 %
Columbian	23	5.4 %
City website	63	14.7 %
Public meetings	16	3.7 %
City's mobile app-CamasConnect24/7	35	8.2 %
Social media (Facebook, Twitter)	40	9.3 %
Direct mail	75	17.5 %
Phone blasts	7	1.6 %
Email sign up	55	12.8 %
Other	6	1.4 %
None chosen	79	18.4 %
Total	429	100.0 %

SUM OF TOP 2 CHOICES**Q13. From which TWO sources of information listed in Question 12 would you prefer to get information from the City? (top 2)**

Q13. Sum of top 2 choices	Number	Percent
Camas-Washougal Post Record	74	17.2 %
Columbian	52	12.1 %
City website	131	30.5 %
Public meetings	24	5.6 %
City's mobile app-CamasConnect24/7	58	13.5 %
Social media (Facebook, Twitter)	104	24.2 %
Direct mail	154	35.9 %
Phone blasts	11	2.6 %
Email sign up	106	24.7 %
Other	11	2.6 %
None chosen	54	12.6 %
Total	779	

Q14. Have you called, sent email to, or visited the City with a question, problem, or complaint during the past year?

Q14. Have you called, sent email to, or visited City with a question, problem, or complaint during past year	Number	Percent
Yes	175	40.8 %
No	246	57.3 %
Don't know	8	1.9 %
Total	429	100.0 %

WITHOUT "DON'T KNOW"**Q14. Have you called, sent email to, or visited the City with a question, problem, or complaint during the past year? (without "don't know")**

Q14. Have you called, sent email to, or visited City with a question, problem, or complaint during past year	Number	Percent
Yes	175	41.6 %
No	246	58.4 %
Total	421	100.0 %

Q14a. How easy was it to contact the person you needed to reach?

Q14a. How easy was it to contact the person you needed to reach	Number	Percent
Very easy	66	37.7 %
Somewhat easy	67	38.3 %
Difficult	26	14.9 %
Very difficult	11	6.3 %
Don't know	5	2.9 %
Total	175	100.0 %

WITHOUT "DON'T KNOW"**Q14a. How easy was it to contact the person you needed to reach? (without "don't know")**

Q14a. How easy was it to contact the person you needed to reach	Number	Percent
Very easy	66	38.8 %
Somewhat easy	67	39.4 %
Difficult	26	15.3 %
Very difficult	11	6.5 %
Total	170	100.0 %

Q14b. What department did you contact?

Q14b. What department did you contact	Number	Percent
Police	24	13.7 %
Fire	5	2.9 %
Community Development	26	14.9 %
Parks & Recreation	21	12.0 %
Camas Public Library	14	8.0 %
Event Permits	3	1.7 %
Financial Services/Utility Billing	41	23.4 %
Municipal Services (streets/water/sewer/solid waste)	91	52.0 %
Other	32	18.3 %
Total	257	

Q14b. Other

Q14b-9. Other	Number	Percent
BUILDING DEPARTMENT	5	15.6 %
City Administrator and Mayor	2	6.3 %
CODE ENFORCEMENT	2	6.3 %
PROPERTY DEVELOPMENT	1	3.1 %
CODE	1	3.1 %
BUILDING PERMITS	1	3.1 %
Engineering	1	3.1 %
Regarding library decision to leave Ft. Vanc library system and go it alone	1	3.1 %
CITY MANAGER	1	3.1 %
DOG PARK	1	3.1 %
Planning	1	3.1 %
Park and open space maintenance	1	3.1 %
BUILDING AND PLANNING ARE AWESOME	1	3.1 %
PERMIT FOR FURNACE WATER HEATER	1	3.1 %
AMBULANCE	1	3.1 %
MAYOR CITY EMPLOYEES ETC	1	3.1 %
ANIMAL SERVICES	1	3.1 %
Camps	1	3.1 %
City Management	1	3.1 %
City's stance/ordinances for AirBnB	1	3.1 %
WASTE SOURCES	1	3.1 %
CITY OF CAMAS FOR ROADS	1	3.1 %
ORDINANCE AND RULE ENFORCMENET	1	3.1 %
Mayor	1	3.1 %
Dog Licensing	1	3.1 %
Phone tree	1	3.1 %
Total	32	100.0 %

Q14c. Several factors that may influence your perception of the quality of customer service you receive from City employees are listed below. For each item, please rate how often the employees you have contacted during the past year have displayed the behavior described on a scale of 5 to 1, where 5 means "always" and 1 means "never."

(N=175)

	Always	Usually	Sometimes	Seldom	Never	Don't know
Q14c-1. They were courteous & polite	60.0%	27.4%	5.7%	1.7%	1.1%	4.0%
Q14c-2. They gave prompt, accurate, & complete answers to questions	46.3%	32.6%	11.4%	2.3%	4.6%	2.9%
Q14c-3. They did what they said they would do in a timely manner	42.9%	28.0%	14.3%	1.7%	4.6%	8.6%
Q14c-4. They helped you resolve an issue to your satisfaction	41.1%	28.0%	10.9%	5.7%	8.6%	5.7%

WITHOUT "DON'T KNOW"

Q14c. Several factors that may influence your perception of the quality of customer service you receive from City employees are listed below. For each item, please rate how often the employees you have contacted during the past year have displayed the behavior described on a scale of 5 to 1, where 5 means "always" and 1 means "never." (without "don't know")

(N=175)

	Always	Usually	Sometimes	Seldom	Never
Q14c-1. They were courteous & polite	62.5%	28.6%	6.0%	1.8%	1.2%
Q14c-2. They gave prompt, accurate, & complete answers to questions	47.6%	33.5%	11.8%	2.4%	4.7%
Q14c-3. They did what they said they would do in a timely manner	46.9%	30.6%	15.6%	1.9%	5.0%
Q14c-4. They helped you resolve an issue to your satisfaction	43.6%	29.7%	11.5%	6.1%	9.1%

Q15. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q15-1. Maintenance of major City streets	11.7%	46.4%	18.9%	13.1%	7.5%	2.6%
Q15-2. Maintenance of streets in your neighborhood	14.2%	36.8%	16.8%	20.3%	9.1%	2.8%
Q15-3. Snow removal on major City streets	19.8%	43.6%	18.9%	9.6%	2.8%	5.4%
Q15-4. Adequacy of City street lighting	18.9%	54.1%	14.2%	6.3%	3.7%	2.8%
Q15-5. Condition of sidewalks in City	12.1%	43.1%	22.1%	13.8%	6.5%	2.3%
Q15-6. On-street bicycle infrastructure (bike lanes/signs/arrows)	8.6%	25.4%	30.3%	14.9%	5.6%	15.2%
Q15-7. Street sweeping	13.1%	37.8%	28.2%	8.9%	4.2%	7.9%

WITHOUT "DON'T KNOW"

Q15. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q15-1. Maintenance of major City streets	12.0%	47.6%	19.4%	13.4%	7.7%
Q15-2. Maintenance of streets in your neighborhood	14.6%	37.9%	17.3%	20.9%	9.4%
Q15-3. Snow removal on major City streets	20.9%	46.1%	20.0%	10.1%	3.0%
Q15-4. Adequacy of City street lighting	19.4%	55.6%	14.6%	6.5%	3.8%
Q15-5. Condition of sidewalks in City	12.4%	44.2%	22.7%	14.1%	6.7%
Q15-6. On-street bicycle infrastructure (bike lanes/signs/arrows)	10.2%	29.9%	35.7%	17.6%	6.6%
Q15-7. Street sweeping	14.2%	41.0%	30.6%	9.6%	4.6%

Q16. Which TWO street related items from Question 15 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q16. Top choice	Number	Percent
Maintenance of major City streets	153	35.7 %
Maintenance of streets in your neighborhood	94	21.9 %
Snow removal on major City streets	30	7.0 %
Adequacy of City street lighting	17	4.0 %
Condition of sidewalks in City	38	8.9 %
On-street bicycle infrastructure (bike lanes/signs/arrows)	37	8.6 %
Street sweeping	17	4.0 %
None chosen	43	10.0 %
Total	429	100.0 %

Q16. Which TWO street related items from Question 15 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q16. 2nd choice	Number	Percent
Maintenance of major City streets	58	13.5 %
Maintenance of streets in your neighborhood	94	21.9 %
Snow removal on major City streets	35	8.2 %
Adequacy of City street lighting	32	7.5 %
Condition of sidewalks in City	54	12.6 %
On-street bicycle infrastructure (bike lanes/signs/arrows)	46	10.7 %
Street sweeping	33	7.7 %
None chosen	77	17.9 %
Total	429	100.0 %

SUM OF TOP 2 CHOICES**Q16. Which TWO street related items from Question 15 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)**

Q16. Sum of top 2 choices	Number	Percent
Maintenance of major City streets	211	49.2 %
Maintenance of streets in your neighborhood	188	43.8 %
Snow removal on major City streets	65	15.2 %
Adequacy of City street lighting	49	11.4 %
Condition of sidewalks in City	92	21.4 %
On-street bicycle infrastructure (bike lanes/signs/arrows)	83	19.3 %
Street sweeping	50	11.7 %
None chosen	43	10.0 %
Total	781	

Q17. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q17-1. Enforcing cleanup of litter & debris on private property	4.9%	21.2%	31.9%	9.8%	7.0%	25.2%
Q17-2. Enforcing mowing & trimming of grass & weeds on private property	4.9%	21.2%	31.5%	14.7%	6.3%	21.4%
Q17-3. Enforcing codes designed to protect public safety & health	7.7%	29.6%	27.5%	5.4%	3.0%	26.8%
Q17-4. Enforcing sign regulation	5.4%	23.3%	31.9%	7.0%	4.0%	28.4%

WITHOUT "DON'T KNOW"

Q17. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q17-1. Enforcing cleanup of litter & debris on private property	6.5%	28.3%	42.7%	13.1%	9.3%
Q17-2. Enforcing mowing & trimming of grass & weeds on private property	6.2%	27.0%	40.1%	18.7%	8.0%
Q17-3. Enforcing codes designed to protect public safety & health	10.5%	40.4%	37.6%	7.3%	4.1%
Q17-4. Enforcing sign regulation	7.5%	32.6%	44.6%	9.8%	5.5%

Q18. Which TWO code enforcement items from Question 17 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q18. Top choice	Number	Percent
Enforcing cleanup of litter & debris on private property	137	31.9 %
Enforcing mowing & trimming of grass & weeds on private property	50	11.7 %
Enforcing codes designed to protect public safety & health	101	23.5 %
Enforcing sign regulation	28	6.5 %
None chosen	113	26.3 %
Total	429	100.0 %

Q18. Which TWO code enforcement items from Question 17 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

Q18. 2nd choice	Number	Percent
Enforcing cleanup of litter & debris on private property	76	17.7 %
Enforcing mowing & trimming of grass & weeds on private property	97	22.6 %
Enforcing codes designed to protect public safety & health	66	15.4 %
Enforcing sign regulation	44	10.3 %
None chosen	146	34.0 %
Total	429	100.0 %

SUM OF TOP 2 CHOICES**Q18. Which TWO code enforcement items from Question 17 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)**

Q18. Sum of top 2 choices	Number	Percent
Enforcing cleanup of litter & debris on private property	213	49.7 %
Enforcing mowing & trimming of grass & weeds on private property	147	34.3 %
Enforcing codes designed to protect public safety & health	167	38.9 %
Enforcing sign regulation	72	16.8 %
None chosen	113	26.3 %
Total	712	

Q19. Satisfaction with Public Library Services. For each of the items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied."

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q19-1. Selection of resources available at public library	28.9%	31.9%	11.7%	3.5%	1.4%	22.6%
Q19-2. Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	24.9%	24.5%	14.5%	2.3%	0.9%	32.9%
Q19-3. Events for adults (informational, literary, participatory, entertainment, etc.)	19.6%	24.2%	19.6%	2.1%	0.7%	33.8%
Q19-4. Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	18.9%	19.3%	18.9%	1.6%	0.7%	40.6%
Q19-5. Events for children (early literacy development, storytimes, summer reading program, etc.)	25.6%	27.0%	11.7%	1.4%	0.5%	33.8%

WITHOUT "DON'T KNOW"

Q19. Satisfaction with Public Library Services. For each of the items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "very satisfied" and 1 means "very dissatisfied." (without "don't know")

(N=429)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q19-1. Selection of resources available at public library	37.3%	41.3%	15.1%	4.5%	1.8%
Q19-2. Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	37.2%	36.5%	21.5%	3.5%	1.4%
Q19-3. Events for adults (informational, literary, participatory, entertainment, etc.)	29.6%	36.6%	29.6%	3.2%	1.1%
Q19-4. Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	31.8%	32.5%	31.8%	2.7%	1.2%
Q19-5. Events for children (early literacy development, storytimes, summer reading program, etc.)	38.7%	40.8%	17.6%	2.1%	0.7%

Q20. Which TWO public library items from Question 19 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

<u>Q20. Top choice</u>	<u>Number</u>	<u>Percent</u>
Selection of resources available at public library	88	20.5 %
Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	70	16.3 %
Events for adults (informational, literary, participatory, entertainment, etc.)	27	6.3 %
Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	23	5.4 %
Events for children (early literacy development, storytimes, summer reading program, etc.)	74	17.2 %
None chosen	147	34.3 %
Total	429	100.0 %

Q20. Which TWO public library items from Question 19 do you think should receive the MOST EMPHASIS from City Leaders over the next two years?

<u>Q20. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Selection of resources available at public library	60	14.0 %
Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	59	13.8 %
Events for adults (informational, literary, participatory, entertainment, etc.)	29	6.8 %
Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	49	11.4 %
Events for children (early literacy development, storytimes, summer reading program, etc.)	59	13.8 %
None chosen	173	40.3 %
Total	429	100.0 %

SUM OF TOP 2 CHOICES

Q20. Which TWO public library items from Question 19 do you think should receive the MOST EMPHASIS from City Leaders over the next two years? (top 2)

<u>Q20. Sum of top 2 choices</u>	<u>Number</u>	<u>Percent</u>
Selection of resources available at public library	148	34.5 %
Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	129	30.1 %
Events for adults (informational, literary, participatory, entertainment, etc.)	56	13.1 %
Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	72	16.8 %
Events for children (early literacy development, storytimes, summer reading program, etc.)	133	31.0 %
None chosen	147	34.3 %
Total	685	

Q21. Expectations for Services. Using a scale from 1 to 5, where 5 means the level of service provided by the City "should be much higher" than it is now and 1 means it "should be much lower," please indicate how the level of service provided by the City should change in each of the areas listed below.

(N=429)

	Should be much higher	Should be a little higher	Should stay the same	Should be a little lower	Should be much lower	Don't know
Q21-1. Law enforcement	4.9%	28.2%	54.5%	1.6%	0.2%	10.5%
Q21-2. Fire, EMS, & ambulance	10.3%	20.0%	55.2%	0.7%	0.5%	13.3%
Q21-3. Parks, trails, & open space	13.3%	34.3%	43.6%	1.9%	0.5%	6.5%
Q21-4. Recreation facilities & programs	11.2%	34.7%	43.8%	3.3%	0.5%	6.5%
Q21-5. Maintenance of infrastructure (streets, sidewalks)	26.3%	42.4%	25.9%	0.2%	0.0%	5.1%
Q21-6. City's Public Library	3.5%	17.9%	62.7%	2.6%	0.7%	12.6%
Q21-7. City's garbage services	2.8%	9.6%	78.6%	1.6%	0.2%	7.2%

WITHOUT "DON'T KNOW"

Q21. Expectations for Services. Using a scale from 1 to 5, where 5 means the level of service provided by the City "should be much higher" than it is now and 1 means it "should be much lower," please indicate how the level of service provided by the City should change in each of the areas listed below. (without "don't know")

(N=429)

	Should be much higher	Should be a little higher	Should stay the same	Should be a little lower	Should be much lower
Q21-1. Law enforcement	5.5%	31.5%	60.9%	1.8%	0.3%
Q21-2. Fire, EMS, & ambulance	11.8%	23.1%	63.7%	0.8%	0.5%
Q21-3. Parks, trails, & open space	14.2%	36.7%	46.6%	2.0%	0.5%
Q21-4. Recreation facilities & programs	12.0%	37.2%	46.9%	3.5%	0.5%
Q21-5. Maintenance of infrastructure (streets, sidewalks)	27.8%	44.7%	27.3%	0.2%	0.0%
Q21-6. City's Public Library	4.0%	20.5%	71.7%	2.9%	0.8%
Q21-7. City's garbage services	3.0%	10.3%	84.7%	1.8%	0.3%

Q22. Would you be willing to pay more in taxes or fees to support an increase in the service level?

Q22. Would you be willing to pay more in taxes or fees to support an increase in the service level	Number	Percent
Not applicable—I do not think any levels of service need to be higher	28	6.5 %
Yes—I would be willing to pay more in taxes & fees	141	32.9 %
No—I would not be willing to pay more in taxes & fees	170	39.6 %
Don't know	90	21.0 %
Total	429	100.0 %

WITHOUT "DON'T KNOW"

Q22. Would you be willing to pay more in taxes or fees to support an increase in the service level? (without "don't know")

Q22. Would you be willing to pay more in taxes or fees to support an increase in the service level	Number	Percent
Not applicable—I do not think any levels of service need to be higher	28	8.3 %
Yes—I would be willing to pay more in taxes & fees	141	41.6 %
No—I would not be willing to pay more in taxes & fees	170	50.1 %
Total	339	100.0 %

Q23. Land Development. Using a five-point scale, where 5 means "much too slow" and 1 means "much too fast," please rate the City's current pace of development in each of the following areas.

(N=429)

	Much too slow	Too slow	Just right	Too fast	Much too fast	Don't know
Q23-1. Employment opportunities	7.2%	22.8%	22.8%	1.6%	0.7%	44.8%
Q23-2. Office development	2.1%	12.4%	37.8%	6.5%	4.7%	36.6%
Q23-3. Retail	5.8%	21.0%	45.2%	7.2%	2.8%	17.9%
Q23-4. Restaurants	5.6%	26.1%	49.0%	5.4%	2.1%	11.9%
Q23-5. Technology & other industry	4.7%	23.1%	39.2%	4.9%	1.2%	27.0%
Q23-6. Housing options for aging population	11.4%	23.5%	28.0%	2.6%	5.1%	29.4%
Q23-7. Apartments	3.7%	12.1%	28.0%	20.0%	16.3%	19.8%
Q23-8. Townhomes/row houses	3.5%	8.2%	30.8%	19.3%	19.3%	18.9%
Q23-9. Entry level single family homes	9.3%	14.7%	27.7%	18.2%	15.9%	14.2%
Q23-10. Large lot/large homes	5.4%	10.0%	27.5%	18.6%	19.3%	19.1%

WITHOUT "DON'T KNOW"

Q23. Land Development. Using a five-point scale, where 5 means "much too slow" and 1 means "much too fast," please rate the City's current pace of development in each of the following areas. (without "don't know")

(N=429)

	Much too slow	Too slow	Just right	Too fast	Much too fast
Q23-1. Employment opportunities	13.1%	41.4%	41.4%	3.0%	1.3%
Q23-2. Office development	3.3%	19.5%	59.6%	10.3%	7.4%
Q23-3. Retail	7.1%	25.6%	55.1%	8.8%	3.4%
Q23-4. Restaurants	6.3%	29.6%	55.6%	6.1%	2.4%
Q23-5. Technology & other industry	6.4%	31.6%	53.7%	6.7%	1.6%
Q23-6. Housing options for aging population	16.2%	33.3%	39.6%	3.6%	7.3%
Q23-7. Apartments	4.7%	15.1%	34.9%	25.0%	20.3%
Q23-8. Townhomes/row houses	4.3%	10.1%	37.9%	23.9%	23.9%
Q23-9. Entry level single family homes	10.9%	17.1%	32.3%	21.2%	18.5%
Q23-10. Large lot/large homes	6.6%	12.4%	34.0%	23.1%	23.9%

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be?

- A community garden.
- A community pool has been a boon to the city for decades and should be once again. Though, if it is built with additional tax money, it should not be made very expensive for use. Consider a "Friends of Crown Park Pool" pass for families to be used in season with a portion being tax deductible.
- A dog park
- A new aquatic/community center (similar to Firstenberg in Vancouver) and connecting sidewalks on Prune Hill (lots of start/stop sidewalks along the west side of the hill).
- A new pool.
- A PUBLIC POOL FOR KIDS
- a public shooting range
- a rec center
- A SENIOR CTR
- A splash pad or community open space downtown that has walkability access to 5th and 4th. Specifically, rarely used parking lots off of 6th from the mills heyday. It's about time Georgia Pacific should either clean up the massive amount of property that is unused (It would probably be considered a super fund site) or release/sell it for city use. Like the parking lots. The hulk of the mill, mainly unused now, is a blight as you drive into an otherwise cute and well maintained small city downtown.
- A splash pad, only if city agrees to fund new firefighter positions.
- A warning before shutting off water , or at least try to work with the customer.
- A waterfront that isn't a cookie cutter development. Green space, art walk along water front and unique places to eat that are not fast food, chains or franchises. A trip to Europe such as to Barcelona would enlighten city planners as to what could be unique and appealing. Enough with the big box stores found in every city USA. Creativity in this country is lacking, please don't just be another one of "those" communities.
- AFFORDABLE HOUSING FOR PEOPLE WHO ARE OF LITTLE INCOME
- Alternative destination locations other than downtown.
- Amphitheater
- AN AQUATIC CENTER OR PARK LIKE VANCOVERS TECH CTR
- AQUATIC CENTER
- AQUATIC CENTER
- AQUATIC CENTER AND WATERFRONT
- aquatic center/splash pad
- AQUATIC COMMUNITY CENTER
- AQUATIC COMMUNITY CENTER
- AQUATIC COMMUNITY CENTER
- AQUATIC CTR AND REC CTR
- Availability to a year round family center such as aquatic center or indoor play place.
- bathroom open at lactamase park year round
- BETTER LOCATED COMMUNITY CENTER WITH MORE FACILITIES AND SERVICES
- better playground eqpt, restrooms in crown park
- Better streets and sidewalks.
- Better supervision at parks.

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be? (cont.)

- Better trail system and bike paths so that people can get from place to place
- bike lanes
- bike trail system like in bend
- bring things we want arby's, winco
- Bronze statues in empty locations, or intersections with enough surface area to allow safe traffic round abouts. The concrete triangle of nothingness at the crossroad of NW 16th and NW Benton is a perfect example of a desirable location for this. Downtown Troutdale has many bronze statues as well. I think we should follow suit.
- Build a City/community aquatic center. It is ridiculous that the schools need to depend on a private facility/club it causes extreme difficulties and political problems for the school.
- BUILD A NEW AQUATIC CTR
- BUS LINE THAT IS MORE CONVENIENCE THAN CURRENT 92 BUS
- CELL PHONE SERVICE IS SERIOUSLY LACKING IN LARGE SECTIONS OF THE CITY.
- CENTRAL GATHERINGS SPACE FOR ALL CITIZENS
- city maintenance of public trailed now maintained city hoa's
- CITY POOL
- Community center
- Community center
- Community center
- community center for the elderly
- Community Center where all ages could enjoy.
- "Community center with more than just an
- Aquatics facility. Indoor and outdoor Sport courts, meeting/class rooms, done in a town center style that invites all demographics "
- COMMUNITY CENTER WITH POOL
- Community center with pool and programs for kids and adults.
- COMMUNITY CENTER WITH RECREATION POOL
- COMMUNITY CTR WITH GYM AND A POOL
- COMMUNITY EXERCISE/POOL AND CHILD PROGRAMS
- Community fitness center
- Community fitness center
- COMMUNITY POOL
- community pool and spa area
- community rec center with pool
- COMMUNITY THEATER SPACE
- Composting facility
- CONCERT/PLAY VENUE
- CONNECTED TRAIL NETWORK
- continue concerts in the park and programs
- crown park pool
- Crown park pool.

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be? (cont.)

- Development of waterfront tourist economy.(What happened to the Black Pearl restaurant?) All this development needs to cater to tourists to take tourism away from Portland. Get rid of the mill.
- Document shredding and recycling days sponsorship
- DOG FRIENDLY PARK
- DOG PARK SPRAY GROUND OR WATER FEATURE
- Dog parks
- Dog parks
- Dog parks
- EARLY LEARNING CTR AT THE LIBRARY
- Enforce cutting of low hanging tree branches on neighborhood streets. I should not have to drive down the center of a street to my home bc your department manager lives in the neighborhood and does not want to enforce hoa laws.
- EXERCISE FACILITY AND A POOL
- FAMILY FRIENDLY ECONOMICAL RESTAURANTS OTHER THAN FAST FOOD.
- FERRY ACROSS COLUMBIA OR EAST BRIDGE
- fix the holes in the streets that knock your car out of alignment....Need a Sharis or I-Hop or something along that nature in town...No more pizza or Chinese establishments or Mexican needed. I think we have those covered.
- FOOD STORE WINCO
- FORGET ABOUT NEW, HOW ABOUT ENHANCED FIRE/EMS DEPARTMENT. MORE EMPLOYEES AND MORE TRUCKS/ENGINES.
- FREE TRASH DUMP DAYS AT YOUR LOCAL TRANSFER STATION.
- get rid of the new road system by safeway. the new street painting and light system down to 1 lane through town is a mess. One lane but 2 lights. They need to get rid of the flashing light at the mill and make an actual street light to prevent accidents.
- housing for aging population
- Ice rink.
- Improve bike lanes.
- IMPROVE GRATES AND BIKE LANES
- IMPROVE HERITAGE TRAIL
- Improved roads and bike lanes.
- Increase Walking trails in between communities
- INDOOR BADMINTON COURT
- Indoor community recreation center
- INDOOR OUTDOOR POOL REC CTR NOT LOCATED NEAR LACAMAS.
- INDOOR PLAYGROUND DUE TO RAIN OR COVERED PLAYGROUND
- Indoor public pool
- Indoor public space open late, after working hours.
- indoor swimming pool/recreation area
- JUST FOCUS ON CURRENT ACTIVITIES AND CONTINUE TO DO WELL
- KEEPING AND ADDING MORE TENNIS COURT MAINTAIN WHAT WE HAVE.

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be? (cont.)

- Lake at recreation level for a longer period of time in the fall.
- lawn games at crown park
- LOW INCOME HOUSING
- LOWER PROPERTY TAXES
- MAKE THE BICYCLE RIDE IN THEIR LANES
- Maybe some elderly programs.
- MEW WA;KING TRAIL
- MORE ACCESS TO COLUMBIA
- More baseball fields for little league games.
- MORE BIKE LANES
- MORE BUSES
- MORE FESTIVALS OR ROLLER COASTERS,DONUTS,BOAT SUPPLIES AND REPAIR SHOP.
- MORE LOCAL EATERIES MOM AND POP
- MORE PARKING DOWNTOWN
- More parking in downtown camas.
- More parks
- MORE PARKS AND REC ACTIVITIES FOR KIDS
- MORE PARKS AND WALKING TRAILS
- More pickleball parks
- MORE POLICE OFFICERS
- More police officers and more speed control.
- MORE RESTAURANT
- More snow removal equipment. Prune hill is very dangerous when the roads are iced or covered in snow.
- more sports fields for youth baseball/softball/soccer
- MORE TRAILS
- More trails and open space.
- MORE TREE LINED STREETS AND MORE DOWNTOWN PARKING
- more yellow flashing left turn signals and/or roundabouts
- MOVIE NIGHTS
- MULTI SPORT COMPLEX
- Need more sidewalks, too dangerous for the children by the high school.
- need to work on the LA camas Lake area for access, trails and traffic. Development is not supported by infrastructure.
- No bus service on prune hill for elderly or disabled. Why not???
- No huge ugly storage facilities right when u enter camas. Provides nothing for families to use- even 7-11 would be better
- OPEN MORE MEETING ROOMS OR SPACE FOR CITIZENS TO BORROW.
- OPEN SPACE
- Outdoor pool.
- OUTDOOR SWIMMING POOL

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be? (cont.)

- Park and ride transit.
- Parking & cross walks at round lake & additional dog poop bag dispenser by overflow parking at. Dog leash enforcement.
- PARKS
- PARKS AND OPEN SPACE
- patrols on lactamase lake boating in summer
- Paved dedicated running/walking paths.
- PEDESTRIANS BIKE CROSSING BETWEEN LACAMAS AND ROUND LAKE
- PEOPLE SHOULD PROVIDE FOR THEMSELVES
- PERMANENT BATHROOMS AT CROWN PARK
- POCKET PARKS IN NEIGHBORHOODS WITH HASH CARS FOR DOG WALKERS
- Pool
- Pool
- Pool
- Pool
- Pool
- Pool
- Pool
- Pool
- Pool
- POOL AND WORKOUT FACILITY
- POOL AQUATIC OR GYM
- POOL AT COMMUNITY CENTER
- POOL COMPLEX
- "Pool for high school and lessons
- Street lights are much too bright
- I am already tax more in the last year than I was in Washington county over the previous six years"
- Protection of green spaces when approving new developments.
- PUBLIC POOL
- PUBLIC POOL AFFORDABLE OPEN AIR
- PUBLIC POOL AND GYM
- Public Swimming Pool as close to the center of town as possible.
- PUT IN POOL AND REC CTR ON LAKE RD
- PUT IN SPEED BUMPS ON ASTOR ST-35 MPH AND CARS STILL GO REAL FAST.
- Re-affiliate Camas library with FVRL. There is no way our local library can afford nor should they try to buy books alone. Pooling our resources with others is a much better way to leverage our contribution. We have already seen a reduction in available material and also, must travel to Washougal to access the FVRL system.
- Rec center
- REC CENTER FOR TEENS TO USE
- REC CTR GYM AND POOL
- RECREATION ACTIVITY CENTER

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be? (cont.)

- RECREATION CENTER
- RECREATION CENTER W/A POOL
- recreation facility
- reduce vehicle noise level and safe sidewalks or bike lanes for around the lake neighborhood
- REGULAR BUS SERVICE ON PRUNE HILL
- RENT AND FREE LARGE COMMUNITY CTR
- replace pool with new pool in crown park
- Replace the step-septic system with a sewer system
- replacing crown park pool
- RESTROOMS IN DOWNTOWN CAMAS HOW ODD NOT TO PROVIDE THIS. RECYCLING OPTIONS IN DOWNTOWN CAMAS.
- RESTROOMS IN PARKS
- RETAIL DEVELOPMENT ON THE CAMAS WASHUGAL WATER FRONT
- SAFE BIKE PATHS
- SAFE BIKE TRAILS AND SIDEWALKS
- senior living
- Sidewalk provided from the intersection of Everett/43rd to the high school
- Sidewalks and street lights
- SMALL WATER STRUCTURE SPLASH PAD TO REPLACE POOL.
- Soccer, basketball, pickle ball, baseball fields and courts.
- Softball/Baseball complex
- SPEED BUMPS ON 25 MPH SECTION OF 6TH THAT I'M ON PLEASE TOO MANY SPEEDING VEHICLES FOR MY KIDS.
- SPLASH PAD AT CAMAS CROWN PARK WHERE POOL WAS.
- SPLASH PAD FOR KIDS AS PART OF NEW POOL
- Sports Fields
- standardize lot size
- STOP ALLOWING FIREWORKS WITHIN THE CITY LIMITS.
- Stop building and taking away all the fields, and natural beauty! You are over building and under planning. The traffic is heavy and the speed limit 25, due to putting fronts of homes on arterials. Your city planning has been the worst! And as you increase and pack in the people, how dare you ask for more money! You have new revenue from all the new apartments, townhomes and other over building and you still are here asking for more takes! NO! ENOUGH!
- STOP CUTTING ALL THE FOREST AND BUILDING HOMES.
- stop growth lower taxes
- SWIMMING POOL
- SWIMMING POOL
- SWIMMING POOL
- swimming pool and community center
- Swimming pool and community center.

Q24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be? (cont.)

- Swimming pool not funded by additional taxes
- SWIMMING POOL SOME OF IT HAS TO BE OUTSIDE. NOT ALL INDOOR
- take a good look at what you are doing before you do it . All the b.s. stuff you are doing with our taxes. I pay taxes and come look at my streets. This is why I did not want the cities because you do what you want and to hell with the people. Look at the schools. We have good schools so every one says but you build them for one year and by the next year they are outgrown.
- The traffic on Brady Road with Intersection of Macintosh Road is so fast that coming out Macintosh onto Brady road is so dangerous. Strong suggests to add either a TRAFFIC LIGHT OR 3 WAY STOP SIGN!!
- THERE ARE TOO MANY PEOPLE HERE TO PROVIDE ADEQUATE AVAILABILITY WITH JUST ONE AMENITY LIKE A POOL OR SMALL COMMUNITY CTR.
- To have a community center such as the Firstenburg Center with swimming pool, fitness center and classes for all age groups.
- TRAFFIC ENFORCEMENT
- TRAFFIC IS BAD MORE POLICE ON BUSY ROADS MORE CROSSING LIGHTS AROUND CROWN PARK.
- TRAILS IS IN GREENBELTS INSTALLED BY DEVELOPERS ARE TOO STEEP AND COVERED IN MOSS NOT WELL MAINTAINED.
- Trails that connect neighborhoods to each other and also to existing and hopefully newly acquired open/green spaces. Currently nothing is truly connected and if it is, it's convoluted. Camas has the opportunity to work with Washougal, WA State, and the governing bodies of the Gorge and build a trail network that would be unique not only for our region but our nation. We are wasting an opportunity. These trails would also have economic benefits as people would come to Camas to recreate.
- UPGRADE THE CAMAS CENTER AND OFFER CLASSES FOR THE COMMUNITY
- WATER FEATURE
- Water features
- Water park in place of the old pool.
- Waterfront shopping and eating like new Vancouver waterfront.
- WE ARE STARTING TO HAVE HOMELESS PEOPLE LIVING IN THE LARGE PARKS. WE NEED AN ALTERNATIVE TO CAMPING IN THESE PARKS.
- We need a trail system that links Camas together. All neighborhoods should have trail access to schools, and downtown camas. We are missing an excellent opportunity to make Camas into a premier community. I won't drive and park in downtown but I would walk, ride bike, and take my kids to local businesses much more often if there was a robust, safe, and clean trail system.
- WIDEN ROAD AND ADD SIDEWALKS BETWEEN PACIFIC RIM BLVD AND 16TH AVE ON PARKER ST
- WIDER STREETS

Q24a. Would you be willing to pay more in taxes or fees to support this new community amenity?

Q24a. Would you be willing to pay more in taxes or fees to support this new community amenity	Number	Percent
Yes	150	66.4 %
No	61	27.0 %
Not provided	15	6.6 %
Total	226	100.0 %

WITHOUT "NOT PROVIDED"**Q24a. Would you be willing to pay more in taxes or fees to support this new community amenity? (without "not provided")**

Q24a. Would you be willing to pay more in taxes or fees to support this new community amenity	Number	Percent
Yes	150	71.1 %
No	61	28.9 %
Total	211	100.0 %

Q25. Approximately how many years have you lived in Camas?

Q25. How many years have you lived in Camas	Number	Percent
0-5	96	22.4 %
6-10	96	22.4 %
11-15	61	14.2 %
16-20	66	15.4 %
21-30	55	12.8 %
31+	43	10.0 %
Not provided	12	2.8 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"**Q25. Approximately how many years have you lived in Camas? (without "not provided")**

Q25. How many years have you lived in Camas	Number	Percent
0-5	96	23.0 %
6-10	96	23.0 %
11-15	61	14.6 %
16-20	66	15.8 %
21-30	55	13.2 %
31+	43	10.3 %
Total	417	100.0 %

Q26. What is your age?

Q26. Your age	Number	Percent
18-34	76	17.7 %
35-44	88	20.5 %
45-54	84	19.6 %
55-64	90	21.0 %
65+	85	19.8 %
Not provided	6	1.4 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"**Q26. What is your age? (without "not provided")**

Q26. Your age	Number	Percent
18-34	76	18.0 %
35-44	88	20.8 %
45-54	84	19.9 %
55-64	90	21.3 %
65+	85	20.1 %
Total	423	100.0 %

Q27. Which of the following BEST describes your employment status?

Q27. What best describes your employment status	Number	Percent
I am retired & not currently employed	94	21.9 %
I am retired & currently employed	22	5.1 %
I am not retired	307	71.6 %
Not provided	6	1.4 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"**Q27. Which of the following BEST describes your employment status? (without "not provided")**

Q27. What best describes your employment status	Number	Percent
I am retired & not currently employed	94	22.2 %
I am retired & currently employed	22	5.2 %
I am not retired	307	72.6 %
Total	423	100.0 %

Q28. How many children under age 18 live in your household?

Q28. How many children under 18 live in your household	Number	Percent
0	238	55.5 %
1	67	15.6 %
2	74	17.2 %
3	30	7.0 %
4+	9	2.1 %
Not provided	11	2.6 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"**Q28. How many children under age 18 live in your household? (without "not provided")**

Q28. How many children under 18 live in your household	Number	Percent
0	238	56.9 %
1	67	16.0 %
2	74	17.7 %
3	30	7.2 %
4+	9	2.2 %
Total	418	100.0 %

Q29. What is your gender?

Q29. Your gender	Number	Percent
Male	215	50.1 %
Female	209	48.7 %
Not provided	5	1.2 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"**Q29. What is your gender? (without "not provided")**

Q29. Your gender	Number	Percent
Male	215	50.7 %
Female	209	49.3 %
Total	424	100.0 %

Q30. Would you say your total annual household income is:

Q30. Your total annual household income	Number	Percent
Under \$50K	44	10.3 %
\$50K to \$74,999	42	9.8 %
\$75K to \$99,999	58	13.5 %
\$100K to \$149,999	104	24.2 %
\$150K to \$199,999	65	15.2 %
\$200K+	75	17.5 %
Not provided	41	9.6 %
Total	429	100.0 %

WITHOUT "NOT PROVIDED"**Q30. Would you say your total annual household income is: (without "not provided")**

Q30. Your total annual household income	Number	Percent
Under \$50K	44	11.3 %
\$50K to \$74,999	42	10.8 %
\$75K to \$99,999	58	14.9 %
\$100K to \$149,999	104	26.8 %
\$150K to \$199,999	65	16.8 %
\$200K+	75	19.3 %
Total	388	100.0 %

Section 5

Survey Instrument

May 2019

Dear Camas Resident,

Your input on the enclosed survey is extremely important. We believe it is crucial to ask our residents whether or not they are satisfied with the services we provide. To ensure that the City's priorities are aligned with the needs of our residents, we need to know what you think.

Your household was one of a limited number selected at random to receive this survey and your participation is necessary to make the survey a success.

We greatly appreciate your time. We realize that this survey takes some time to complete, but every question is essential. The time you invest in this survey will influence dozens of decisions that will be made about the City's future. Your responses will also help the City Council gauge the success of its efforts to carry out the community's vision for the City of Camas and to address the many opportunities and challenges facing our community.

Please return your survey, or complete it online, sometime during the next week. We have selected ETC Institute to administer this survey. Your responses will remain confidential. Please return your survey in the enclosed postage-paid envelope to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061; or go to camascitizensurvey.org to complete the survey online.

If you have any questions, please contact Peter Capell with the City of Camas at (360) 834-6864 or pcapell@cityofcamas.us. Thanks again for taking the time to let your voice be heard.

Sincerely,



Shannon Turk
Mayor

Please take a few minutes to complete this survey. Your input is an important part of the City's on-going effort to identify and respond to citizen concerns. If you have questions, please call Peter Capell at 360-834-6864.

In questions 1 and 2 we are asking your satisfaction level for individual department or primary services, and then to tell us what areas you believe need the most emphasis as we move forward. This information is important as we develop future budgets and work plans. Later in the survey, we are asking more detailed questions about department or primary services to give us feedback on how we are doing in the various services we provide.

1. Major categories of services provided by the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of police services	5	4	3	2	1	9
02. Overall quality of fire, emergency medical and ambulance services	5	4	3	2	1	9
03. Overall quality of city parks/trails/open space	5	4	3	2	1	9
04. Overall maintenance of city streets	5	4	3	2	1	9
05. Overall quality of city water utilities	5	4	3	2	1	9
06. Overall quality of city sewer services	5	4	3	2	1	9
07. Overall effectiveness of city management of storm water runoff	5	4	3	2	1	9
08. Overall enforcement of city codes and ordinances	5	4	3	2	1	9
09. Overall quality of customer service you receive from city employees	5	4	3	2	1	9
10. Overall effectiveness of city communication with the public	5	4	3	2	1	9
11. Overall effectiveness of city economic development efforts	5	4	3	2	1	9
12. Overall quality of the City's public library services	5	4	3	2	1	9
13. Overall quality of the City's garbage services	5	4	3	2	1	9
14. Overall quality of the City's parks and recreation programs	5	4	3	2	1	9

2. Which THREE of the above items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q1 above.]

1st: _____ 2nd: _____ 3rd: _____

3. Several items that may influence your perception of the City of Camas are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of services provided by the City of Camas	5	4	3	2	1	9
02. Overall value that you receive for your city tax dollars and fees	5	4	3	2	1	9
03. Overall image of the City	5	4	3	2	1	9
04. How well the City is managing growth and development	5	4	3	2	1	9
05. Overall quality of life in the City	5	4	3	2	1	9
06. Overall feeling of safety in the City	5	4	3	2	1	9
07. Availability of job opportunities	5	4	3	2	1	9
08. Overall quality of new development	5	4	3	2	1	9

4. For each of the parks items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 4.

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PARKS AND RECREATION						
01. Quality of facilities such as picnic shelters and playgrounds in City parks	5	4	3	2	1	9
02. Quality of outdoor athletic fields (e.g., baseball, soccer, & football)	5	4	3	2	1	9
03. Appearance and maintenance of existing City parks	5	4	3	2	1	9
04. Number of City parks	5	4	3	2	1	9
05. Quantity of City trails	5	4	3	2	1	9
06. Quantity of the City's open space	5	4	3	2	1	9
07. Other: _____	5	4	3	2	1	9

5. Which THREE parks and recreation items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q4 above.]

1st: _____ 2nd: _____ 3rd: _____

6. How willing would you be to pay additional taxes to acquire and maintain parks, sports fields, trails and open space?

____ (1) Very willing ____ (3) Neutral ____ (5) Not at all willing
 ____ (2) Willing ____ (4) Not willing ____ (9) Don't know

7. The Crown Park pool was demolished this year after 65 years of service to our community. It outlived its life expectancy requiring exceedingly high repair and maintenance costs these past years. How would you vote to support a bond levy to build a new Aquatic/Community Center with leisure pool, a competitive/lap pool and multi-purpose rooms for exercise equipment and classes?

____ (1) Vote in Favor ____ (2) Might Vote in Favor ____ (3) Not Sure ____ (4) Vote Against

8. For each of the public safety items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PUBLIC SAFETY						
01. The visibility of police in the community	5	4	3	2	1	9
02. The City's overall efforts to prevent crime	5	4	3	2	1	9
03. Enforcement of local traffic laws	5	4	3	2	1	9
04. Parking enforcement services	5	4	3	2	1	9
05. How quickly police respond to emergencies	5	4	3	2	1	9
06. Overall quality of local fire protection and rescue services	5	4	3	2	1	9
07. How quickly fire and rescue personnel respond to emergencies	5	4	3	2	1	9
08. Quality of local ambulance service	5	4	3	2	1	9
09. How quickly ambulance personnel respond to emergencies	5	4	3	2	1	9

9. Which TWO public safety items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q8 above.]

1st: _____ 2nd: _____

10. For each of the communication items listed below, please rate your satisfaction on a scale of 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 4.

How satisfied are you with:		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
COMMUNICATION							
01.	The availability of information about city programs and services	5	4	3	2	1	9
02.	City efforts to keep you informed about local issues	5	4	3	2	1	9
03.	Overall quality of the City's website	5	4	3	2	1	9
04.	The level of public involvement in decision making	5	4	3	2	1	9
05.	Timeliness of information provided by the City	5	4	3	2	1	9
06.	City's social media (Facebook, Twitter, etc.)	5	4	3	2	1	9
07.	City's mobile app (CamasConnect24/7)	5	4	3	2	1	9

11. Which TWO communication items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q10 above.]

1st: _____ 2nd: _____

12. Where do you currently get news and information about city programs, services, and events? [Check all that apply.]

- (01) Camas-Washougal Post Record (05) City's mobile app – CamasConnect24/7 (08) Phone blasts
 (02) Columbian (06) Social media (Facebook, Twitter) (09) E-mail sign up
 (03) City website (07) Direct mail (10) Other: _____
 (04) Public meetings

13. From which TWO sources of information listed in Question 12 would you prefer to get information from the City? [Write-in your answers below for your top two choices using numbers from the list in Question 12.]

1st: _____ 2nd: _____

14. Have you called, sent E-mail to, or visited the City with a question, problem, or complaint during the past year?

- (1) Yes [Answer Questions 14a-14c.] (2) No [Skip to Question 15.] (9) Don't Know [Skip to Question 15.]

14a. How easy was it to contact the person you needed to reach?

- (4) Very easy (2) Difficult (9) Don't know
 (3) Somewhat easy (1) Very difficult

14b. What department did you contact? [Check all that apply]

- (1) Police (6) Event permits
 (2) Fire (7) Financial Services/Utility Billing
 (3) Community Development (8) Municipal Services (streets/water/sewer/solid waste)
 (4) Parks and Recreation (9) Other: _____
 (5) Camas Public Library

- 14c. Several factors that may influence your perception of the quality of customer service receive from city employees are listed below. For each item, please rate how often the employees you have contacted during the past year have displayed the behavior described on a scale of 5 to 1, where 5 means "Always" and 1 means "Never."** Item 4.

Frequency that:	Always	Usually	Sometimes	Seldom	Never	Don't Know
01. They were courteous and polite	5	4	3	2	1	9
02. They gave prompt, accurate, and complete answers to questions	5	4	3	2	1	9
03. They did what they said they would do in a timely manner	5	4	3	2	1	9
04. They helped you resolve an issue to your satisfaction	5	4	3	2	1	9

- 15. For each of the street maintenance items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
STREETS						
01. Maintenance of major city streets	5	4	3	2	1	9
02. Maintenance of streets in your neighborhood	5	4	3	2	1	9
03. Snow removal on major city streets	5	4	3	2	1	9
04. Adequacy of city street lighting	5	4	3	2	1	9
05. Condition of sidewalks in the City	5	4	3	2	1	9
06. On-street bicycle infrastructure (bike lanes/signs/arrows)	5	4	3	2	1	9
07. Street sweeping	5	4	3	2	1	9

- 16. Which TWO street related items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q15 above.]**

1st: _____ 2nd: _____

- 17. For each of the code enforcement items listed below, please rate your satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
CODE ENFORCEMENT						
01. Enforcing the cleanup of litter and debris on private property	5	4	3	2	1	9
02. Enforcing the mowing and trimming of grass and weeds on private property	5	4	3	2	1	9
03. Enforcing codes designed to protect public safety and health	5	4	3	2	1	9
04. Enforcing sign regulation	5	4	3	2	1	9

- 18. Which TWO code enforcement items do you think should receive the MOST EMPHASIS from City Leaders over the next two years? [Write-in your answers below using the numbers from the list in Q17 above.]**

1st: _____ 2nd: _____

19. **Satisfaction with Public Library Services.** For each of the items listed below, please rate satisfaction on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 4.

How satisfied are you with:	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
PUBLIC LIBRARY						
01. Selection of resources available at the public library	5	4	3	2	1	9
02. Digital resources available online with library card (eBooks, databases, downloadable audiobooks, etc.)	5	4	3	2	1	9
03. Events for adults (informational, literary, participatory, entertainment, etc.)	5	4	3	2	1	9
04. Events for teens (Youth Advisory Council, book club, crafts, summer reading, etc.)	5	4	3	2	1	9
05. Events for children (early literacy development, storytimes, summer reading program, etc.)	5	4	3	2	1	9

20. **Which TWO public library items do you think should receive the MOST EMPHASIS from City Leaders over the next two years?** [Write-in your answers below using the numbers from the list in Q19 above.]

1st: _____ 2nd: _____

21. **Expectations for Services.** Using a scale from 1 to 5, where 5 means the level of service provided by the City "Should Be Much Higher" than it is now and 1 means it "Should Be Much Lower," please indicate how the level of service provided by the City should change in each of the areas listed below.

How should the level of service provided by the City in the following areas change:	Should Be Much Higher	Should Be a Little Higher	Should Stay the Same	Should Be a Little Lower	Should Be Much Lower	Don't Know
01. Law enforcement	5	4	3	2	1	9
02. Fire, EMS, and ambulance	5	4	3	2	1	9
03. Parks, trails, and open space	5	4	3	2	1	9
04. Recreation facilities and programs	5	4	3	2	1	9
05. Maintenance of infrastructure (<i>streets, sidewalks</i>)	5	4	3	2	1	9
06. City's Public Library	5	4	3	2	1	9
07. City's garbage services	5	4	3	2	1	9

22. **Would you be willing to pay more in taxes or fees to support an increase in the service level?**

- ____ (1) Not applicable – I do not think any levels of service need to be higher
- ____ (2) Yes – I would be willing to pay more in taxes and fees
- ____ (3) No – I would not be willing to pay more in taxes and fees
- ____ (9) Don't know

23. Land Development. Using a five-point scale, where 5 means "Much Too Slow" and 1 means "Too Fast," please rate the City's current pace of development in each of the following areas. Item 4.

Growth Management	Much Too Slow	Too Slow	Just Right	Too Fast	Much Too Fast	Don't Know
01. Employment opportunities	5	4	3	2	1	9
02. Office development	5	4	3	2	1	9
03. Retail	5	4	3	2	1	9
04. Restaurants	5	4	3	2	1	9
05. Technology and other industry	5	4	3	2	1	9
06. Housing options for aging population	5	4	3	2	1	9
07. Apartments	5	4	3	2	1	9
08. Townhomes/row houses	5	4	3	2	1	9
09. Entry level single family homes	5	4	3	2	1	9
10. Large lot/large homes	5	4	3	2	1	9

24. Community amenities provided by the City can enhance the quality of life in Camas. If you could identify ONE new community amenity that could be provided by the City, what would it be?

24a. [If you listed something in Question 24.] Would you be willing to pay more in taxes or fees to support this new community amenity?

____(1) Yes ____ (2) No

25. Approximately how many years have you lived in Camas? _____ Years

26. What is your age? _____ Years

27. Which of the following BEST describes your employment status?

____(1) I am retired and not currently employed ____ (2) I am retired and currently employed ____ (3) I am not retired

28. How many children under age 18 live in your household? _____ Children

29. What is your gender? ____ (1) Male ____ (2) Female

30. Would you say your total annual household income is:

____(1) Under \$50,000 ____ (3) \$75,000 to \$99,999 ____ (5) \$150,000 to \$199,999
 ____ (2) \$50,000 to \$74,999 ____ (4) \$100,000 to \$149,999 ____ (6) \$200,000 or more

This concludes the survey – Thank you for your time!

Please return your completed survey in the enclosed postage-paid envelope addressed to:
 ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having difficulties with City services. If your address is not correct, please provide the correct information. Thank You.



Staff Report

October 17, 2022 Council Regular Meeting

Community Survey Update
Presenter: Bryan Rachal, Communication Director
Time Estimate: 10 mins

Phone	Email
360-817-7035	brachal@cityofcamas.us

BACKGROUND: Update on Council’s request regarding community survey

SUMMARY: Council requested information on the Community Survey, including what would happen if we shortened or combined questions. The response below is from Jason Morado at ETC Incident and includes reference to the attached PDF.

Response from Jason Morado with ETC Institute regarding shortening and combining questions.

I’m typically a fan of shortening surveys, but eliminating the satisfaction questions would dramatically change our survey findings report. Its fine with me if that’s the direction that council wants to go, but I want to point out how that would impact our survey findings report:

- Section 1: Charts and Graphs – this section includes charts that compare the satisfaction ratings for questions the City asked in 2017 and 2019, so we would lose the ability to continue measuring trends over time.
- Section 2: Importance-Satisfaction – this analysis is based on the idea that services that have a combination of low levels of satisfaction and high levels of importance are the areas that the City should focus on (methodology described in more detail on pages 48 and 49 of report). If there aren’t any satisfaction questions, we wouldn’t be able to provide this analysis.
- Section 3: Benchmarking Analysis – All of our benchmarking data is based on satisfaction ratings for cities across the country, so we wouldn’t be able to provide any benchmarking data without the satisfaction questions.

RECOMMENDATION: Staff is seeking feedback about whether Council prefers to move forward as-is, adjust, or address at a later time.



City Council Workshop Minutes - Draft
Monday, October 03, 2022, 4:30 PM
Council Chambers, 616 NE 4th Avenue

NOTE: Please see the published agenda packet for item file attachments

CALL TO ORDER

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

ROLL CALL

Present: Council Members Greg Anderson, Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, and Leslie Lewallen

Staff: Bernie Bacon, Debra Brooks, James Carothers, Rob Charles, Carrie Davis, Cathy Huber Nickerson, Michelle Jackson, Mitch Lackey, Trang Lam, Robert Maul, Bryan Rachal, Heather Rowley, Ron Schumacher, Jeff Swanson, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record (5:06 p.m.)

PUBLIC COMMENTS

No one from the public wished to speak.

WORKSHOP TOPICS

1. Camas and Washougal School District Capital Facilities Update
 Presenter: Robert Maul, Interim Community Development Director; Jason McEathron, Camas School District; and LeAnne Bremer, Miller Nash

A public hearing will be placed on the November 7, 2022 Regular Meeting Agenda.

2. Annual Review Request to Modify Comprehensive Plan and Zoning
 Presenter: Robert Maul, Interim Community Development Director and Marty Snell, MacKay Sposito

A public hearing will be placed on the November 7, 2022 Regular Meeting Agenda.

3. General Sewer Plan Update
 Presenter: Rob Charles, Utilities Manager

A resolution will be placed on the November 21, 2022 Regular Meeting Agenda.

These materials are archived electronically by the City of Camas. DESTROY AFTER USE.

4. 2023 Community Development Block Grant (CDBG) Application
Presenter: James Carothers, Engineering Manager

A public hearing will be placed on the October 17, 2022 Regular Meeting Agenda.

5. Lakes Management Plan Professional Services Agreement Amendment No. 4
Presenter: Steve Wall, Public Works Director

This item will be placed on the October 17, 2022 Consent Agenda.

6. City Hall Annex Design Professional Services Agreement
Presenter: Steve Wall, Public Works Director

This item will be placed on the October 17, 2022 Consent Agenda.

7. American Rescue Plan Act Status Presentation
Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst

This item will be placed on future Council agenda.

8. Mayor's 2023-2024 Recommended Budget Presentation
Presenter: Cathy Huber Nickerson, Finance Director and Debra Brooks, Financial Analyst

A public hearing will be placed on the December 5, 2022 Regular Meeting Agenda.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, Council Comments and Reports were moved to the October 3, 2022 Regular Meeting Agenda.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 6:23 p.m.



City Council Regular Meeting Minutes - Draft
Monday, October 03, 2022, 7:00 PM
Council Chambers, 616 NE 4th Avenue

NOTE: Please see the published agenda packet for item file attachments

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Greg Anderson, Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, and Leslie Lewallen

Staff: Bernie Bacon, Carrie Davis, Cliff Free, Cathy Huber Nickerson, Mitch Lackey, Trang Lam, Robert Maul, Bryan Rachal, Heather Rowley, Jeff Swanson, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record (7:06 p.m.)

PUBLIC COMMENTS

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

Joseph Badolato, Camas, commented about fireworks.

STAFF PRESENTATIONS

1. Camas Sister City Organization Update
Presenter: Lloyd Halverson, Partnership Coordinator

Halverson and representatives for the Sister City Organization provided an update to Council. This was for Council's information only.

2. Fireworks Policy Discussion
Presenter: Cliff Free, Interim Fire Chief and Ron Schumacher, Fire Marshal

Free provided an overview of current fireworks codes. Discussion ensued. This item will be placed on a 2023, Council meeting agenda.

CONSENT AGENDA

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

3. September 19, 2022, Camas City Council Regular and Workshop Meeting Minutes
4. \$944,809.84 Automated Clearing House and Claim Checks Numbered 152138 to 152240; \$2,771,098.05 Automated Clearing House, Direct Deposit and Payroll Accounts Payable Checks Numbered 152131 through 152137

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

NON-AGENDA ITEMS

5. Breast Cancer Awareness Month Proclamation

Mayor Hogan proclaimed October 2022, as Breast Cancer Awareness Month in the City of Camas.

6. Staff

Urquhart commented about the Halverson's book signing at the Camas Library Second Story Gallery and the Sister Cities exhibit; library card sign-up month results; and the library's centennial slogan contest results.

Wall commented about the Lacamas Lake Clean-up event and staff contributions to the completion of several capital projects over the summer.

Swanson commented about the 2023-2024 Mayor's Recommended Budget and the format of Staff Reports for Council agendas.

7. Council

Carter attended a Joint Policy Advisory Committee (JPAC) meeting, the Council Planning Day 7 Special Meeting, will attend the City Council Vacancy, and the Fire Chief interview meetings.

Carter commented about residential traffic calming and the City budget. Carter requested that the City of Camas Form of Government topic be placed on a 2023 Council Workshop agenda.

Hein commented about the Council Planning Day 7 Special Meeting, the City's budget priorities, and the efforts related to unlawful camping.

Lewallen attended a meeting regarding homelessness, a Georgia Pacific (GP) Mill Cleanup Advisory Committee meeting, commented about a community pool survey, and about the intersection of NW Brady Road and NW Grand Ridge Drive.

Boerke commented about staff efforts regarding the City's budget process and the Sister City program.

Chaney attended the Clark County Mayor's Dinner, which discussed the topic of emergency preparedness.

Anderson commented about Pink Lemonade recycle bins, attended a C-TRAN special meeting, the Camas-Washougal Fire Department (CWFD) Open House, a Finance Committee meeting, a Design Review meeting, and commented about neighborhood traffic management and the JPAC meeting.

Mayor commented about the 2023-2024 Mayor's Recommended Budget.

MAYOR

8. Disability Employment Awareness Month Proclamation

Mayor Hogan proclaimed October 2022, as Disability Employment Awareness Month in the City of Camas.

9. Indigenous Peoples' Day Proclamation

Mayor Hogan proclaimed October 10, 2022, as Indigenous Peoples' Day in the City of Camas.

MEETING ITEMS

10. Resolution No. 22-013 Conservation Futures Account of Clark County Interlocal Agreement

Presenter: Trang K. Lam, Parks & Recreation Director

It was moved by Carter, and seconded, that Resolution No. 22-013 be adopted. The motion carried unanimously.

11. Skate Park Improvements Bid Package

Presenter: Trang K. Lam, Parks & Recreation Director

It was moved by Carter, and seconded, to reject all bids received for the Skate Park Improvements and direct staff to rebid the project in early 2023. The motion carried unanimously.

PUBLIC COMMENTS

Samantha Horner, Camas, commented about fireworks.

Swati Wilson, Camas, commented via email about the City Council vacancy.

CLOSE OF MEETING

The meeting closed at 8:39 p.m.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 4**

616 NE 4th Avenue
Camas, WA 98607

Project No. D-1010

Lake Management Plan – Phase 2B Part 3

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the **18 day of October, 2022**, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Geosyntec Consultants, 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 **June 8, 2021**, 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.
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, 2023**
- 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 with a total estimated not to exceed fee of:
 - a. Previous not to exceed fee:
 - i. Ph. 1 Scope of Work: \$106,400
 - ii. Ph. 2A Scope of Work (QAPP): \$22,700
 - iii. Ph. 2B – Part 2: \$127,500
 - iv. Ph. 2B Field Work: \$294,898
 - v. Total Prior Not to Exceed: \$551,498
 - b. Amendment No. 4 Ph. 2B – Part 3: \$189,500
 - c. **New Amended Total: \$740,998**

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 October, 2022.

CITY OF CAMAS:

CONSULTANT: Geosyntec Consultants, Inc.
Authorized Representative

By: _____

DocuSigned by:
Sean Ragain
B89147D69AAC4DE...

Print Name: _____

Print Name: Sean Ragain

Title: Mayor

Title: Vice President

Date: 10/7/2022

EXHIBIT "A"
AMENDED SCOPE OF SERVICES



920 SW 6th Ave, Suite 600
Portland, Oregon 97204
PH 503.222.9518
FAX 971.271.5884
www.geosyntec.com

VIA ELECTRONIC MAIL

August 16, 2022

Mr. Steve Wall, P.E.
Public Works Director
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Subject: Phase 2B Part 3 Draft Workplan, Lake Management Planning

Dear Mr. Wall,

On behalf of Geosyntec Consultants, Inc. (Geosyntec), we are pleased to present you with our draft scope of work for Phase 2B (Part 3) of the Lake Management Planning support to the City of Camas (City). Geosyntec's team with MacKay Sposito and JLA have developed this draft scope of work and budget for Lake Management Planning for Lacamas, Round and Fallen Leaf Lakes.

This workplan does not include conducting the field work, which was scoped and approved separately.

Introduction

This workplan outlines the tasks needed to complete a Lake Management Plan, following the Washington State Department of Ecology (Ecology) Lake Cyanobacteria Management Plan (LCMP) format, for Lacamas, Round and Fallen Leaf Lakes. The workplan is intended to specify the tasks required to understand the issues of algal blooms that have become common within the lakes. Nutrients within the lake have allowed algal blooms to become more common and longer in duration. These algal blooms cause harmful toxins to enter the waterbody resulting in a public health risk for the local community. Current management of the lakes is very limited and is based on an incomplete understanding of the causes of the blooms. As such, mitigation and prevention of these blooms are difficult unless a full understanding of the nutrient cycles within the lake can be developed, and external loading sources can be identified and determined. Identifying the phosphorus budget and inputs into the watershed are key to understanding and developing a comprehensive management plan for the watershed. This workplan outlines the steps towards development of such a plan.

Phase 2 can be separated into the following distinct parts:

Phase 2B Part 3 Draft Workplan, Lake Management Planning
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- Phase 2a. QAPP development, to be completed via separate scope of work and agreement amendment. This work is complete.
- Phase 2b, Part 1: Conduct Field Work, to be developed based on the completed and approved QAPP. This work is ongoing.
- Phase 2b, Part 2: Task 2.2 (Part 2), Task 2.3, Task 2.4, and Task 2.9 (Part 2). This work is mostly complete, with limited budget remaining for Tasks 2.3 and 2.4.
- Phase 2b, Part 3: Task 2.2 (Part 3), Task 2.5, Task 2.6, Task 2.7, Task 2.8, and Task 2.9 (Part 3). These tasks are part of the current funding request.

Task 2A: QAPP Development

Previously approved and work is complete.

Task 2.1: Conduct Field Work

Previously approved and work is ongoing.

Task 2.2 Stakeholder Involvement

Objective

The objective of this task is to conduct education and outreach with the community to generate continued awareness of the LCMP effort, collaborate with and inform key stakeholders and the broader community about the current lake conditions and potential management measures for short and long-term improvement and build consensus and support for sustainable and effective long-term management measures to improve lake water quality.

This task will focus on these three elements of engagement:

1. **Ongoing information and awareness campaign:** The project team will continue general communication with the broader community which will include maintaining the project webpage on Engage Camas, continued social media content and updating the project fact sheet. In addition, the project team will develop an informational “call to action” campaign to generate awareness of short-term management measures to improve water quality in the lakes, such as responsible pet waste practices, alternative fertilizers, etc. This campaign could include collateral materials, such as stickers, posters, mailers, flyers and an informational video.
2. **Engage the public, key stakeholder groups and other partners to guide development of effective and sustainable long-term management measures to improve water quality in the lakes:** The project team will work with the City to develop and launch a series of three online open houses to guide the development of effective long-term management measures for the lakes informed by community goals and values. the online

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open houses will be designed to keep the community apprised of project progress with the field data program, the spectrum of lake management measures available, and be part of vetting and prioritizing appropriate lake management measures that will be acceptable to the community while improving lake water quality.

- 3. Development of a community supported, long-term lake management recommended alternative:** In order to develop a lake management alternative (suite of management measures) that is supported by key stakeholders and the broader community, the project team will engage key stakeholder groups. These key stakeholders will include large property owners, state and local agencies, lake user groups, Camas Parks and Recreation Commission, City Council, the Lacamas Creek Watershed Advisory Committee and the broader community. Outreach and engagement will include small group meetings with key stakeholders, online surveys and online open houses to provide input on community goals, values and expectations for a long-term management alternative, these efforts will also provide an opportunity to learn about and provide input on the spectrum of lake management measures.

Activities

Activities within this task will take place in phases in the following phases:

Phase 2.2, Part 2 portion:

- A public involvement kickoff meeting to be held between the Geosyntec team and the City to inform development of the public involvement and communications plan
- Develop the public involvement and communications plan to include key messaging, awareness campaign strategies and outreach to target audiences
- Strategize with the City about how best to reach out to and maintain communication with key project stakeholders, including local and state agencies, large landowners, Camas School District, Camas Parks and Recreation Commission, City Council and lake user groups.
- Continue to update the City's Engage Camas page
- Continue to develop social media content
- Develop up to one community-wide mailer
- Develop up to one collateral material (sticker or poster)
- Host up to two informational tabling events at high traffic locations in the community
- Develop informational video describing the LMP, timeline and identified long and short-term management measures to improve water quality

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- Conduct an online open house to share project progress with the field data program as well as ask questions to better understand the community values and expectations for future lake use and management measures.
- Conduct 2 meetings with key stakeholder groups, to be identified in collaboration with the City

Phase 2.2, Part 3 portion:

- Conduct an online community open house to share the spectrum of lake management measures and gather input on possible management measures for the future
- Conduct an online community open house to vet and prioritize appropriate lake management measures
- Continue to update the City's Engage Camas page for the LCMP
- Continue to develop social media content
- Develop up to one community-wide mailer
- Host up to two informational tabling events at high traffic locations in the community, including the October 1, 2022 Lake Clean-up Day
- Conduct 2 meetings with key stakeholder groups, to be identified in collaboration with the City

Deliverables

- Agenda and summary of action items from kick off meeting
- Public Involvement and Communications Plan
- Updated fact sheet (1)
- Design for collateral materials (1 sticker and 1 poster for awareness campaign)
- Development and summarizing up to three online open houses
- Coordination, attendance and summary of up to 4 tabling events
- Development of 1 mailer for distribution throughout the community
- Content for up to 12 social media posts
- Production of 1 informational video
- Up to 6 updates to the Engage Camas web page
- Agendas, discussion questions and summary report of meetings with up to 2 key stakeholder groups or individuals.

Assumptions

- The public involvement plan will undergo one round of review before being finalized

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- Recognizing that the current pandemic is a constantly changing situation, the Geosyntec team will work closely with the City to determine the best methods to engage people whether that's online or through safely distanced in-person engagement

Task 2.3 Implement Short-Term Wins and Volunteer Opportunities (Previously authorized) Objective

The objective of this task is to assist the City with implementing short-term win ideas prioritized in Phase 1.

Background

During Phase 1, we identified the following short-term wins as the most promising opportunities:

- Collaborate with Clark Conservation District on their workshop programs on watershed processes and water quality issues, and BMP technical assistance to landowners
- Optimization of stormwater operations, including checking catch basin cartridge units
- Evaluate opportunities related to the PROS plan as it is developed, in collaboration with the Camas Parks department. Opportunities may include prioritizing vegetation that exports less Phosphorus, and contributing to updated design standards and maintenance standards for trails to prevent erosion.
- Hotspot erosion control at:
 - East Lake boat ramp
 - Round Lake Parking lot (County owned)
- Screening of properties recently purchased as part of the legacy lands program. We recommend focusing on the Rose and Leadbetter properties.

Activities

- Participate in up to four (2) meetings with Clark Conservation District
- Participate in up to four (2) meetings with the City of Camas, Parks Department
- Conduct two (2) days of field work along with the City to assist with any of the potential following items:
 - Checking catch basin cartridge units,
 - Visiting the East Lake boat ramp for scoping erosion control opportunities,
 - Visiting the Round Lake Overflow Parking Lot for scoping erosion control opportunities, or

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- Screening level assessment of recently purchased properties current erosion state, and opportunities for on the ground restoration or BMP demonstration projects (Rose and Leadbetter properties),

Deliverables

- Meeting agendas and summary notes from the meetings with Clark Conservation District and the Parks Department
- Summary notes from the field activities
- Technical memo suggesting tactics to optimize stormwater operations potentially including construction erosion control inspections, ongoing facility inspection and maintenance, catch basin cleaning frequency and street sweeping.
- Technical memo outlining short term corrective actions to abate erosion.
- Technical memo regarding legacy lands, providing corrective actions to abate active erosion, and an opportunities matrix for potential restoration activities.
- Summaries of work performed

Assumptions

- Field work will be performed by 2 members of the Geosyntec team along with at least 1 City employee
- Additional field work required to complete these tasks is not part of this scope of work
- Existing fieldwork protocols can be used to evaluate recently purchased properties
- The City is able to provide complete information regarding how the stormwater program currently operates

Task 2.4 Funding Strategy and Implementation (Previously authorized)

Objective

The objective of this task is to utilize the funding strategies identified in Phase 1 to assist the City in applying for grant applications and collaborating with other agencies to pursue joint funding.

Activities

- Conduct a funding strategy Phase 2 kickoff meeting to discuss this approach. This will include discussion of developing inter-agency partnerships to pursue joint funding or develop joint programs for project funding and implementation. Partnerships may include:
 - Clark Conservation District
 - Clark County

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- Washington State Department of Ecology
- U.S. Department of Agriculture Natural Resources Conservation Service
- Provide limited support for the City in completing up to grant applications identified in Phase 1 (assume 18 hours of consultant time)
- Being able to identify and implement the most effective and sustainable LCMP for improving the lakes will require collaboration with other agencies and community partners. Therefore, the Geosyntec team will provide limited support, assisting the City in collaborating with local and state agencies to identify opportunities and develop long term partnerships for ongoing coordinated lake management and implementation of the Lake Management Plan (assume 24 hours of consultant time).

Deliverables

- Meeting agendas and summary notes from funding strategy session

Assumptions

- This task includes up to 50 total hours of consultant time from the Geosyntec team

Task 2.5 Field Data Analysis

Objective

The objective of this task is to analyze the field data coming in over the 12-month period to characterize the lake water quality conditions and support development of the LCMP.

Activities

- Analyze the field data and develop appropriate plots and tables and other information summarizing the data and what it tells about lake water quality conditions. This analysis includes:
 - Lake inflows, outflows and lake level
 - In-lake Temperature, Dissolved Oxygen, pH, Conductivity, and Secchi Depth
 - In-lake Phosphorus (Total and Orthophosphate), Nitrogen (Ammonium, Nitrate-Nitrite, and Total Persulfate N), Chlorophyll-a
 - Concentration of Phosphorus (Total and Orthophosphate), Temperature, Dissolved Oxygen, Nitrogen (Ammonium, Nitrate-Nitrite, and Total Persulfate N), pH and Conductivity in the tributaries
 - Waterfowl (qualitative)
 - Aquatic vegetation
 - Shoreline modification

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- Lake sediment sampling, including analysis of core samples for Total Phosphorus, Phosphorus fractionation, Iron, Aluminum, Percent Water, Grain Size
- Document the results and findings in a chapter of the LCMP

Deliverables

- A chapter in the LCMP focused on the monitoring results and interpretation

Assumptions

- Completion of this Task is dependent upon an approved QAPP and field workplan and contract for collecting data being executed
- Depending on the results of the Ecology bacteria field sampling and the field sampling conducted under Task 2.4, there may be a need for conducting microbial source tracking, which would provide valuable information on bacteria sources to the lakes. Currently this is not scoped in this workplan

Task 2.6 Develop and Analyze Hydrologic and Nutrient Budget

Objective

The objective of this task is to develop quantitative budgets for water, phosphorus, and nitrogen.

Activities

- Acquire field data from other agencies such as USGS, WA Department of Ecology and others to support develop water and nutrient budgets
- Develop monthly and annual flow budget for each lake using table sand graphics, as needed
- Develop monthly and annual nutrient (total phosphorous, ortho-phosphorous, total nitrogen and nitrate-nitrate) budgets for each lake using table sand graphics, as needed
- Analyze monthly and annual loading from each of the sources, including potential internal loading, and outflows with data or other information
- Develop an analytical model of the Phosphorus balance in Lacamas/Round Lakes, using a method such as the Vollenweider (1968) model or similar, as a simple tool for predicting response to changes in loading or flow rates
- Calibrate the model by adjusting the rate coefficients to better match measured in-lake Phosphorus data
- Document the results and findings in a chapter of the LCMP

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Deliverables

- A chapter in the LCMP focused on hydrologic budget, and a separate chapter on the nutrient budgets

Assumptions

- Completion of this Task is dependent upon an approved QAPP and field workplan and contract for collecting data being executed.
- This task is dependent on successful completion of the field effort

Task 2.7 Identify Management Methods for Cyanobacterial Control and Lake Restoration Planning

Objective

The objective of this task is to develop a recommended lake management plan with actionable steps, to significantly reduce algal blooms and improve overall water quality in Lacamas, Round, and Fallen Leaf Lakes, through lake and watershed management strategies.

Activities

- Develop criteria by which to measure the success of restoration and management activities
- Conduct a workshop with City staff and consultants working on the Stormwater Management Action Planning (SMAP) efforts so that stormwater-related data from the Lake Management Plan field efforts and relevant GIS data from the SMAP process are shared between the teams.
- Based on past experience and other LCMPs in WA and OR, develop a list of management measures that could be utilized to address water quality issues in the watershed and lakes. These may include at minimum: dam operations, sediment management, stormwater load reductions, agricultural best management practices, lake treatments, City ordinance changes and more
- Create a management measures matrix to evaluate and rank various measures based on factors such as cost, cost-effectiveness, sustainability, timeline to implement, funding needed, integration with City's existing goals, disruption to recreational uses and other factors
- Develop a list of potential alternatives (groups of management measures). Each alternative will contain combinations of in-lake techniques and best management practices (BMPs) at both the lake and in the watershed to control bioavailable phosphorus

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- Evaluate alternatives concerning the criteria using the nutrient budgets, analytical model, lake history, and conceptual site model developed in Phase 1
- Conduct a series of workshops with the stakeholder working group, and the public at large, from Task 2.2 above to walk through the following:
 - Public Workshop 1
 - Review the past data and current data
 - Review the conceptual site model for the lakes based on the new data
 - Any differences with past conceptual model?
 - What does current conceptual model, water and nutrient budgets, data analysis tells us about the lake?
 - What do we know about sources and sinks to the lake?
 - Public Workshop 2
 - Review the universe of lake management strategies developed above, and describe and define each one of them
 - Based on the results from Phase 1 and Task 2.2 above develop a list of factors the community thinks are important to the long-term improvement of lake water quality
 - Workshop 3
 - Review the lake management measures matrix, including the factors the community thinks are important
 - Go through a charrette process or other format to gather feedback from the working group on how they would rank the various management measures.
- Output from the workshop process should be a prioritized list of management measures with City and community buy in that can be done in the short term (next 12 months) and over the longer term
- Based on the evaluation above, select a recommended alternative of management measures to pursue in the LCMP
- Develop a process for adaptive management to ensure continual improvement of lake quality
 - Measuring progress (e.g., projects on the ground, load reductions, improvements in the water quality of the lakes)
 - Deciding when to shift tactics if desired results are not achieved
 - Describe future monitoring and potential adaptive management activities that will support the recommended alternative
- Describe the funding and human resources required for the implementation of the recommended alternative

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Deliverables

- A suite of community and City supported lake and watershed management measures for inclusion in the Lake Cyanobacteria Management Plan (Recommended Plan)

Assumptions

- Completion of this Task is dependent upon an approved QAPP and field workplan and contract for collecting data being executed
- The activities under this Task will be coordinated with the efforts under Task 2.2 to coordinate efforts with the stakeholder engagement and outreach and the working group to get appropriate engagement and community input for this task

Task 2.8 Develop Lake Management Plan (Lake Cyanobacteria Management Plan)

Objective

The objective of this task is to develop a complete LCMP that follows the Ecology Lake Cyanobacteria Management Plan template.

Activities

- Develop a detailed annotated LCMP outline
- Develop a draft LCMP for review by the City
- Develop PowerPoint slide decks and other material and present interim progress on the LCMP in three (3) stakeholder meetings
- Complete the draft LCMP for submission to Ecology
- Conduct potential conference call(s) with Ecology to seek additional guidance when developing the draft LCMP
- Receive and respond to comments from Ecology on the LCMP in coordination with the City.
- Conduct potential conference call(s) with Ecology to discuss feedback on the LCMP
- Develop and submit a final version to Ecology

Deliverables

- Draft and final versions of the LCMP

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Assumptions

- Completion of this Task is dependent upon an approved QAPP and field workplan and contract for collecting data being executed.
- The draft LCMP will undergo one round of review with the City before being finalized for submission to Ecology
- The revised LCMP (addressing Ecology feedback will undergo one round of review with the City before being finalized for resubmission to Ecology
- There may be up to three (3) conference calls with Ecology to discuss the draft LCMP or discuss Ecology feedback on the LCMP

Task 2.9 Project Management and Progress Update Meetings

Objective

The objectives of this task are the attentive management of a project and ongoing communication with the City. This task is broken up into Task 2.9, Part 2, which covers the first 6 months, and Task 2.9, Part 3, which covers the subsequent work. Since the activities are the same for both parts, they are described here only once.

Activities

- Organize and lead a project team within to complete the tasks described below
- Maintain active communication with the City
- Convene meetings regularly, every three to four weeks, with the City and consultant team to report on:
 - Task progress
 - Problems encountered
 - Progress in reporting
- Manage the project, including scope, schedule and budget and subconsultant fees and expenses
- Prepare monthly invoices

Deliverables

- Presentations describing progress on the Tasks described below
- Monthly consolidated invoices submitted to the City
- Provide updated schedule of tasks

Assumptions

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- Regular updates will be provided as agreed upon between the Geosyntec team and the City

BUDGET

Table 1 below provides the detailed cost estimate for **Phase 2b, Part 3 only**. The total fee for Phase 2b, Part 3, is \$189,400, on a time and materials basis. This budget estimate includes a 3% communications fee on Geosyntec labor only and a 10% markup on subconsultant labor and any expenses.

Task	Description	Total Cost
2A	QAPP Development	Approved
2.1	Field Work	Approved
2.2, Part 2	Stakeholder Involvement, First 6 months	Approved
2.2, Part 3	Stakeholder Involvement, Subsequent	\$47,100
2.3	Implement Short-Term Wins	Approved
2.4	Funding Strategy and Implementation	Approved
2.5	Field Data Analysis	\$19,800
2.6	Develop and Analyze Hydrologic and Nutrient Budget	\$23,700
2.7	Identify Management Strategies	\$27,300
2.8	Develop LCMP (Lake Cyanobacteria Management Plan)	\$43,200
2.9, Part 2	Project Management, Next 6 months	Approved
2.9, Part 3	Project Management, Subsequent	\$25,100
	Total, Phase 2b, Part 3	\$186,200
	Communications Fee, 3% (on Geosyntec labor only)	\$3,300
	Total, Phase 2b, Part 3, including Communications Fee	\$189,500

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FULL CONTRACT PROJECT COST SUMMARY

For reference, Table 2 below, provides a total Project Cost Summary by Phase (i.e., contract amendment) for the life of the Professional Services Agreement.

Contract Amendment	Date	Phase and Description	Total Cost
Original Contract	June 8, 2021	Phase 1 – Background and LMP Scoping	\$107,400
Amend No. 1	Oct 5, 2021	Phase 2A – QAPP	\$22,700
Amend No. 2	Nov 15, 2021	Phase 2b, Part 2 – Public Outreach and begin LMP development	\$127,500
Amend No. 3	May 16, 2022	Phase 2 – Field Work	\$294,800
Amend No. 4	In-Process	Phase 2b, Part 3 – Analyze Field Data and Complete LMP	\$189,500
Total Contract Cost			\$741,900

CLOSURE

If you have any questions regarding our draft scope of work for Phase 2b, Part 3, please feel free to contact us at (971) 271-5906/(503) 936-0115, or by email at Jkrall@geosyntec.com, or RAnnear@geosyntec.com.

Thank you for the opportunity to submit this draft scope of work for your consideration.

Respectfully,



Jacob Krall, Ph.D., P.E. (OR, CA)
 Project Engineer
 971.271.5910
JKrall@geosyntec.com
 Geosyntec Consultants



Robert Annear, Ph.D., P.E. (OR, WA, ID, FL, NC)
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 971.271.5906
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 Geosyntec Consultants

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APPENDIX: LAKE CYANOBACTERIA MANAGEMENT PLAN OUTLINE

Title Page with Approvals

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**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 1**

616 NE 4th Avenue
Camas, WA 98607

Project No. G1007

CITY HALL ANNEX TENANT IMPROVEMENTS REMODEL

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the 27th day of September, 2022, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Johansson Wing Architects**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may herinafter be refered to collectively as the “Parties.”

The Parties entered into an Original Agreement dated June 7, 2022, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Origanl 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 **\$145,610.00**.
 - 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 September 30, 2024.
 - 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: \$6,500.00
 - b. Amendment No. 1: \$145,610.00
 - c. **Total: \$152,110.00**
 - d. Consultant billing rates:
 - Modification to Consultant Billing Rates per **Exhibit “C”** attached herein
 - Unchanged from Original 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:

JOHANSSON WING ARCHITECTS
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

EXHIBIT "A"
AMENDED SCOPE OF SERVICES

SEE ATTACHED FEE PROPOSAL.

EXHIBIT "B"
AMENDED COSTS FOR SCOPE OF SERVICES

SEE ATTACHED FEE PROPOSAL.

EXHIBIT "C"
CONSULTANT BILLING RATES

SEE ATTACHED FEE PROPOSAL.



Fee Proposal

Date: September 26, 2022

To: Steven R. Wall
Public Works Director
City of Camas Public Works Department
616 NE 4th Avenue
Camas, WA 98607

From: Lauren Johnson, AIA
Johansson Wing Architects

Subject: Fee Proposal
Camas City Hall Annex Tenant Improvement Remodel
Johansson Wing Architects Project # 22006

Mr. Wall,

Thank you for the opportunity for Johansson Wing Architects (JWA) to work with you on the **Camas City Hall Annex** Tenant Improvement Remodel project.

PROJECT UNDERSTANDING:

The project consists of approximately 4,700 SF renovation work in the existing former Bank of America building, based on the Pre-Design process and the concept design developed. Building upon the pre-design concept (as attached); renovation will include reconfiguring of the office areas to accommodate the following:

1. Open General/ Flex Office layout with several adjacent individual rooms and/ or spaces for conference/ meeting use and several private offices for further design refinement during the Schematic Design Phase.
2. Adjacent secured office area dedicated to the I.T. Department. Area shall accommodate spaces and functions defined in the Pre-Design Concept Plan with several private offices and open office area and as further developed during the Schematic Design Phase.

Existing accessory and adjacent rooms that remain shall be remodeled to accommodate changes in their function as defined by the finalized program and design. Within these areas, the ceilings, wall finishes, and flooring finish materials will be replaced. Associated interior doors and windows shall be added. Existing entry vestibule and corridor will be partially opened up to the adjacent open office areas.

Mechanical/ Plumbing and Electrical systems and associated low voltage wireway infrastructure shall be modified and or replaced to accommodate the new design layout (reference attached MKE scope of services).

Exterior storefront/ windows, doors, hardware shall be replaced.

New membrane roofing, flashing systems and drainage appurtenances shall be provided to replace existing.

Minor exterior wall and veneer sealant as recommended by RDH report provide by Owner for reference.

Demolition as necessary for the new work.

Hazardous materials abatement shall be completed by separate Owner contract as referenced in the 3 Kings proposal dated March 30, 2020. (Reference attached Pre-Design Concept - Exhibit A).

BUDGET

Project Budget is in Owner development. We propose to use a consulting cost estimator to provide project construction cost estimating at strategic points along the project development for budget alignment. At this point it is assumed that the construction cost will be in the \$275/ sf range. We shall provide opinions and recommendations to assist in the Owners Budgeting development and receive the Cost Estimators overview.

PROJECT ASSUMPTIONS:

The project team has made the following assumptions to develop the scope of services, limitations of scope, and associated fees for this project. See attached "Exhibit - A" Predesign Concept for basis of Design Scope.

General Assumptions:

- Assume one Design and Construction Document package that may include multiple construction phases.
- All Agency review and/or permit fees, etc. will be paid by the Owner.
- Existing Building Conditions Documentation is based upon Owner-provided existing conditions documentation and our limited field visual observations.
- Hazardous material abatement shall be completed by Owner's separate abatement contract as provided by Owner for reference from 3 Kings Environmental, dated March 30, 2020.

SCOPE OF SERVICES:

Architectural – JWA

Provide basic Architectural services including overall project management and coordination of the design, permitting and construction documents for the entire project. Conduct meetings with the project team during design, and Owner/ Stakeholder meetings. Provide Construction Bidding assistance. Provide construction phase/ contract administration services during construction. Provide construction contract Closeout services.

Civil Engineering –

Front Entry exterior surface drainage improvements (new catch basin or trench drain at entry)
Provide new on-site domestic water and sanitary sewer laterals to replace existing. Extent shall be from the building to streetside meter/ box.

Assumptions:

- As the disturbed area is less than one acre, it is assumed that a Construction Stormwater General Permit from DOE is not required.
- Assumes that no Land Use Review process shall be required.

Structural Engineering – Not included

Structural Engineering services are not anticipated to be required and not provided. If this becomes necessary, these services will be added.

Mechanical, Electrical and Plumbing - MKE Associates

Reference attached MKE Proposal for JWA Consultant Contracting.

Furniture System – Hyphn or Other TBD

Furniture systems design, selection, procurement, and installation coordinated through the collaborative program, design, and furniture selection process with Owner.

Range of costs may be provided as quantities and furniture type are further developed. Design costs are planned to be included in the furniture systems contract

Cost Estimating – ROEN Associates

Services to be provided through an Independent Cost Estimating Consultant, include an evaluation of the Owner's budget for the Cost of the Work, advice to the owner regarding changes in general market conditions and project requirements, and subsequent detailed cost estimates based on the documents provided for Design Development and Construction Document phases. Services include one round of reconciliation of owner's and design team's comments for each phase.

SCHEDULE:

The following is a general overview of anticipated project schedule, and we will work with the City to finalize a project schedule.

The project is anticipated to roughly follow this schedule but shall be ultimately determined by the progress of the owner's process:

Schematic Design	Start in September
Design Development	December
Construction Documents	Complete in March
Permitting	Prior to Construction
Bidding	April
Construction Contract Administration	Start in May/ June
Project Closeout	Spring 2024

*Note: The timeliness of agencies having jurisdiction reviews/approvals, and contractor bidding and construction are not controlled by the Architect and may vary.

COMPENSATION:

Basic Services are provided on a Time and Material Basis.
 Estimated Costs are based on an assumed \$250/sf Construction Cost.
 Time and Material Fees and any necessary Additional Services shall be based on the attached Standard Fee Schedule "Exhibit – B"

Service	Consultant	T&M Estimated Fee
Architectural Design/ Contract Admin.	JWA	\$83,050
Mechanical Engineering	MKE	\$26,950
Electrical Engineering	MKE	\$19,250
Basic Services	Sub Total:	\$129,000
Civil Engineering	Robertson Engineering	\$10,230
Furniture Systems	Hyphn or other	Design Fee in Furniture Package
Cost Estimating	ROEN	\$6,380
Total Services	Total:	\$145,610

Above fee amounts are estimates based on anticipated cost of construction and scope. Fees will be billed monthly on an hourly basis for time and materials expended.

Fee Expenditure Schedule

Below indicates the fee breakdown of design and documentation phases of the project and the corresponding fee percentage to be expended for the specific phase. Each phase includes a line for Owner approval to proceed with the phase of work.

				Owner initial for phase approval
Schematic Design	(17%)	=	\$24,753.70	_____
Design Dev. / Constr. Docs	(58%)	=	\$84,453.80	_____
Bidding	(05%)	=	\$ 7,280.50	_____
Construction Administration	(20%)	=	\$29,122.00	_____

If the scope of work above does not adequately reflect your expectations, please let us know. It is our goal to meet your needs for this project, and we look forward to working with you. If you agree with this proposal, please sign below and return one (1) copy to our office, and we will issue an AIA Standard Form of Agreement, or review Agreement provided by Owner.

Should you have any questions, or need further clarification, please do not hesitate to contact us.

Sincerely,



Lauren Johnson, AIA
Principal

9/26/2022

Date

ACCEPTANCE OF PROPOSAL:

The undersigned has authority to sign for and hereby agrees to the fee proposal outlined above.

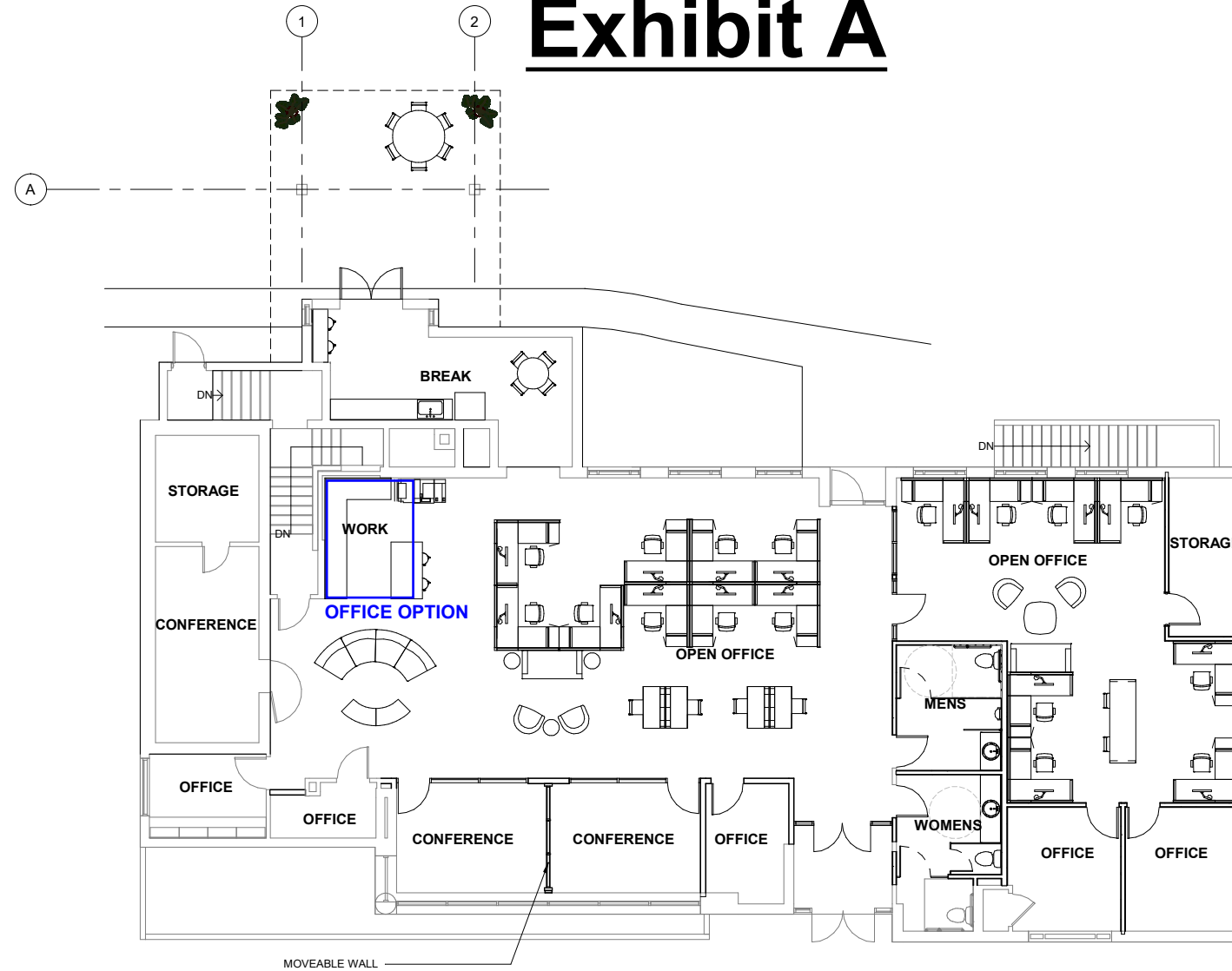
Signature

Date

Printed Name

Copy: Project File

Exhibit A



1 PRELIMINARY FLOOR PLAN

1/8" = 1'-0"

- GENERAL TENANT IMPROVEMENT REMODEL SCOPE:**
1. DEMOLITION OF INTERIOR PARTITIONS WITHIN OPEN OFFICE AREAS.
 2. REMOVAL OF EXISTING APPLIED CEILING PANELS (ABATEMENT BY OTHERS) TO BE REPLACED WITH NEW SUSPENDED ACOUSTIC CEILING TILE/ GRID SYSTEM.
 3. DEMOLITION OF ALL EXISTING ITEMS THAT ARE UNUSED IN THE REMODEL.
 4. NEW WALL AND FLOOR FINISHES.
 5. NEW INTERIOR PARTITIONS FOR NEW ROOM CONSTRUCTION.
 6. NEW & REMODELED RESTROOMS.
 7. INTERIOR DOOR & HARDWARE REPLACEMENT.
 8. ALL EXTERIOR DOORS, WINDOWS & STOREFRONT TO BE REPLACED.
 9. HVAC MODIFICATIONS TO EXISTING SYSTEMS TO ACCOMMODATE NEW SPACES.
 10. NEW LIGHTING THROUGHOUT.
 11. NEW ELECTRICAL POWER LAYOUT THROUGHOUT REMODELED SPACES INCLUDING FLOOR BOX POWER DISTRIBUTION TO ACCOMMODATE NEW SYSTEMS FURNITURE.
 12. DATA/ TECHNOLOGY UPGRADES.
 13. NEW ROOFING AND DRAINAGE SYSTEMS.
 14. NEW ROOF FLASHINGS AS NECESSARY.
 15. MINIMAL PATCH & REPAIR OF EXISTING DAMAGED BRICK.
 16. MINIMAL EXTERIOR SEALING AT FAILING LOCATIONS.
 17. FRONT ENTRY WALKWAY REWORK FOR NEW STORM DRAINAGE SYSTEM.
 18. SITE DOMESTIC WATER AND SANITARY SEWER PIPING REPLACEMENT

NOT FOR CONSTRUCTION

CAMAS CITY HALL
 ANNEX
 CAMAS, WA

PRELIMINARY
 FLOOR PLAN

PROJECT # 22006
 DATE 08/10/2022

REV #	DATE	DESCRIPTION

A201
 DRA 258 T

Exhibit B

JOHANSSON WING ARCHITECTS, PC **2022 RATES AND REIMBURSABLES***

Rates:

Principal	\$240.00 per hour
Associate	\$220.00 per hour
Project Manager	\$200.00 per hour
Architect	\$180.00 per hour
Designer III	\$160.00 per hour
Designer II	\$140.00 per hour
Designer I	\$120.00 per hour
Administrative Services	\$100.00 per hour

Reimbursables:

Project Expenses	Cost + 10%
In-House Plots	\$2.50 per sheet
In-House Prints – Color	\$0.30 per sheet
In-House Prints – B&W	\$0.15 per sheet
Mileage	Current IRS Reimbursable rate

**Rates subject to change*

Johansson Wing Architects, PC
821 SE 14th Loop, Suite 109
PO Box 798
Battle Ground, WA 98604
Ph: 360-687-8379
www.johanssonwing.com



Staff Report – Consent Agenda

Month Day, Year Council Regular Meeting

\$157,123.00 Clark & Sons Excavating Inc. 2022 NW Astor St. and NW 23rd St. Sidewalk Replacement Project Bid Award with up to 10% change order authorization (James Carothers, Engineering Manager)

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

SUMMARY: Trees have outgrown the narrow planter strips on portions of NW Astor Street and NW 23rd Avenue causing upheaval of sidewalks and creating tripping hazards due to uneven and steep surfaces. These sidewalks have been an item of concern for the communities in the adjacent areas for well over five years. The Spring Omnibus allocated \$150,000 in the budget for the remediation of these deficiencies.

Five construction bids were submitted at the October 5, 2022 bid opening. The low bidder was Clark & Sons Excavating, Inc. in the amount of \$157,123.00. Staff finds that the low bid is reasonable and recommends bid award.



Figure 1 & 2: Sidewalk conditions sample

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Formal Bid Award by Council in the October 17 Consent Agenda.

What’s the data? What does the data tell us?

The described concrete panels and trees should be removed based on physical inspection due to safety concerns.

How have communities been engaged? Are there opportunities to expand engagement?

Staff has received many complaints from the community about this area for several years.

Who will benefit from, or be burdened by this agenda item?

Residents of Willow Creek and adjacent communities will be the primary beneficiaries. Construction of the project may cause minor traffic delays and temporary closure of some sidewalks during work hours.

What are the strategies to mitigate any unintended consequences?

Daily inspections of construction activities and regular coordination between the contractor, staff, and residents.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

No. Replaced sidewalks will improve accessibility for all users.

Will this agenda item improve ADA accessibilities for people with disabilities?

Yes. The intent of the project is to remove physical barriers for all including those with mobility limitations.

What potential hurdles exists in implementing this proposal (include both operational and political)?

None.

How will you ensure accountabilities, communicate, and evaluate results?

Daily inspections of construction activities and regular coordination between the contractor, staff, and residents.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

The project is consistent with the goals of the Camas ADA Transition Plan and Asset Management program.

BUDGET IMPACT: The current 2022 Budget allocates \$150,000 for the project. When 10% is applied the award amount could be as high as \$172,835. Staff anticipates that expenditures in the 2022 calendar year will be less than \$150,000. Therefore, additional expenditures will be included in the Spring 2023 Omnibus.

RECOMMENDATION: Staff recommends bid award to Clark & Sons Excavating, Inc.



I, James E. Carothers, Engineering Manager, hereby certify that these bid tabulations are correct.

Item 10.

James E. Carothers 10-5-22
James E. Carothers, PE Date

Table with columns: ITEM NO, DESCRIPTION, UNIT, QTY, UNIT PRICE, ENGRG TOTAL, UNIT PRICE, CONTRACT TOTAL, UNIT PRICE, CONTRACT TOTAL, UNIT PRICE, CONTRACT TOTAL, UNIT PRICE, CONTRACT TOTAL, UNIT PRICE, CONTRACT TOTAL. Includes rows for Mobilization, Project Temporary Traffic Control, etc.

Summary table with columns: Subtotal, Washington State Sales Tax (8.4%), TOTAL CONSTRUCTION COST, Basis of Award. Values include \$170,000.00, \$157,123.00, \$158,404.00, \$166,973.00, \$187,070.00, \$227,450.00.



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT

616 NE 4th Avenue
 Camas, WA 98607

Project No. W1027

WELL 5 FACILITY UPGRADES

THIS AGREEMENT is entered into between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **S & B, Inc.**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. **Project Designation.** The Consultant is retained by the City to perform professional services in connection with the project designated as the Well 5 Facility Upgrades.
2. **Scope of Services.** Consultant agrees to perform the services, identified on **Exhibit "A"** attached hereto, including the provision of all labor, materials, equipment, supplies and expenses.
3. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this agreement by no later than **December 31, 2023**, unless an 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 this Agreement.
4. **Payment.** The Consultant shall be paid by the City for completed work and for services rendered for an amount not to exceed **\$197,250.93** under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be made as provided on **Exhibit "A"** attached hereto, provided that the total amount of payment to Consultant shall not exceed the amounts for each task identified in **Exhibit "A"** (Scope of Services) inclusive of labor, materials, equipment supplies and expenses.
 - b. The consultant may submit vouchers to the City once per month during the progress of the work for payment for project completed to date. Vouchers submitted shall include the Project Number designated by the City and noted on this agreement. Such vouchers will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

5. Ownership and Use of Documents. All documents, drawings, specifications, electronic copies and other materials produced by the Consultant (hereinafter "Work Product" in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors. The City agrees, to the fullest extent permitted by law, to indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorney's fees and defense costs) arising or allegedly arising out of any reuse or modification of the Work Product by the City or any person or entity that obtains the Work Product from or through the City.
6. Compliance with Laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal state, and local laws, ordinances and regulations, applicable to the services to be rendered under this agreement. Compliance shall include, but not limited to, 8 CFR Part 274a – Control of Employment of Aliens, § 274a.2 Verification of identity and employment authorization.
7. Indemnification. Consultant shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the negligent acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials and employees, the Consultant's liability, hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. Consultant's Liability Insurance.
- a. Insurance Term. The Consultant shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.
 - b. No Limitation. Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
 - c. Minimum Scope of Insurance. Consultant shall obtain insurance of types and coverage described below:
 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
 2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The Public Entity shall be

named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.

3. Professional Liability insurance appropriate to the consultant's profession. Professional Liability insurance shall be written with limits no less than \$2,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.
 5. Verification. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, showing the City of Camas as a named additional insured, evidencing the Automobile Liability and Commercial General Liability of the Consultant before commencement of the work.
- d. Other Insurance Provision. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
 - e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
 - f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agreement before commencement of the work.
 - g. Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.
 - h. Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. Independent Consultant. The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.
 10. Covenant Against Contingent Fees. The Consultant warrants that he/she has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or

resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

11. Discrimination Prohibited. During the performance of this Agreement, the Consultant, for itself, its assignees, and successors in interest agrees to comply with the following laws and regulations:
- Title VI of the Civil Rights Act of 1964
(42 USC Chapter 21 Subchapter V Section 2000d through 2000d-4a)
 - Federal-aid Highway Act of 1973
(23 USC Chapter 3 Section 324)
 - Rehabilitation Act of 1973
(29 USC Chapter 16 Subchapter V Section 794)
 - Age Discrimination Act of 1975
(42 USC Chapter 76 Section 6101 et seq.)
 - Civil Rights Restoration Act of 1987
(Public Law 100-259)
 - Americans with Disabilities Act of 1990
(42 USC Chapter 126 Section 12101 et. seq.)
 - 49 CFR Part 21
 - 23 CFR Part 200
 - RCW 49.60.180

In relation to Title VI of the Civil Rights Act of 1964, the Consultant is bound by the provisions of **Exhibit "B"** attached hereto and by this reference made part of this Agreement, and shall include the attached **Exhibit "B"** in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto.

12. Confidentiality. The Contractor agrees that all materials containing confidential information received pursuant to this Agreement shall not be disclosed without the City's express written consent. Contractor agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City. The restrictions on the use and disclosure of the confidential information shall not apply to information which (a) was known to the Contractor before receipt of same from the City; or (b) becomes publicly known other than through the Contractor; or (c) is disclosed pursuant to the requirements of a governmental authority or judicial order, but only to the extent required to comply with the said requirements of the government authority or judicial order.
13. Work Product. All work product, including records, files, documents, plans, computer disks, magnetic media or material which may be produced or modified by the Contractor while performing the Services shall belong to the City, upon full payment of all monies owed to the Contractor under this agreement. Upon written notice by the City during the Term of this Agreement or upon the termination or cancellation of this Agreement, the Contractor shall deliver all copies of any such work product remaining in the possession of the Contractor to the City.
14. Certification Regarding Debarment, Suspension, or Ineligibility and Voluntary Exclusion—Primary and Lower Tier Covered Transactions.
- a. The Contractor, defined as the primary participant and its principals, certifies by signing these General Terms and Conditions that to the best of its knowledge and belief that they:
1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.

2. Have not within a three-year period preceding this contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this section; and
 4. Have not within a three-year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- b. Where the Contractor is unable to certify to any of the statements in this contract, the Contractor shall attach an explanation to this contract.
 - c. The Contractor agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
 - d. The Contractor further agrees by signing this contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Lower Tier Covered Transactions

1. The lower tier contractor certifies, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.
- e. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

15. Intellectual Property.

- a. Warranty of Non-infringement. Contractor represents and warrants that the Contractor is either the author of all deliverables to be provided under this Agreement or has obtained and holds all rights necessary to carry out this Agreement. Contractor further represents and warrants that the Services to be provided under this Agreement do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.
- b. Rights in Data. Unless otherwise provided, data which originates from this Agreement shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.

16. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
17. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
18. Conflict of Interest. It is recognized that Contractor may or will be performing professional services during the Term for other parties; however, such performance of other services shall not conflict with or interfere with Contractor's ability to perform the Services. Contractor agrees to resolve any such conflicts of interest in favor of the City. Contractor confirms that Contractor does not have a business interest or a close family relationship with any City officer or employee who was, is, or will be involved in the Contractor's selection, negotiation, drafting, signing, administration, or evaluating the Contractor's performance.
19. City's Right to Terminate Contract. The City shall have the right at its discretion and determination to terminate the contract following ten (10) calendar days written notice. The consultant shall be entitled to payment for work thus far performed and any associated expenses, but only after the city has received to its satisfaction the work completed in connection with the services to be rendered under this agreement.
20. Notices. Notices to the City of Camas shall be sent to the following address:
 Rob Charles
 City of Camas
 616 NE 4th Avenue
 Camas, WA 98607
 PH: 360-817-7003
 EMAIL: rcharles@cityofcamas.us

Notices to Consultant shall be sent to the following address:

Randall Stead
 S & B, Inc.
 13200 SE 30th Street
 Bellevue, WA 98005
 PH: 425-644-1700
 EMAIL: rstead@sb-inc.com

21. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant. Should any language in any Exhibits to this Agreement conflict with any language in this Agreement, the terms of this Agreement shall prevail. Any provision of this Agreement that is declared invalid, inoperative, null and void, or illegal shall in no way affect or invalidate any other provision herof and such other provisions shall remain in full force and effect.
22. Arbitration Clause. If requested in writing by either the City or the Contractor, the City and the Contractor shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by first entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration in the Portland USA&M office in accordance with the applicable United States Arbitration and Mediation Rules of Arbitration. The arbitrator's decision shall be final and legally binding and judgement be entered thereon.

Each party shall be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, the other party is entitled to costs of suit, including reasonable attorney's fee for having to compel arbitration or defend or enforce award.

- 23. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington.
- 24. Venue. The venue for any dispute related to this Agreement or for any action to enforce any term of this Agreement shall be Clark County, Washington.
- 25. Remedies Cumulative. Any remedies provided for under the terms of this Agreement are not intended to be exclusive, but shall be cumulative with all other remedies available to the City at law or in equity.
- 26. 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 _____, 2022.

CITY OF CAMAS:

S & B, Inc.:
Authorized Representative

By _____

By _____

Print Name _____

Print Name _____

Title _____

Title _____

Date _____

EXHIBIT "A"
SCOPE OF SERVICES



S&B inc. 13200 SE 30th St., Bellevue, Washington 98005 (425) 644-1700 FAX (425) 746-9312

August 17, 2022

City of Camas
Public Works Department
Via email: RCharles@cityofcamas.us

Attention: Rob Charles

Subject: Well 5 Facility Upgrades
90% Design Benchmark
S&B Scope of Supply and Quotation

Dear City of Camas:

We are pleased to continue efforts to replace and upgrade equipment in your water system. Our scope includes upgrading existing instrumentation and control equipment in the existing Well 5 facility, as well as providing application software to run future equipment. This scope of supply includes a fully integrated control system for the station, including the Electrical Design, Remote Telemetry Unit (RTU), Motor Control Center (MCC), NaF chemical feed VFD panel, and related key instrumentation. Our price includes the fabrication, testing, and commissioning of the control system.

As an option, S&B has provided pricing for adding instrumentation and control equipment for future chemical feed systems that are not currently at the site (caustic soda and sodium hypochlorite). These additional chemical feed systems should be evaluated by the City to see if it make sense to add to the project scope.

We have developed drawings associated with the upgrades at the Well 5 facility. To make the scope of supply clear, we have marked the equipment being upgraded and supplied by S&B with double diamonds (◆◆) on the sheets. And the (F) icon represents "future" systems (like the caustic soda and sodium hypochlorite dosing systems).

At the end of this quote letter, we show a comparison of the costs of the Well 6 upgrade (in 2019) to the proposed Well 5 scope. The difference in pricing is due to material cost increases we are getting every quarter from our suppliers. In 2020 we had a 12% price increase, and here in 2022, we had a 16% price increase on hardware. And we are expecting a 7-9% price increase occurring on Oct. 1, 2022 from our largest supplier. We way this so the City can be aware of the material cost increases we are deal with, and if the upgrade is desired, it is beneficial to move quickly to avoid the October price increase.

Below you will find detailed descriptions covering the scope of supply.

Itemized Scope of Supply:

A list of equipment and services is described by the following:

System Integration & Engineering Services

- Electrical Engineering Design
 - Scope Development
 - Electrical Drawings Development

- Equipment Configuration & Sizing Design
- SCADA Application Software
 - PLC Programming
 - HMI Programming
 - WinCC SCADA Upgrades
 - Win911 notification updates
- Shop Test Validation
 - MCC Test (1-day)
 - RTU & Smart Motor Starter System Test (1-day)
- Field Engineering Services for Startup and Training
 - RTU Startup (1-day)
 - Motor Starter/MCC Startup (1-day)
 - Ancillary Systems & Instrumentation Checkout (1-day)
 - Overall SCADA Operation (1-day)

Control Panels

Panel No.	Service	Mount	NEMA	Dimensions	Location
RTU	Remote Telemetry Panel	Wall	12	36"x30"x12"	Pump Room
AFD-525	NaF VFD Panel	Wall	12	30"x25"x10"	Pump Room

Motor Control Center

Tag #	Service	Mount	NEMA	Dimensions	Location
MCC	<ul style="list-style-type: none"> • Well 5 RVSS (75HP) with bypass • PFCC (25 kVAR) • Lighting Panelboard & Transformer • Surge Protection Device 	Floor	1	91.25"x60"x20"	Pump Room

Instruments

Tag #	Instrument Type	Description
Well System Instruments		
LIT-1	Submersible Level Probe	Well Level Transmitter
PIT-503	Conductivity sensor/analyzer	Well Discharge Pressure
FE/FIT-1	8" Mag Meter (Integral Mount)	Well Flow
Fluoride System Instruments		
FE/FIT-520	1/12" Mag Meter (Remote Mount)	NaF Feed Flow
PSH-526	Digital Pressure Switch & Seal	NaF Feed High Pressure Switch
Ancillary Systems Instruments		
PIR-1	Motion Sensor (Ceiling Mount)	Station Motion

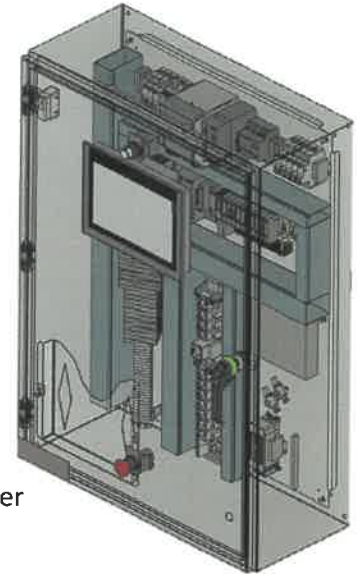
Detailed Descriptions of Scope of Supply:

Control Panels

RTU

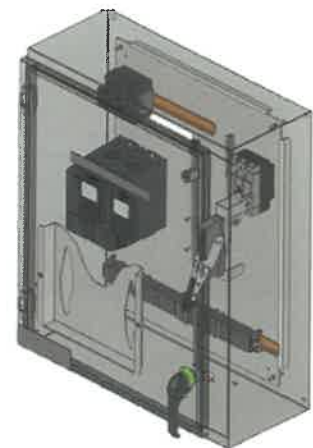
The RTU is a 72”H x 30”W x 18”D sized steel cabinet, painted blue. It includes a Siemens S7-1500 series processor, industrial ethernet switch, cellular modem, relays, 24VDC power supply, 24VDC battery backup power system, and Siemens 12” touch panel mounted on the door. The RTU’s touch screen is design to operate the telemetry controls of the station. Operators will enter Setpoints for local & PLC control and be able to view trends and alarms as well.

Cellular Communication: Cellular communication is the primary media for the station. The RTU will communicate to the Master Telemetry Unit (MTU) at the City’s ASR2 building via cellular modem. A Private Verizon 4G network will provide the secure pathway to share information to the MTU and RTU. S&B will set up the RTU’s cellular modem and connection to the City’s private cellular network during our factory test. But the City is responsible to order maintain the cellular network service.



Chemical Feed VFD Panel [AFD-525]

A VFD motor starter panel is provided to start the NaF chemical feed pumps. The control panels is a 30”H x 25”W x 10”D sized stainless steel cabinet, painted blue. It includes a Siemens G120 drives, and Siemens circuit breakers.

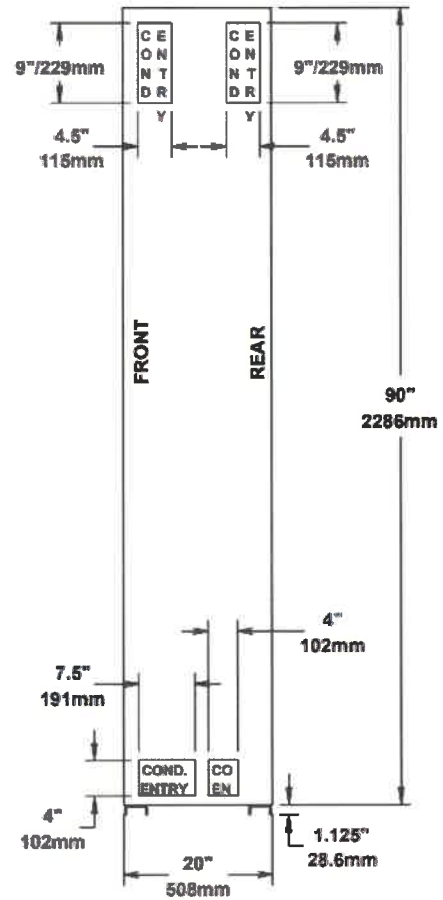
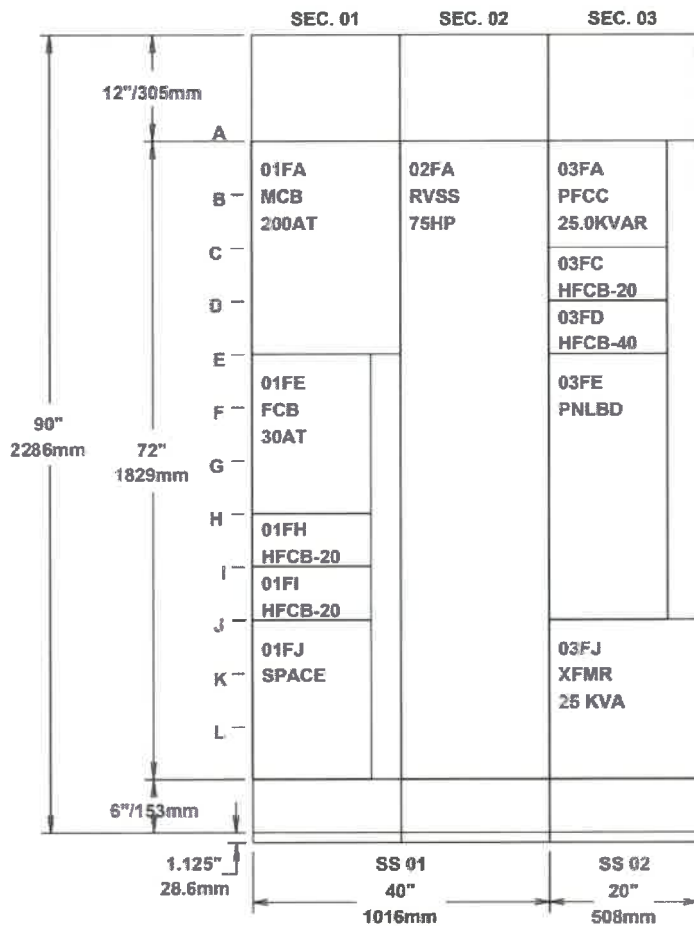


(See following page for further details on the Motor Control Center scope of supply)

Motor Control Center

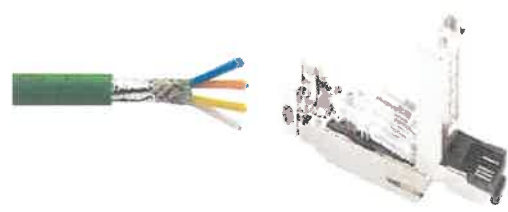
MCC design:

The Motor Control Center (MCC) is a 90”H x 60”W x 20”D TIastar MCC by Siemens. It will come in two (2) shipping splits, at 40” and 20”wide. The MCC will come with a 75HP RVSS starter with bypass, power factor correction capacitors (PFCC), surge protection device, transformer, panelboard, and feeder circuit breakers. Incoming power via Main Lugs are designed for the upper left section of the MCC.

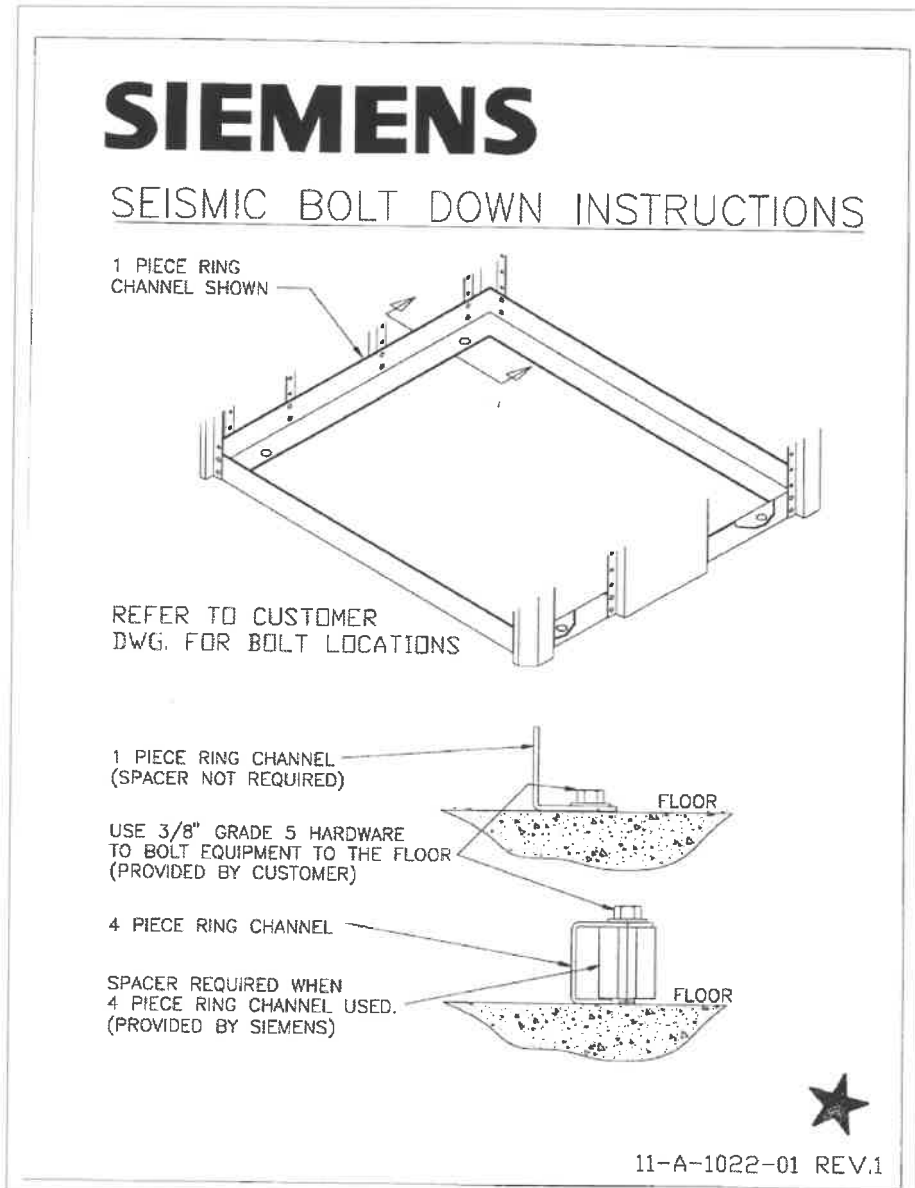


Network Controlled Starters: The motor starter (RVSS) is network controlled by the PLC within the RTU control panel. The electrical contractor should install a “homerun” connection from the starter to industrial ethernet switch in the RTU. The PLC will control the starters over the network.

Profinet Cabling: S&B is providing 20 meters of Profinet cabling (600V rated Cat5E) and connector heads:



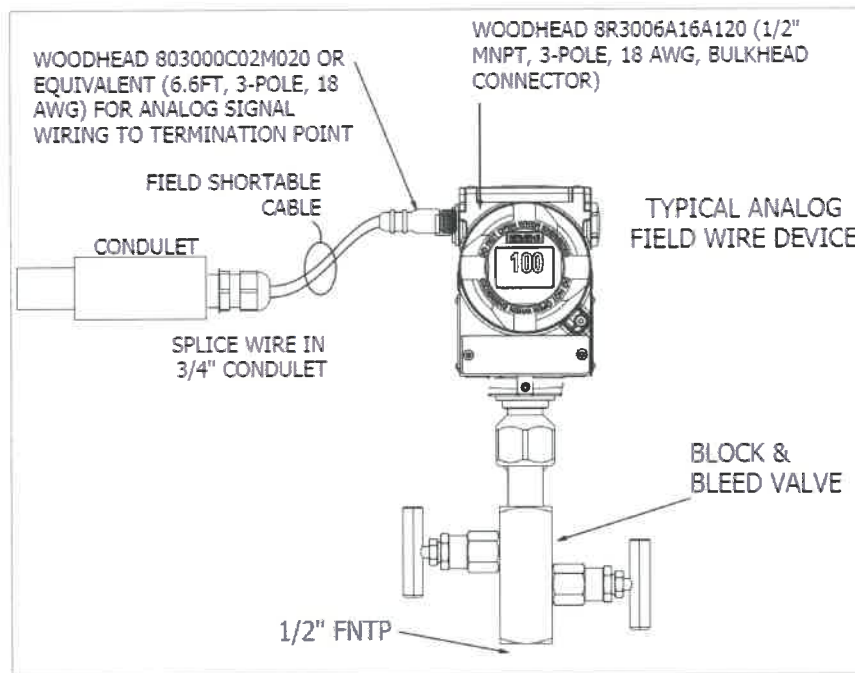
Seismic Anchoring: The MCC is a seismically listed product from Siemens, which comes with specific mounting/installation instructions to maintain the seismic listing, which will be supplied with the submittal information. The contractor is responsible to follow all seismic installation requirements, including hardware. A seismic study or stamped installation drawings are not included, only installation instructions to meet Siemens' seismic certification.



Instrument Installation Details

Gauge Pressure Transmitters

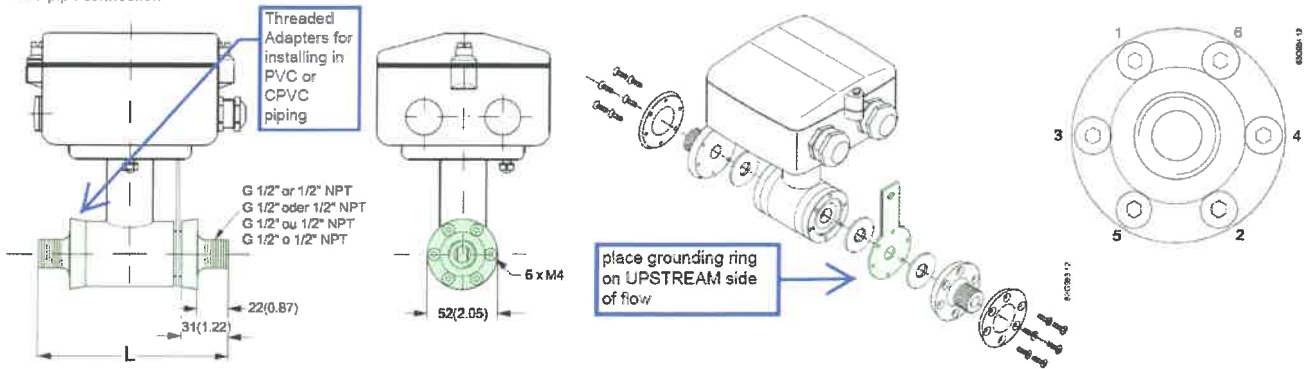
The pressure transmitters will come with an M12 bulkhead fitting which shall be threaded into the 1/2" FNPT port on the other side of the transmitter, an M12 cable – 2meters for termination in the local conduit hub for quick connection to the instrument, and a block and bleed valve to "burp" any air in the line. All items are supplied loose for installation by the contractor. The Contractor is responsible to supply all other associated equipment and assemble as per mechanical detail in the contract plans.



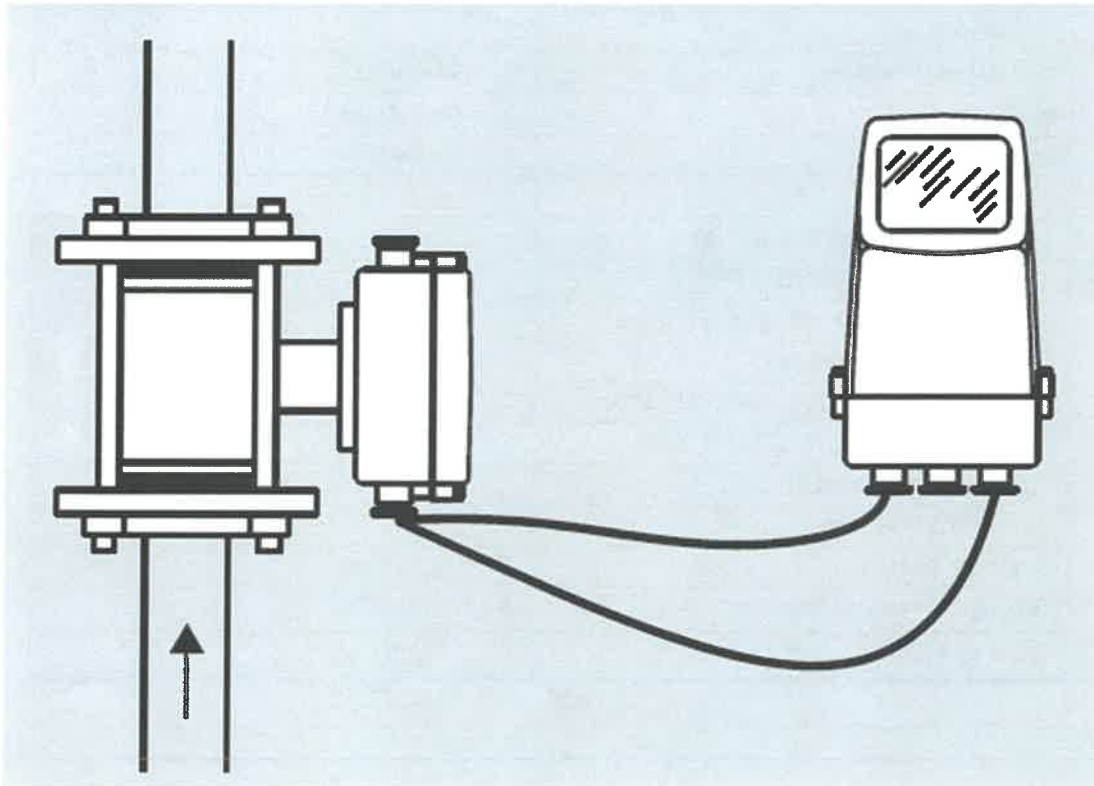
Chemical Mag Meters

The chemical mag meters are designed to be installed using threaded adapters into PVC or CPVC piping. And it will be important to place the supplied grounding ring on the UPSTREAM/INLET side.

PVDF pipe connection



For best results, it is best to install the flow meter in a vertical orientation. When in a vertical orientation, you remote mount the flow meter transmitter head from the meter tube. We have quoted the meter for a remote mounted head to allow for a vertical installation.



System Integration

SCADA Updates

S&B field engineers shall perform the necessary WinCC and Win911 application updates to integrate the station into the existing SCADA computer visualization system. This work is performed at the Public Works Building.

Startup & Training Services

Startup and Training services shall be provided following equipment installation and performed by and S&B field engineer. S&B will coordinate with the Contractor(s) to identify all required components are installed such that the process control system can be validated.

PRICING

Our scope of supply, as described in this document, is sold as a single lump sum. We have broken out the bid into the required bid item sub-sections pf A-1 and B-1 on the following page. Below is the total.

Well 5	Price	Price Breakouts
RTU (D-32DI-16DO-20AI-TP12-C-1)	\$ 39,448.00	
Professional Services		\$ 17,690.79
Hardware		\$ 21,757.21
VFD Panel (Fluoride)	\$ 12,430.00	
MCC	\$ 64,830.00	
Instruments	\$ 13,680.00	
Well System		
Submersible Probe (LIT-1)		\$ 1,580.00
Pressure Transmitter (PIT-1)		\$ 1,720.00
8" Mag Meter, Integral (FE/FIT-1)		\$ 4,210.00
Fluoride Feed System		
Pressure Switch & Seal (PSH-526)		\$ 1,090.00
1/12" Mag Meter (FE/FIT-527)		\$ 4,950.00
Ancillary Systems		
Motion Sensor		\$ 130.00
Electrical Design	\$ 4,256.00	
Testing, Startup, & Docs	\$ 7,440.00	
WSST (8.4%)	\$ 10,091.53	
Total	\$ 152,175.53	

(See following page for Pricing Comparison to 2019's Well 6 project)

Pricing Comparison to Well 6 Project

Below we showcase the Well 5 project against the price of the Well 6 project. We used a 5% price increase in 2020. But in 2021, we saw a 12% price increase from our vendors, and in 2022 we are at a 16% price increase. The MCC category has been the largest price increase of any of the products we buy, and is even above the typical increase numbers we just stated. And FYI, our largest supplier, Siemens has their annual price increase occurring on Oct 1st, 2022. We were told to expect 7-9% increases. Therefore, with Automation Equipment (RTUs) taking 13 months to procure equipment, and MCCs taking 6 months, it would be advantageous to early procure the equipment before October to avoid the price increases and get started early on the long lead times of equipment.

<u>SCOPE</u>	<u>Well 5</u>	<u>Well 6 (2019)</u>	<u>Well 6 Future Value Calc to 2022 dollars</u>
RTU	\$39,448.00	\$29,169.00	\$39,791.18
Professional Services (not taxed)	\$17,690.79	\$14,535.00	\$19,828.07
Hardware	\$21,757.21	\$14,634.00	\$19,963.12
VFD Panel (Fluoride)	\$12,430.00	(not in scope)	(not in scope)
MCC	\$64,830.00	\$40,580.00	\$55,357.61
Instruments (total of items below)	\$13,680.00	\$7,117.13	\$9,708.90
Well System			
Submersible Probe (LIT-1)	\$1,580.00	\$1,048.98	\$1,430.98
Pressure Transmitter (PIT-1)	\$1,720.00	\$1,279.12	\$1,744.92
8" Mag Meter, Integral (FE/FIT-1)	\$4,210.00	\$4,490.93	\$6,126.35
Fluoride Feed System			
Pressure Switch & Seal (PSH-526)	\$1,090.00	(not in scope)	(not in scope)
1/12" Mag Meter (FE/FIT-527)	\$4,950.00	(not in scope)	(not in scope)
Ancillary Systems			
Motion Sensor	\$130.00	\$298.10	\$406.66
Electrical Design (not taxed)	\$4,256.00	(missed in bid)	(missed in bid)
Testing, Startup, & Docs	\$7,440.00	(missed in bid)	(missed in bid)
Applicable WSST (8.4%)	\$10,091.53	(included in pricing)	(included in pricing)
Total	\$152,175.53	\$76,866.13	\$104,857.70

Optional Systems:

Two additional chemical feed systems can be added to the site’s process control (caustic soda or sodium hypochlorite). The RTU has the required software for each system provisioned as future, therefore it is an ideal time to add it into the scope for implementation with the Well 5 upgrade. Scope and pricing for each system are found below.

Sodium Hydroxide (Caustic Soda) Feed System Equipment

Itemized Scope of Supply:

Tag #	Device Type	Description
Control Panels		
AFD-535	Chem Feed VFD Panel (30"x25"x10")	Caustic Soda VFD Feed Panel
Instruments		
LIT-531	Radar Level Probe	Caustic Soda Tank Level
PSH-536	Digital Pressure Switch & Seal	Caustic Soda Feed High Pressure Switch
FE/FIT-537	1/8" Mag Meter (Remote Mount)	Caustic Soda Feed Flow
Startup Services		
Startup	Startup Services (1-day)	Commission Equipment and Process Control

Additional Instrumentation Installation Notes

Radar Level Probes

All radar level probes have a 1.5" MNPT body, designed for threading into plastic threading bushings. The intent is to have the unit thread on to the top of tank. As an alternative, it can be suspended above the tank, and shoot thru the lid of the tank.



Pricing

Below is the cost to add the Caustic Soda feed I&C equipment:

VFD Panel	\$ 12,430.00
Instruments	\$ 6,800.00
Application SW	(Already Included in RTU)
Testing, Startup, & Docs	\$ 1,550.00
Applicable WSST (8.4%)	\$ 1,757.70
Total	\$ 22,537.70

(See following page for Sodium Hypochlorite Feed System Equipment)

Sodium Hypochlorite Feed System Equipment

Itemized Scope of Supply:

Tag #	Device Type	Description
Control Panels		
AFD-545	Chem Feed VFD Panel (30"x25"x10")	SHC VFD Feed Panel
Instruments		
LIT-541	Radar Level Probe	SHC Tank Level
PSH-546	Digital Pressure Switch & Seal	SHC Feed High Pressure Switch
FE/FIT-547	1/12" Mag Meter (Remote Mount)	SHC Feed Flow
Startup Services		
Startup	Startup Services (1-day)	Commission Equipment and Process Control

Additional Instrumentation Installation Notes

Radar Level Probes

All radar level probes have a 1.5" MNPT body, designed for threading into plastic threading bushings. The intent is to have the unit thread on to the top of tank. As an alternative, it can be suspended above the tank, and shoot thru the lid of the tank.



Pricing

Below is the cost to add the Sodium Hypochlorite feed I&C equipment:

VFD Panel	\$ 12,430.00
Instruments	\$ 6,800.00
Application SW	(Already Included in RTU)
Testing, Startup, & Docs	\$ 1,550.00
Applicable WSST (8.4%)	\$ 1,757.70
Total	\$ 22,537.70

Standard Terms and Conditions:

Installation by Electrical Contractor:

The system proposed is quoted for purchase and installation by the electrical contractor. Electrical and mechanical installation of the control panels, motor control center, and instruments at the project site is excluded from our scope. (The MCC must be anchored as per the manufacturers design in order to maintain the seismic qualification. The MCC installation guide will be included in our submittal package). The Electrical Contractor is encouraged to review the system prior to shipment. Following installation of the equipment our field engineer will perform startup testing and owner training.

Electrical Contractor Coordination: The electrical contractor should anticipate coordinating with our engineers for one short virtual meeting following the submittal cycle to review the installation requirements and then again on-site following delivery of the equipment at jobsite to review installation methods and for us to answer questions from the installer.

Startup & Commissioning:

S&B field engineers will perform startup services for all quoted instrumentation on the project. The Instrumentation startup time shall be performed in parallel with the control system startup and commissioning so that it is done during the same time. This method provides savings to the contractor as there is no duplication of startup services.

Startup/Commissioning services at jobsite are performed by our field engineer. A 2-week written notice is recommended for securing the contractor's or owner's required startup date. Our field engineers schedule fills up quickly and the contractor can only choose from dates that are currently available.

S&B will provide a pre-startup checklist for the Contractor to use in verifying the electrical and mechanical systems are ready for commissioning services. An email confirmation of the pre-startup checklist completion is required prior to S&B performing startup services. Our startup time budget is based on completed checklist.

Submittal and O&M Documentation:

Submittal drawings and supporting literature are provided in electronic format only, estimated at four weeks from receipt of order. The MCC is the long lead item on this project. It is estimated at 14 weeks following approved submittals and shipment to jobsite is estimated at 16 weeks following approved submittals. Field Sensors are typically available within four weeks from approval if early delivery is requested. O&M information is supplied via electronic format prior to startup for Engineer review and Contractor use. Final documentation provided in As Built drawings supplied approximately two weeks after startup.

FYI: COVID-19 has impacted lead times – creating more volatility in the lead times. These estimates may change depending upon the vendor's supply chain.

Field Sensors are typically available within four weeks from approval if early delivery is requested. O&M information is supplied via electronic format prior to startup for Engineer review and Contractor use. Final documentation provided in As Built drawings supplied approximately two weeks after startup.

August 18, 2022
 City of Camas
 Well 5 Project
 90% Design Level - S&B Scope of Supply and Quotation
 Page 13 of 13

Standard Inclusions:

- Award based on a supply purchase order issued.
- Equipment is factory tested and shipped FOB factory with freight allowed, common carrier, destination.
- Shop Drawings, instruction manuals and software documentation via electronic media.
- Submittal Documentation per specifications
- Field Engineering Services for technical support of installation questions, start-up, and acceptance testing of equipment supplied by this quotation. S&B is a designer and supplier of control system equipment, providing technical support and engineering services to review installation of our equipment, commission and attest to its compliance with the project specifications.
- Quote is valid until Sept 30th, 2022 (Siemens has a price increase on Oct 1st)

Standard Exclusions:

Unless specifically included as a line item in this quotation's scope of supply the following are excluded from our scope of deliverables:

- State and local sales tax
- Installation costs and any associated permits
- Stamped seismic calculations for Seismic Zone compliance.
- Arc Flash studies and/or labeling
- Short Circuit and circuit breaker trip coordination studies
- 3rd party circuit breaker certification testing and certification
- Piping, tubing, valves, fittings between the instruments and the process
- Process appurtenances: Pumps, pressure gauges, manifolds, bushings, thermowells, diaphragms, annular seals, purge assemblies, stilling wells, valves, pump over-temp sensors, pump moisture sensors, or solenoids that are not an integral part of the listed scope.
- Conduit, wire or cable external to the control system panels listed in this scope
- Mounting brackets, stanchions, supports, pads that are not integral to the control system panels or process instruments listed in this scope.
- Liquidated damages (available upon request and definition of scope)
- Subcontract (available for additional cost). This includes costs associated with certified payroll submission, EEO reports, completion of Affidavit of Wages paid.
- Bonding (service available for additional fee)
- Credit Card payment (service available for additional fee)
- Equipment not specifically listed in our scope of work

Our quotation is based on a progress payment schedule in compliance with the specifications. Our payment requests will be submitted electronically, 7 calendar days prior to the monthly closing date for inclusion. Failure to submit qualified payment requests or to transfer monies distributed by the Owner within 7 days for such payment requests may result in a 'stop work' until progress payments and interest charges are paid. Our form 977 (attached) provides our standard terms and conditions.

We look forward to the opportunity to work on this important project and will contribute to making this successful by delivering the highest quality of materials and startup services according to the agreed schedule. Please feel free to contact us regarding any questions that you may have regarding our quotation.

Yours very truly,



Jordan Stead
 Project Estimator / Inside Sales
 S&B Inc.

EXHIBIT “B”
TITLE VI ASSURANCES

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Equal Opportunity Employer:** The CONSULTANT, In all services, programs, activities, hiring, and employment made possible by or resulting from this Agreement or any subcontract, there shall be no discrimination by Consultant or its selection and retention of sub-consultants, including procurement of materials and leases of equipment, of any level, or any of those entities employees, agents, sub-consultants, or representatives against any person because of sex, age (except minimum age and retirement provisions), race, color, religion, creed, national origin, marital status, or the presence of any disability, including sensory, mental or physical handicaps, unless based upon a bona fide occupational qualification in relationship to hiring and employment. This requirement shall apply, but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant shall comply with and shall not violate any of the terms of Chapter 49.60 RCW, Title VI of the Civil Rights Act of 1964, the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973, 49 CFR Part 21, 21.5 and 26, or any other applicable federal, state, or local law or regulation regarding non-discrimination.
3. **Solicitations for Sub-consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination of the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:
 - Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.
6. **Incorporation of Provisions:** The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment,

unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix A of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex, age, disability, income-level, or Limited English Proficiency (LEP) in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations as set forth in Appendix E, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 C.F.R. Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor’s obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, national origin, sex, age, disability, income-level or LEP.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor’s noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

The United States Department of Transportation
Appendix E of the
Standard Title VI/ Non-Discrimination Assurances
DOT Order No. 1050.2A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the “contractor”) agrees to comply with the following non-discrimination statutes and authorities, including, but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat.252), prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, prohibits discrimination on the basis of disability; and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. § 471, Section 47123, as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations 49 C.F.R. parts 37 and 38.
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*)

~ PROCLAMATION ~

WHEREAS, the City of Camas is a community that acknowledges that an exceptional vibrancy exists within the community as a whole when its citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, the City of Camas is a community that encourages its citizens to maximize their contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their ambitions, family, friends, and community; and

WHEREAS, the City of Camas is a community that chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” to make a difference and lift fellow members of their community; and

WHEREAS, the City of Camas acknowledges the mission of Extra Mile America to create 550 Extra Mile cities in America and is proud to support “Extra Mile Day”;

NOW, THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim November 1, 2022, as:

“Extra Mile Day”

in the City of Camas and encourage all citizens to take time on this day to not only “go the extra mile” in their own life, but to also acknowledge all those who are inspirational in their efforts and commitment to making their organizations, families, community, country or world a better place.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 7th day of November 2022.



Steve Hogan, Mayor



Staff Report – Public Hearing

October 17, 2022 Council Regular Meeting

Public Hearing for 2023 Community Development Block Grant Application

Presenter: James Carothers, Engineering Manager

Time Estimate: 10 Minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

INTRODUCTION: The Community Development Block Grant (CDBG) is a funding opportunity originating from the U.S. Department of Housing and Urban Development (HUD). Funds are available through a competitive grant application process for a limited pool of available funds.

Eligibility is based on economic need as determined using information collected by the U.S. Census Bureau. Using data from the most recent U.S. Census, HUD determines the areas of the City in which projects receiving CDBG funding must be located.

Since 1985, Camas has secured 44 separate CDBG Grants totaling approximately \$7 million.

SUMMARY: Staff evaluated four potential projects within the eligible areas in Camas. The projects were evaluated based on pavement condition, traffic volume, age and condition of water and sanitary sewer infrastructure, proximity to public spaces, and the amount of City funded work that would be included in the project scope. The City funded work counts as matching funds and increases the odds of the project receiving grant funding.

All four potential projects would reconstruct damaged street and sidewalk, and three of the four would also replace old and undersized water line. One would replace an old and leaking sewer line. Utilities are only eligible as matching funds for the grant. Matching funds would be supplied from Staff time, City Water and Sewer Utility Funds and the General Fund. Descriptions of work and estimated project costs are shown in the table below:

Option	Location	Project Limits	Work Description	CDBG Funding	City Funding	Match Percentage	Funding Source
1	NW Benton St.	NW 14 th Ave to NW 16 th Ave.	Road and Sewer Line	\$280,000	\$135,000	32%	Sewer Fund
2	NW 19 th Ave.	NW Benton St. to Division St.	Road and Water Line	\$250,000	\$185,000	42%	Water Fund
3	NW Benton St.	NW 17 th Ave to NW 18 th Ave.	Road and Water Line	\$180,000	\$100,000	35%	Water Fund
4	NW 21 st Ave.	NW Couch St. to NW Benton St.	Road and Water Line	\$170,000	\$120,000	41%	Water Fund

After careful deliberation staff determined that Option 1: NW Benton Street between NW 14th Avenue and NW 16th Avenue is the recommended project to submit for CDBG funding consideration. This decision is based on the severely damaged condition of the asphalt pavement, curb and sidewalk. Additionally, staff deems that repair of the deteriorated sewer line is a higher priority than the water lines in options 2 through 4.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

This agenda item serves as the second of two required public meetings. Staff is seeking direction from Council to apply for CDBG grant funding for the recommended project.

What's the data? What does the data tell us?

Review of as-built plans and field evaluations identified four potential projects that address significant infrastructure deficiencies and satisfy the grant application requirements.

How have communities been engaged? Are there opportunities to expand engagement?

The community has been engaged by mail and through the city website, and it is recommended by staff that public comments be allowed during the Council meeting.

Who will benefit from, or be burdened by this agenda item?

All City constituents would benefit by a grant funded project that would improve all modes of travel in and through the neighborhood.

What are the strategies to mitigate any unintended consequences?

Through internal review of costs and community impact for each potential project location.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

The purpose of the CDBG program is to fund improvements within economically disadvantaged areas. Using data from the most recent U.S. Census, HUD determines which areas in Camas are eligible for CDBG Funding.

Will this agenda item improve ADA accessibilities for people with disabilities?

Yes, all of the identified projects include rehabilitation of the affected streets, and street improvement projects are required to be inclusive of ADA improvements.

What potential hurdles exist in implementing this proposal (include both operational and political)?

No operational or political hurdles are expected, as all potential projects rehabilitate and improve infrastructure elements in areas identified as Low to Moderate Income by HUD. Acquisition of additional right-of-way or other property rights are not required for any of the potential products.

How will you ensure accountabilities, communicate, and evaluate results?

Camas Staff have a policy in place to share proposed CDBG project elements with affected residents, and to encourage public input by means of a scheduled public hearing for each project application that gets submitted for grant funding.

How does this item support a comprehensive plan goal, policy or other adopted resolution?

This project maintains the transportation system at a level that preserves user safety... and the overall integrity of the system, in accordance with Policy T-1.4 of the 2035 Comprehensive Plan.

BUDGET IMPACT: Staff's recommended request for CDBG grant funding is \$280,000. City matching funds are estimated to be approximately \$135,000 and would be supplied predominantly from the City Sewer Utility Fund with minor General Fund expenditure. A project that does not receive grant funding will not be constructed.

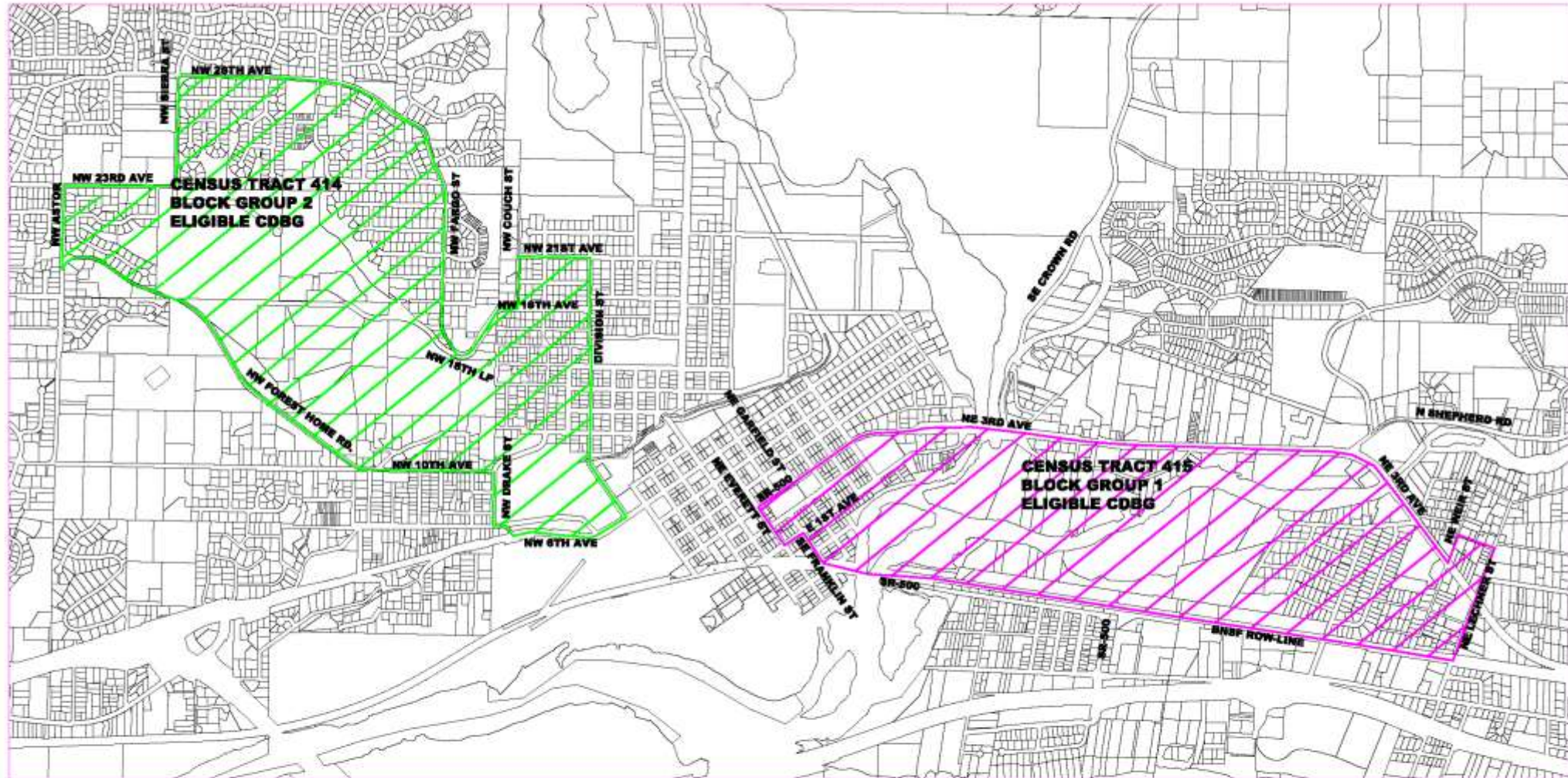
RECOMMENDATION: Staff recommends that Council direct staff to submit the CDBG project application for Option 1 for NW Benton Street and to confirm that matching funds are committed from the associated sewer fund.

2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION

Item 16.



ELIGIBLE CDBG NEIGHBORHOODS-CAMAS



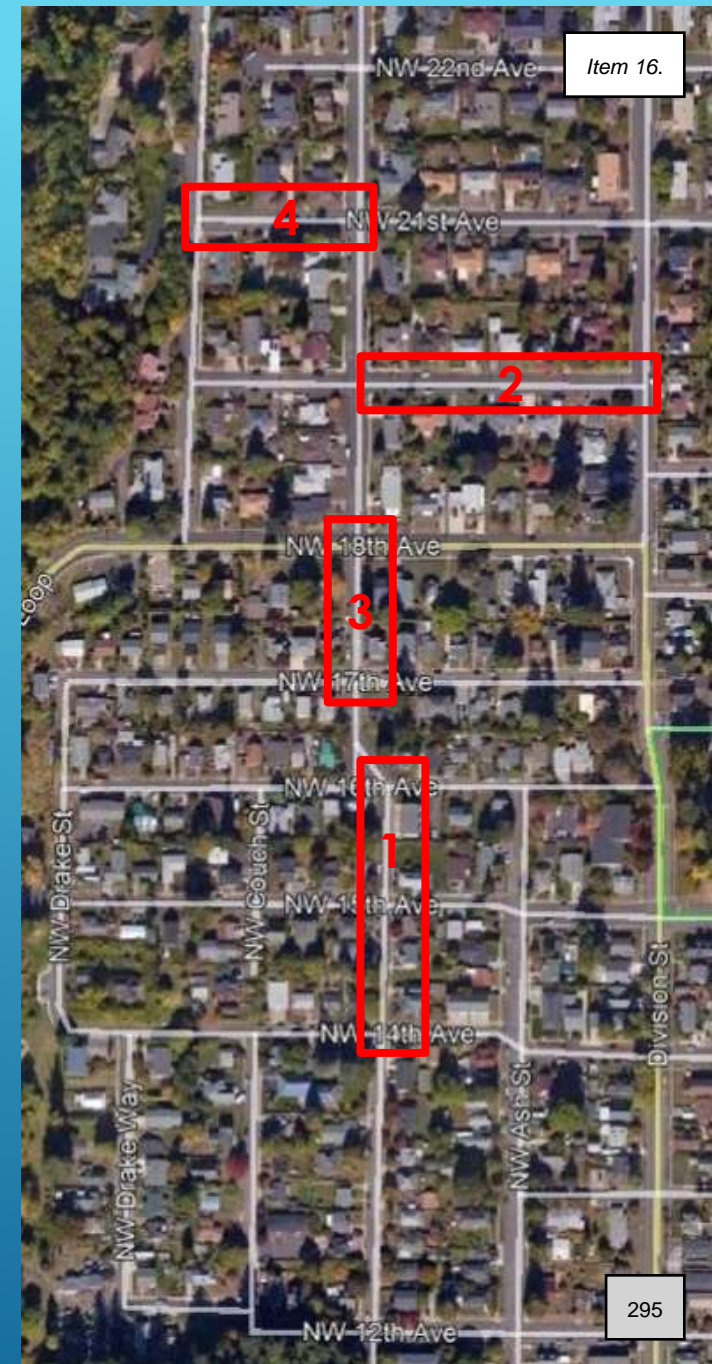
CENSUS TRACT 414 BLOCK GROUP 2 2019 INFO:
 GEO ID: 530110414002
 TRACT & BLOCK GROUP: 414002
 POPULATION OFM: 2476.810033
 HOUSING UNITS FROM GIS: 953
 TOTAL POPULATION: 2306
 MEDIAN AGE: 38.6 (FEMALE=40.6, MALE= 36.2)
 POPULATION AGE 65+: 312
 POPULATION AGE 65+ AS %= 13.53



CENSUS TRACT 415 BLOCK GROUP 1 2019 INFO:
 GEO ID: 530110415001
 TRACT & BLOCK GROUP: 415001
 POPULATION OFM: 1008.379988
 HOUSING UNITS FROM GIS: 434
 TOTAL POPULATION: 1037
 MEDIAN AGE: 36.7 (FEMALE=38.3, MALE= 34.6)
 POPULATION AGE 65+: 165
 POPULATION AGE 65+ AS %= 15.91

PROJECT AREAS EVALUATED

OPTION	STREET	PROJECT LIMITS	CDBG FUNDING	CITY FUNDING	TOTAL COST
1	NW BENTON ST	NW 14 TH AVE TO NW 16 TH AVE	\$280,000	\$135,000	\$415,000
2	NW 19 TH AVE	NW BENTON ST TO DIVISION ST	\$250,000	\$185,000	\$435,000
3	NW BENTON ST	NW 17 TH AVE TO NW 18 TH AVE	\$180,000	\$100,000	\$280,000
4	NW 21 ST AVE	NW COUCH ST TO NW BENTON ST	\$170,000	\$120,000	\$290,000



OPTION 1

Item 16.



NW BENTON ST AT NW 16TH AVE, LOOKING SOUTH



NW BENTON ST, LOOKING NORTH TO NW 16TH AVE



NW BENTON ST, LOOKING SOUTH TO NW 15TH AVE



NW BENTON ST, LOOKING SOUTH TO NW 14TH AVE

OPTION 2



NW 19TH AVE, LOOKING WEST TO NW BENTON ST



NW 19TH AVE, LOOKING WEST TO NW BENTON ST

Item 16.



NW 19TH AVE, LOOKING EAST TO DIVISION ST



NW 19TH AVE, LOOKING EAST TO DIVISION ST

OPTION 3

Item 16.



NW BENTON ST AT NW 18TH AVE, LOOKING SOUTH



NW BENTON ST AT NW 18TH AVE, LOOKING SOUTH



NW BENTON ST AT NW 17TH AVE, LOOKING WEST



NW BENTON ST, LOOKING SOUTH TO NW 17TH AVE

OPTION 4

Item 16.



NW 21ST AVE AT NW BENTON, LOOKING WEST



NW 21ST AVE AT NW COUCH ST, LOOKING EAST



NW 21ST AVE, LOOKING EAST TO NW BENTON ST



NW 21ST AVE, LOOKING WEST TO NW COUCH ST

RECOMMENDATION

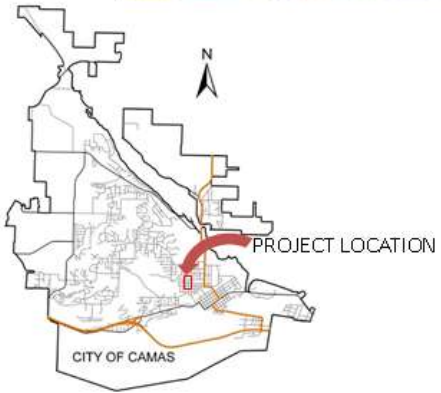
- APPLY FOR OPTION 1 – NW BENTON STREET

DETERMINING FACTORS

- PAVEMENT, SIDEWALK AND CURB IS MORE SEVERELY DAMAGED THAN OTHER OPTIONS
- REPLACEMENT OF SEWER LINE IS A HIGH PRIORITY
- POSSIBLE GRANT FUNDING IS GREATEST OF ALL THE OPTIONS CONSIDERED

2023 CDBG IMPROVEMENTS

OPTION 1 : NW BENTON STREET – NW 14TH TO NW 16TH AVENUE



	PROJECT WORK BOUNDARY		SIDEWALK / ADA IMPROVEMENTS
	SEWER LINE REHABILITATION		STREET SURFACING IMPROVEMENT
	EXISTING SEWER LINE		



NEXT STEPS

- PRE-APPLICATION DUE: 10/31/22
- FINAL APPLICATION DUE: 12/1/22



Staff Report

October 17, 2022 Council Regular Meeting

Non-Represented Employee Vacation/Paid Time Off (PTO) Cash Out

Presenter: Jennifer Gorsuch, Administrative Services Director

Time Estimate: 5 minutes

Phone	Email
360.817.7013	jgorsuch@cityofcamas.us

BACKGROUND: At the September 30 planning session with Council, the topic of allowing non-represented employees to cashout their vacation/PTO accruals over the limit each year end. In the past few years, Council has allowed carryover or cashout due to COVID limiting leave time for non-represented staff.

SUMMARY: Non-represented City employees are limited on the vacation/paid time off (PTO) accruals that can be carried over from one calendar year to the next. The leave caps are outlined in the Non-Represented Employee Handbook and in policy, previously adopted by Council.

While employees do take time off, due to longevity of staff and depending on varying projects year to year, they are not able to use enough leave to stay below the maximum accrual.

Many comparable agencies allow cashout of leave through a variety of policies/processes.

Based on the feedback received at that meeting from Council, staff recommends Council adopt a change to the Non-Represented Employee Handbook allowing non-represented staff to cashout vacation/PTO leave accruals above the maximum each year with the December paycheck.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? The desired result is to ensure non-represented employees do not lost the accrued leave they have earned but were unable to use each year.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement?
N/A

Who will benefit from, or be burdened by this agenda item? N/A

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? N/A

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?
N/A

BUDGET IMPACT: For 2022, the budget impact is estimated to be approximately \$35k. This will vary year to year.

RECOMMENDATION: Staff recommends that Council amend the Non-Represented Employee Handbook to allow employees to cashout their excess vacation/PTO at the end of each calendar year.