



City Council Workshop Agenda
Monday, October 21, 2024, 4:30 PM
Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

- go to www.cityofcamas.us/meetings and click "Watch Livestream" (left on page)

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/84065790336>

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

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. [2025-2026 Mayor's Recommended Operating Budget Presentation](#)
[Presenters: Cathy Huber Nickerson, Finance Director; Matthew Thorup, Assistant Finance Director; and Debra Brooks, Financial Analyst](#)
[Time Estimate: 15 minutes](#)
2. [2025 Property Tax Presentation](#)
[Presenter: Cathy Huber Nickerson, Finance Director](#)
[Time Estimate: 20 minutes](#)
3. [2025 Fee Schedule and Business License Presentation](#)
[Presenter: Matthew Thorup, Assistant Finance Director](#)
[Time Estimate: 10 minutes](#)
4. [Transportation Benefit District \(TBD\) Revenue Options](#)
[Presenter: Matthew Thorup, Assistant Finance Director, and Steve Wall, Public Works Director](#)
[Time Estimate: 20 minutes](#)
5. [Water System Plan Amendment for PFAS](#)
[Presenter: Rob Charles, Utilities Manager](#)
[Time Estimate: 10 minutes](#)

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

COUNCIL COMMENTS AND REPORTS

PUBLIC COMMENTS

CLOSE OF MEETING



Staff Report

October 21, 2024 Council Workshop

2025-2026 Mayor’s Recommended Operating Budget Presentation
Presenters: Cathy Huber Nickerson, Finance Director; Matthew Thorup, Assistant Finance Director; and Debra Brooks, Financial Analyst
Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us
360.817.7021	mthorup@cityofcamas.us
360.817.7025	dbrooks@cityofcamas.us

BACKGROUND: This presentation is to review the proposed 2025-2026 Operating Budget expenditures. After the presentation, Council will have time for questions and discussion.

SUMMARY: Operating Budgets fund the day-to-day operations of the City. The largest of these budgets is the General Fund which funds the basic services of the City excluding the utilities. Other operating funds includes Streets, CWFD, Lodging Tax, Cemetery, Water/Sewer, Stormwater, and Solid Waste.

Discussion will center on what comprises the 2025-2026 proposed operating budget expenses, and what changes have been made from the 2023-2024 biennium.

BENEFITS TO THE COMMUNITY: This budget will highlight how the Mayor’s recommended budget adapts to anticipated lower revenues in 2025-2026.

POTENTIAL CHALLENGES: The City is proposing additional revenue sources be adopted as part of this budget to support the on-going operating needs of the organization and repair a structural deficit in the City’s General Fund.

BUDGET IMPACT: This agenda item presents the proposed operating budget expenses from the Mayor’s Recommended 2025-2026 Budget.

RECOMMENDATION: The next step in the 2025-2026 Biennial Budget Adoption process will be the revenue presentations for Property Tax and the 2025 Fee Schedule that will directly follow this presentation at the workshop. A utility tax presentation as well as the 2025-2026 Capital Budget presentation will occur at the City Council Workshop on November 4, 2024.



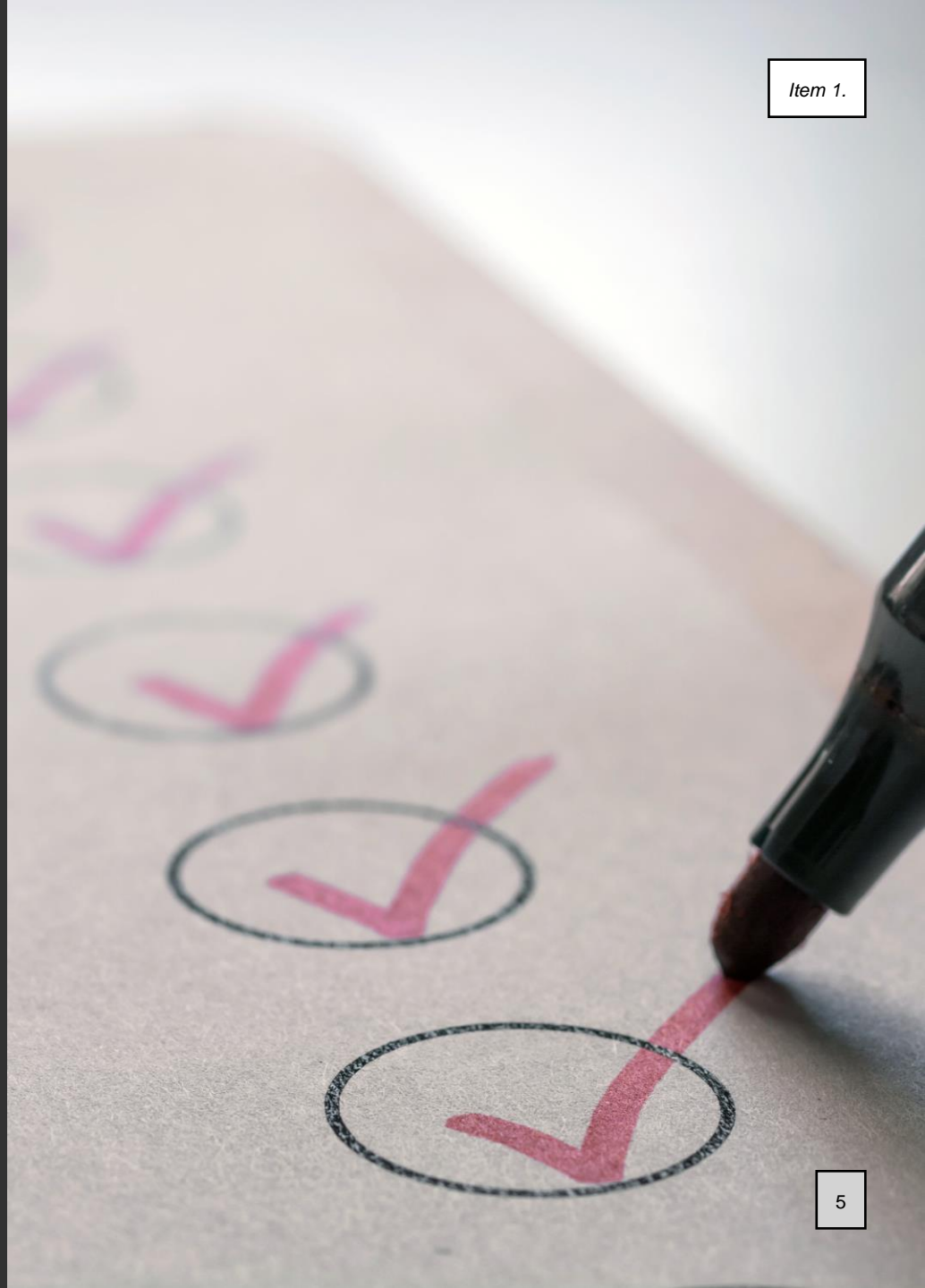
MAYOR'S 2025 – 2026 RECOMMENDED BUDGET

OPERATING BUDGET: EXPENSES OCTOBER 21, 2024

KEY BUDGET POINTS

- ✓ Status quo budget – no major additions or changes
- ✓ Baseline budgets increase by minimum to pace CPI only
- ✓ Decision packages focus on urgent, long-delayed public safety needs
- ✓ Decision packages have a dedicated source of funding
- ✓ Decision packages will be nullified if funding does not materialize
- ✓ No FTEs added beyond decision package FTEs identified as critical

Item 1.



CITY OPERATING FUNDS

GENERAL FUND

Fund used for any general government activity

SPECIAL REVENUE FUNDS

Funds with special revenues that restrict spending to specific purposes

DEBT SERVICE FUNDS

Funds used for the tracking and repayment of debt principal and interest

UTILITY FUNDS

Self-supporting business funds used for the operations of the City's utilities

INTERNAL SERVICE FUNDS

Funds used to ensure cost recovery for services provided to internal City users (depts)

PENSION FUNDS

Funds used for the tracking and expenses of obligations for post-employment benefits

Svc	Type	Department	Sub-Program	2025 Budget	2026 Budget	
External City Services	General Fund	Legislative		\$301,899	\$311,610	
		Police	Police Operations	\$7,749,940	\$8,034,947	
			Police Decision Pkg	\$778,310	\$662,500	
			Code Enforcement (FTE Only)	\$98,020	\$101,327	
			Parking Enforcement (FTE Only)	\$48,604	\$49,821	
				\$8,674,874	\$8,848,595	
			Animal Control		\$143,650	\$146,666
			Work Crew		\$181,945	\$187,618
			Municipal Court		\$641,407	\$661,514
			Parks and Recreation	Recreation/Administration	\$814,928	\$841,329
				Community Center	\$121,723	\$126,403
				Rental Facilities	\$142,537	\$147,701
				Parks Maintenance	\$2,021,778	\$2,095,644
					\$3,100,966	\$3,211,077
			Public Library	Services/Administration	\$2,074,895	\$2,157,703
				Facilities	\$575,927	\$244,203
				FFCL Supported Expenses	\$35,977	\$36,733
					\$2,686,799	\$2,438,639
			Community Dev	Community Development	\$592,321	\$612,734
				Planning	\$1,174,800	\$1,216,454
				Building	\$1,121,954	\$1,169,080
					\$2,889,075	\$2,998,068

Item 1.

Svc	Type	Department	Sub-Program	2025 Budget	2026 Budget	
Internal Support Services	General Fund	Executive		\$1,029,908	\$1,031,570	
		Finance		\$2,611,044	\$2,627,013	
		Legal	Civil	\$290,535	\$296,637	
			Criminal	\$47,908	\$48,914	
				\$338,443	\$345,551	
		Administrative Svcs	Admin Services	\$473,287	\$487,789	
			Human Resources	\$438,557	\$454,335	
			Employee Wellness	\$10,567	\$10,789	
				\$922,411	\$952,913	
		Information Tech		\$1,811,397	\$1,871,683	
		Engineering		\$2,454,678	\$2,553,221	
		Facilities		\$595,143	\$614,934	
		General Activities	Taxes & Assessments	\$438,551	\$447,761	
			Inter-fund Support: Streets	\$3,000,000	\$3,100,000	
			Inter-fund Support: Fire/EMS	\$5,733,946	\$5,888,425	
			Inter-fund Support: Cemetery	\$200,000	\$200,000	
	Inter-fund Support: Pensions	\$204,956	\$209,261			
		\$9,577,453	\$9,845,447			

Svc	Type	Fund/Department	Sub-Program	2025 Budget	2026 Budget
External City Services	Special Revenue Funds	Streets	Administration	\$826,875	\$842,509
			Roadway Maintenance	\$1,617,955	\$1,658,052
			Street Light Maintenance	\$227,054	\$234,967
			Snow and Ice Control	\$205,979	\$210,304
			Downtown Mall Maintenance	\$128,034	\$131,037
				\$3,005,897	\$3,076,869
		Fire and EMS	Administration	\$1,388,830	\$1,419,597
			Emergency Medical Services	\$5,048,669	\$5,150,292
			Fire Suppression	\$9,612,530	\$9,713,403
			Fire Prevention and Investigation	\$792,792	\$808,689
			Training	\$84,212	\$85,980
			Facilities	\$300,598	\$311,206
				\$17,227,631	\$17,489,167
	Lodging Tax		\$50,000	\$50,000	
	Cemetery		\$291,939	\$298,606	

Service	Type	Fund/Department	2025 Budget	2026 Budget
Internal Support Service	Debt Service Fund	Limited General Obligation Bonds	\$4,284,279	\$4,294,351

Svc	Type	Fund/Department	Sub-Program	2025 Budget	2026 Budget
External City Services	Utility Funds	Storm Water Drainage	Administration	\$56,250	\$56,530
			Operations and Maintenance	\$1,372,290	\$1,404,978
			Street Cleaning	\$412,375	\$420,622
			Lake Dam Maintenance	\$47,797	\$48,801
			Lake Management	\$256,153	\$261,532
			NPDES Permit Management	\$423,693	\$432,280
				\$2,571,423	\$2,628,672
		Solid Waste (Trash)	Administration	\$595,606	\$629,126
			Waste Disposal	\$824,129	\$841,435
			Waste Collection	\$1,251,848	\$1,299,881
			Recycling Service	\$879,194	\$897,657
				\$3,550,777	\$3,668,099
		Water and Sewer	Administration	\$7,700,779	\$7,736,644
			Water Distribution	\$3,159,027	\$3,236,940
			Water Sources	\$503,055	\$528,519
			Water Treatment	\$121,274	\$123,821
			Sewer Collection	\$137,711	\$147,983
			Sewer Pressure Collection	\$1,114,816	\$1,175,692
			Sewer Pumping	\$425,410	\$457,314
			Sewer Treatment	\$3,155,288	\$3,282,347
				\$16,317,360	\$16,689,260

Svc	Type	Fund/Department	Sub-Program	2025 Budget	2026 Budget
Internal Support Services	Internal Service Funds	Eqpmt Rental & Repair	Administration	\$497,976	\$502,282
			Maintenance of Equipment	\$780,979	\$801,590
			Buildings	\$170,391	\$179,419
				\$1,449,346	\$1,483,021

Svc	Type	Fund/Department	2025 Budget	2026 Budget
Internal Support Services	Pension Funds	Firefighter's Pension	\$94,312	\$100,089
		Retiree Medical Fund	\$179,063	\$182,644
		LEOFF I Disability Fund	\$293,358	\$299,225

DECISION PACKAGE DETAILS

Department	Decision Package	Itemized Expenses	2025 Budget	2026 Budget
Police	2 Sergeants (Night Coverage)	Salaries	\$123,972	\$250,000
		Benefits	\$37,192	\$75,000
		Training	\$10,000	
		Vehicles	\$98,330	
		Uniforms/Equipment	\$32,410	
				\$301,904
Police	1 Lieutenant	Salaries	\$149,279	\$150,000
		Benefits	\$41,807	\$45,000
		Training	\$5,000	
		Vehicles	\$80,000	
		Uniforms/Equipment	\$16,205	
				\$292,291
Police	Retirement Over Hires	Salaries		\$109,615
		Benefits		\$32,885
				\$142,500
Total Operating Decision Packages:			\$594,195	\$662,500

OPERATING BUDGET

NEXT STEPS

Item 1.



- Operating revenues will be presented tonight, including proposed new sources of revenue
- Revenue presentations will include operating impacts for all new revenue sources
- Based on Council's revenue decisions, staff may return with reductions to what can be funded in the operating budget
- The dedicated funding source for the public safety decision packages will be presented at the Council Workshop on Nov 4, 2024



Staff Report

October 21, 2024 Council Workshop

2025 Property Tax Presentation
Presenter: Cathy Huber Nickerson, Finance Director
Time Estimate: 20 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation is designed to provide an overview of the 2025 property tax levy options the Council has with the Implicit Price Deflator above 1%. Staff will provide the three options and will request direction for the 2025-2026 Budget.

SUMMARY: Property taxes are the primary revenue source for funding of general fund services and emergency medical services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires the City Council’s annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year’s levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) whichever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2025 property tax levy is 2.57%. Therefore, the lawful highest levy would be 1% increase.

The City always has the option to levy the prior year levy amount as well, which would be a 0% increase in the levy.

These options impact the taxpayer but generally in Camas, it is usually a nominal amount variance between the options. The presentation will review the options for the General Fund levy. The presentation will also provide the average taxpayer’s impact with all options.

The presentation will briefly cover the reset of the Camas EMS Levy to \$0.46/\$1,000 as a result of the April 2024 Levy Renewal and the new Unlimited General Obligation Bond Levy approved by the voters in August, 2024.

BENEFITS TO THE COMMUNITY: The intent of the presentation is to provide options to City Council to determine which levy will benefit the whole community while maintaining affordable tax rates.

POTENTIAL CHALLENGES: For residents who are having difficulty to pay their property tax bill the Clark County Assessor’s Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled.

BUDGET IMPACT: The 2025 Budget is projected to incorporate the 1% levy increase. In the past, Council has maintained the 1% to ensure the compounding impact of the 1% is preserved. To compare the options:

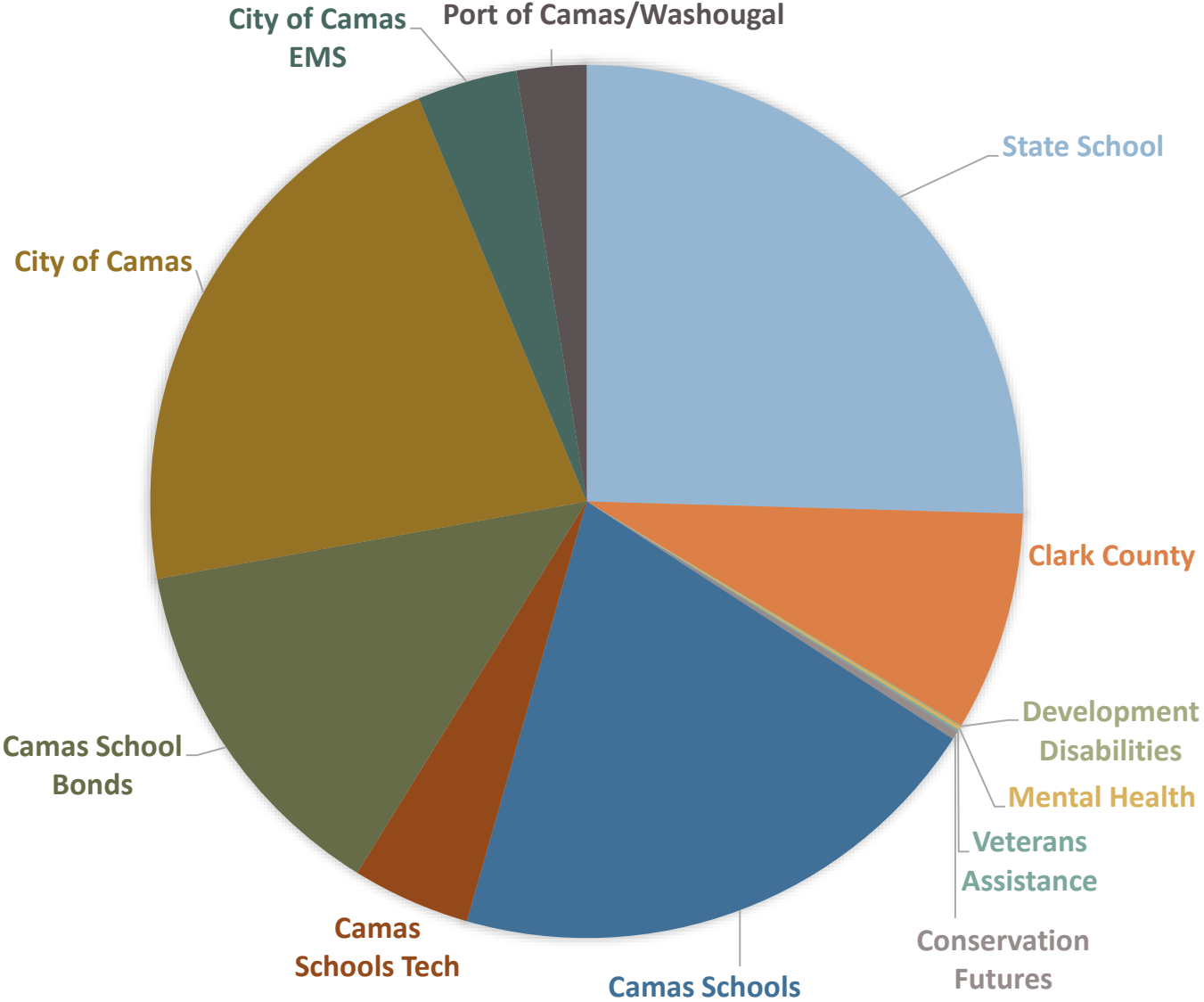
Option Number	General Fund Levy	Tax Levy	Tax Rate	Annual Impact on Homeowner Of \$658,861 Home
1.	0%	\$15,482,077	\$1.88/\$1,000	\$1,238 (\$18 less than 2023)
2.	1%	\$15,663,377 \$154,300 more than #1	\$1.90/\$1,000 \$0.02 more than #1	\$1,250 (\$6 less than 2023) \$12 more than #1

RECOMMENDATION: Staff recommends the 1% property tax increase to be dedicated to public health and safety and to preserve the base revenue source of the City’s General Fund given the low financial impact to average homeowner.

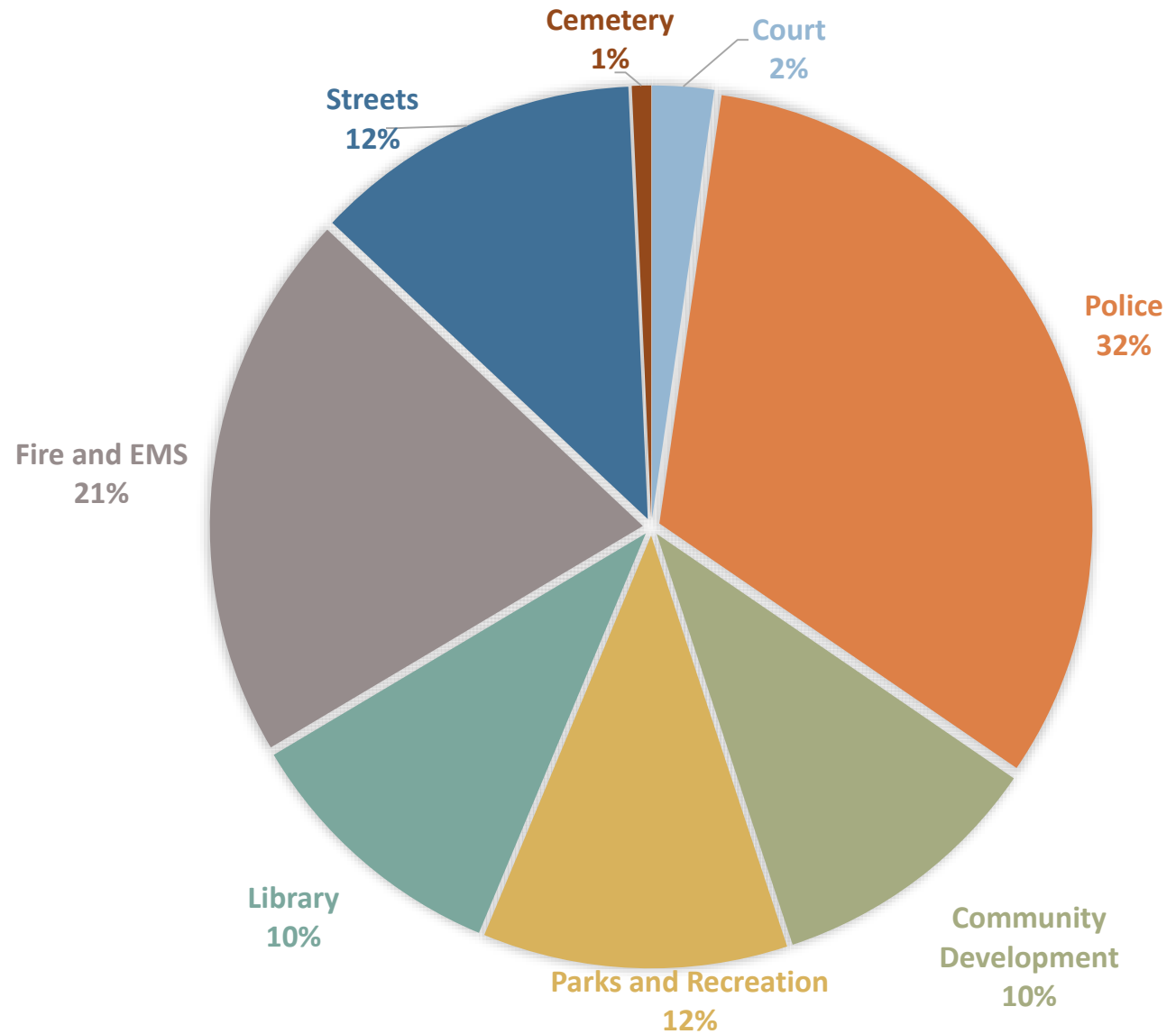
2025 Property Tax Presentation

CITY OF CAMAS 2025-2026 BUDGET PREPARATION

Property Tax Bill in Camas

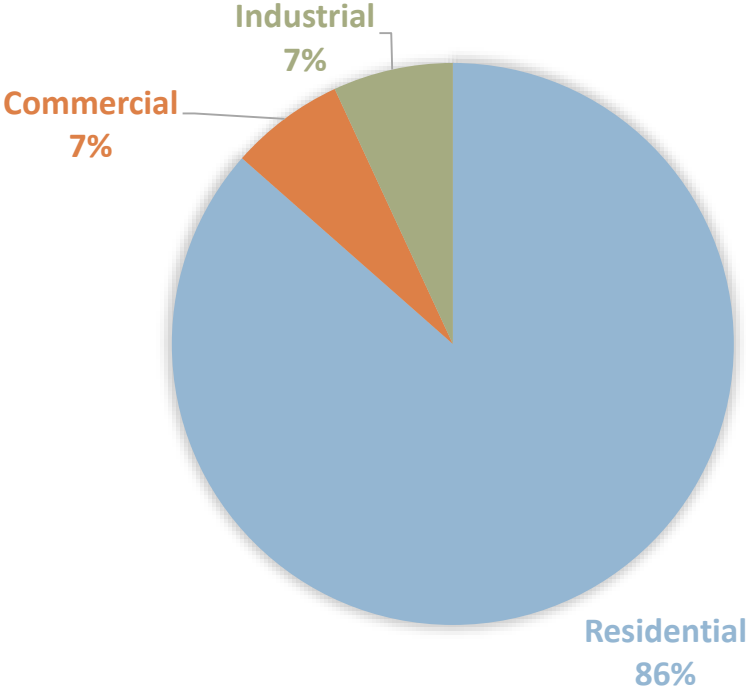


City Services Supported by Property Taxes

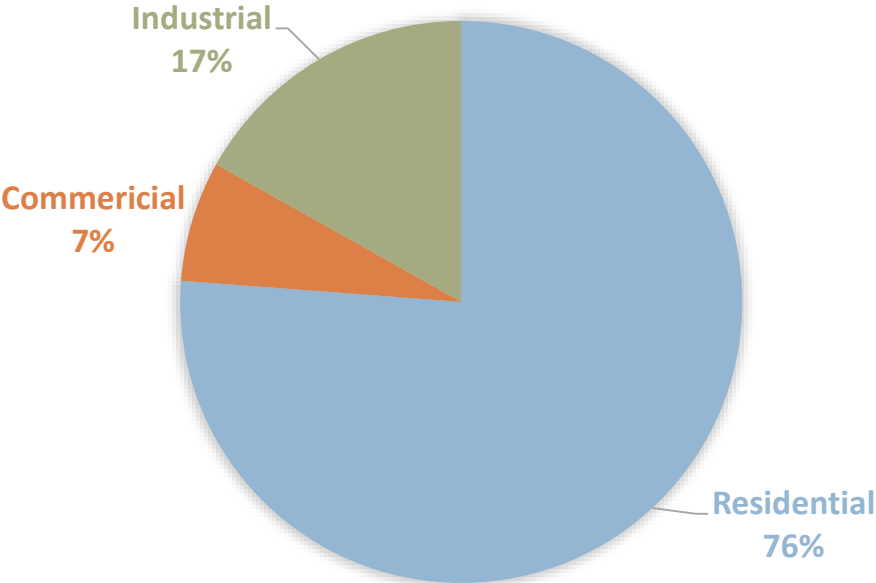


Who Pays Property Taxes in Camas?

2024



2014



Property Taxes Per Person

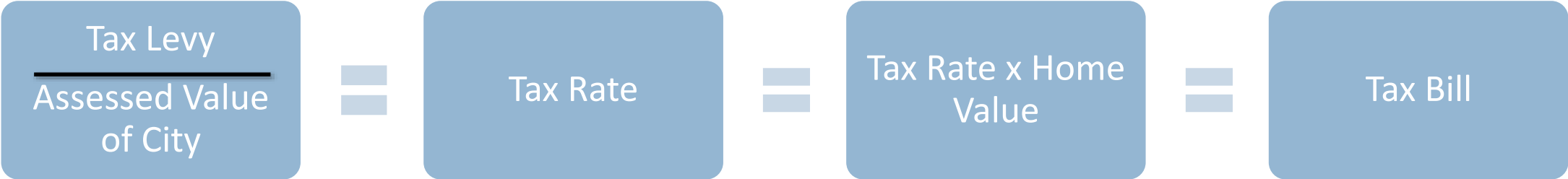


Calculating a tax levy

The levy process is simple:

- The amount of money needed by the City's budget divided by the value of all the taxpayers' properties in the City.
- This equals the tax rate for the City
- This rate is then levied on the taxpayer's property per \$1,000

City Property Tax Formula



Tax Levy - Limit

In the formula, the amount of money the City wants to levy is limited (I-747) to 1% or the Implicit Price Deflator which ever is less.

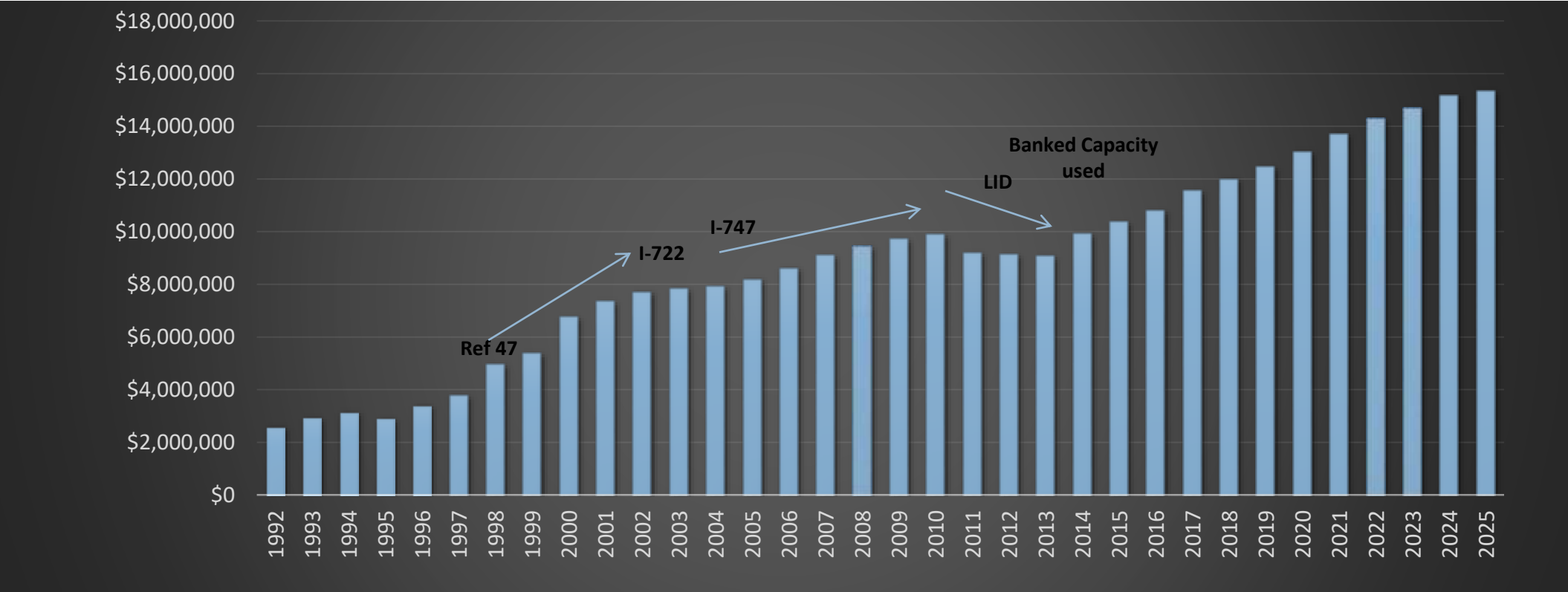
Implicit Price Deflator is approximately 2.57%

For 2025, the City can increase the highest lawful levy which is 2024 by 1%

For 2025, the City can increase \$15,181,347 by 1% which equals \$151,813.

Tax Levy of \$15,333,161 then becomes your base amount for future calculations

Lawful Tax Levy



Banking Capacity

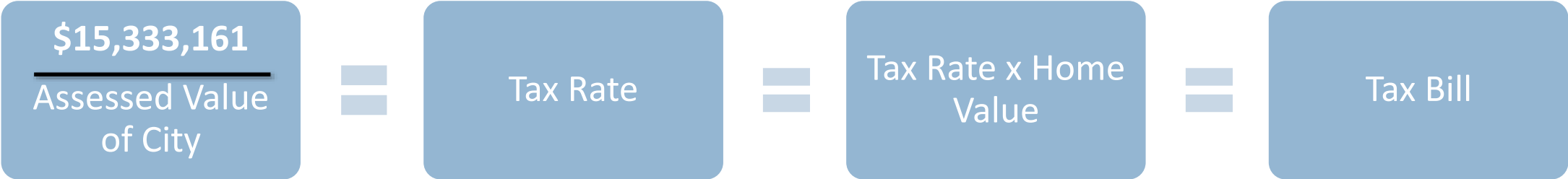
The 1% limit is an increase adopted by ordinance each year.

Council has three options:

- Adopt the 1% increase
- Keep prior year levy
- Or bank the 1% which means Council sets it aside to use another year. Essentially “saving” it for another time.

Camas has banked the 1% in 2009 until 2014 and the 1% in 2023.

City Property Tax Formula



Assessed Value

Clark County Assessor's Office values property for an Assessed Value amount.

Goal is market value, but it is a snapshot in time.

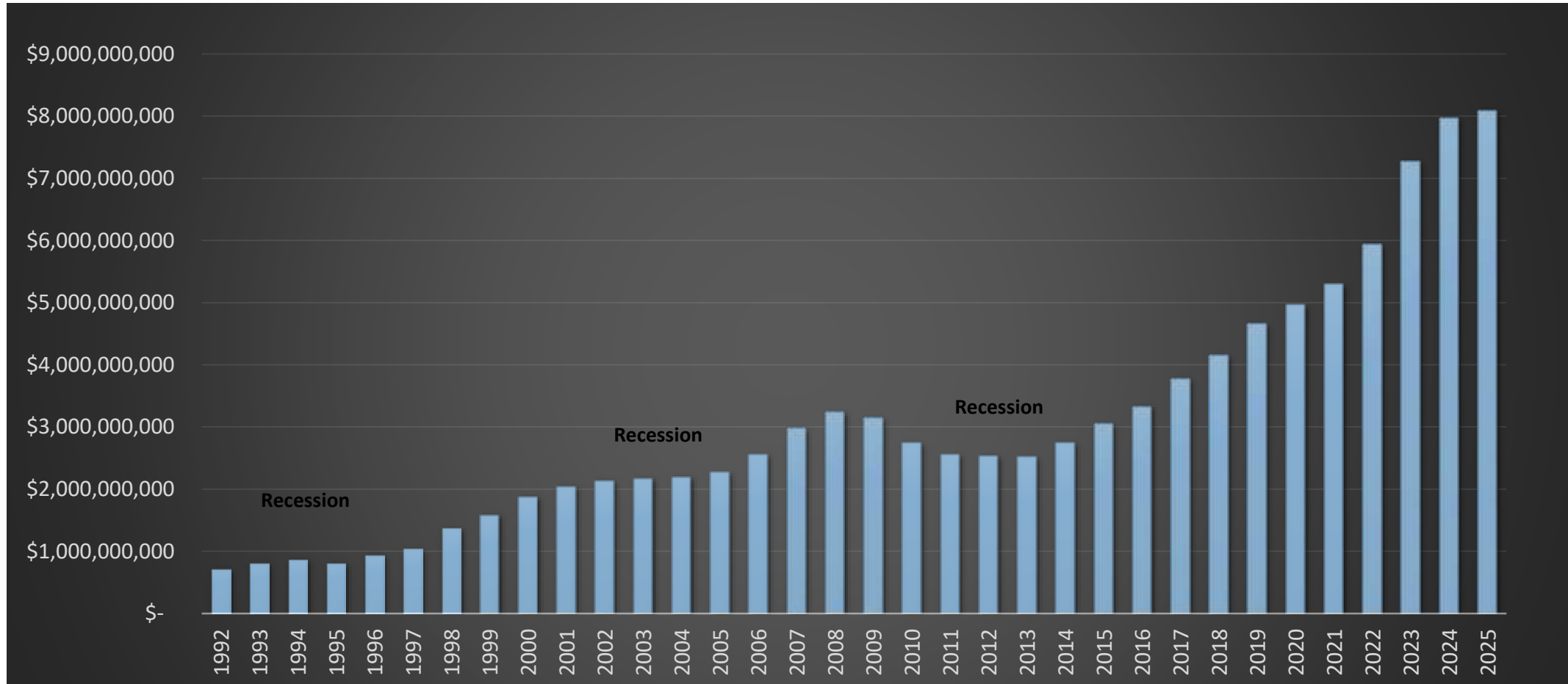
Comparable sales are used.

- Difficult at best in this real estate market.

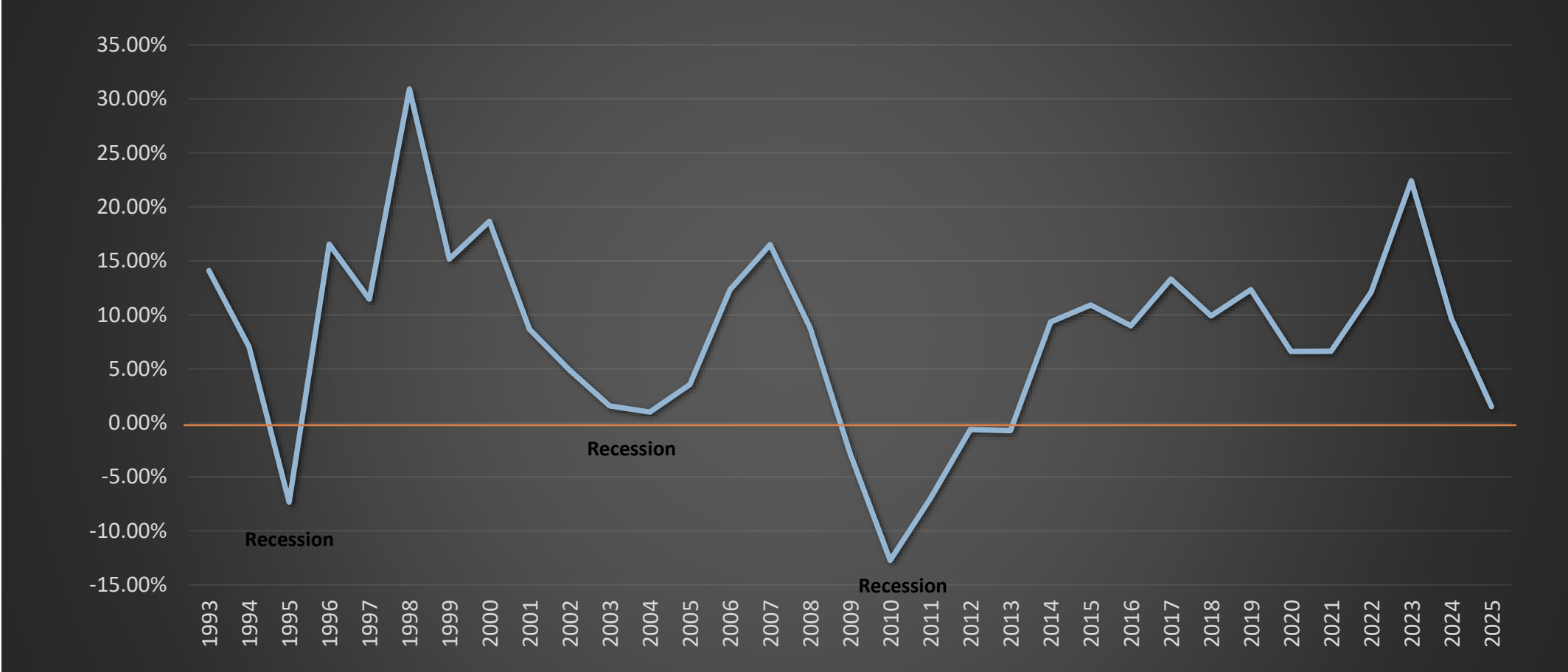
Annual valuations are done but physical assessments are on a cycle.

Check out

- <http://gis.clark.wa.gov/applications/gishome/property/>

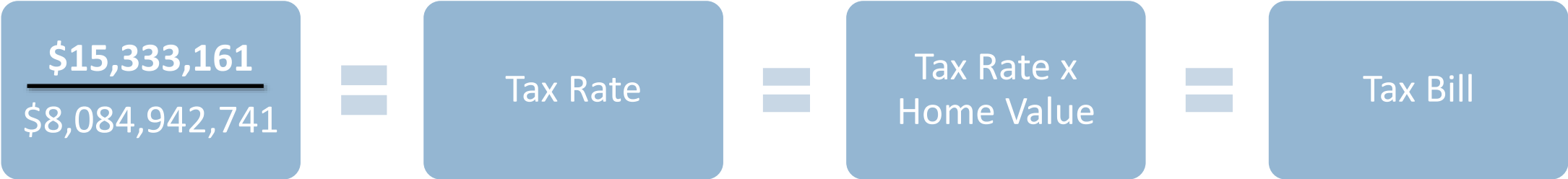


Assessed Value



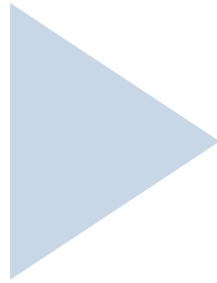
Assessed Value Growth

City Property Tax Formula



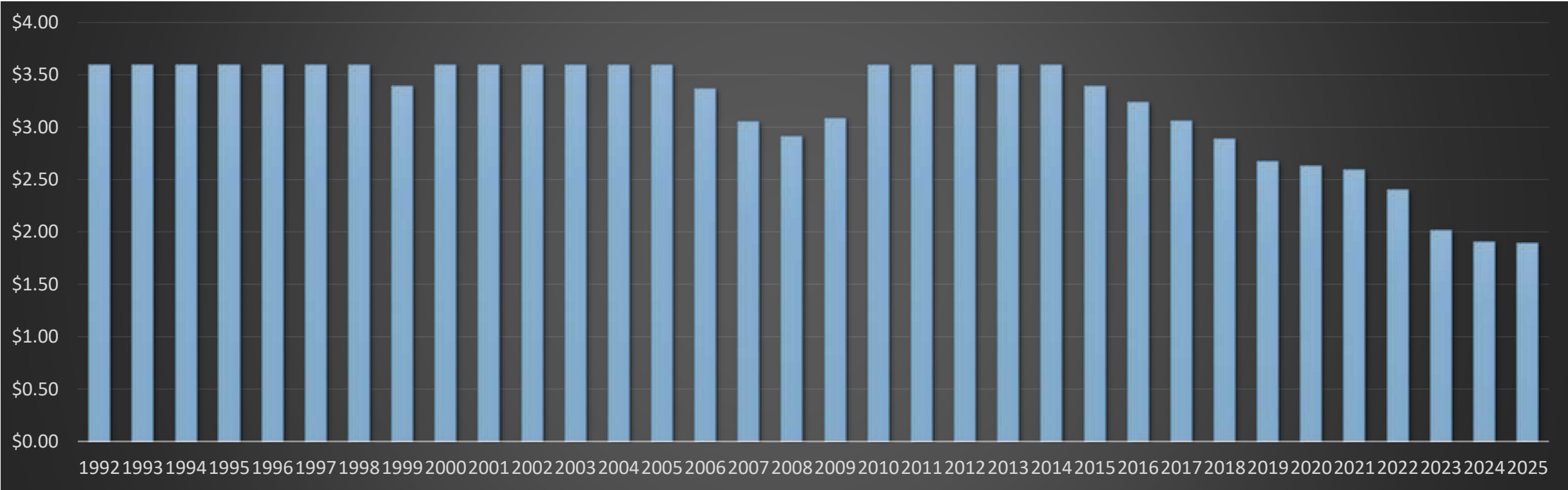
Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

Tax Rate is the amount of Tax Levy divided by assessed value multiplied by \$1,000



In 2024 it is \$1.90591 per \$1,000

Tax Rate

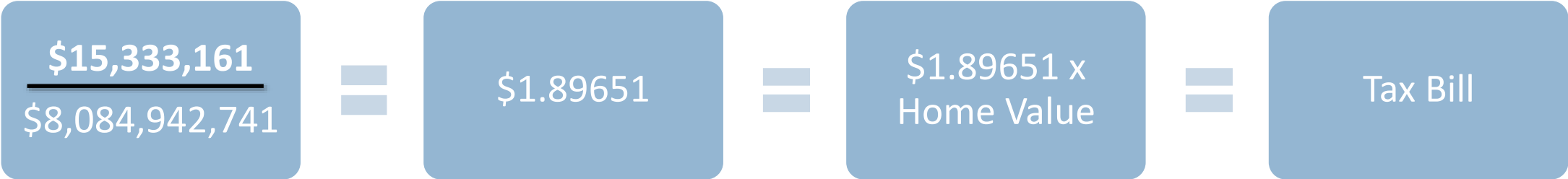


Tax Rates

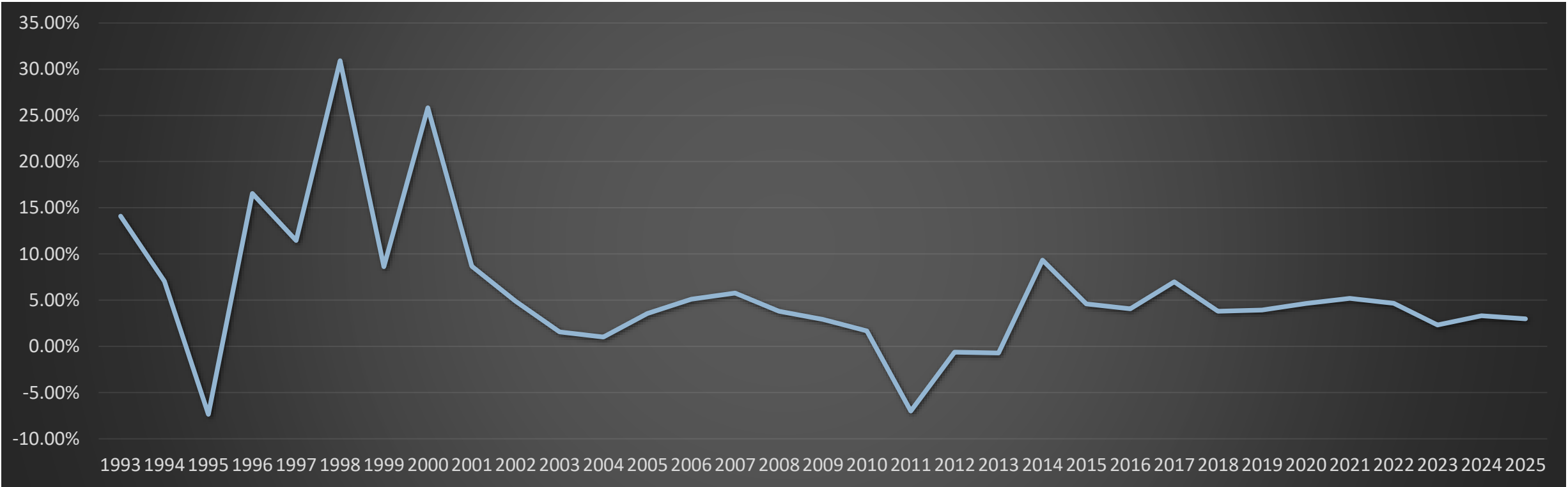
City	Tax Levy	Note
Battle Ground	\$1.0139	No Fire/Library
Camas	\$1.9059 \$0.847	With Fire/Library No Fire/Library
LaCenter	\$0.8107	No Fire/Library
Ridgefield	\$0.6121	No Fire/Library
Vancouver	\$2.0858	No Library
Washougal	\$1.5321	No Library
Woodland	\$0.7126	No Fire/Library
Yacolt	\$1.0927	No Fire/Library

Comparison Tax Rates by City (2024)

City Property Tax Formula

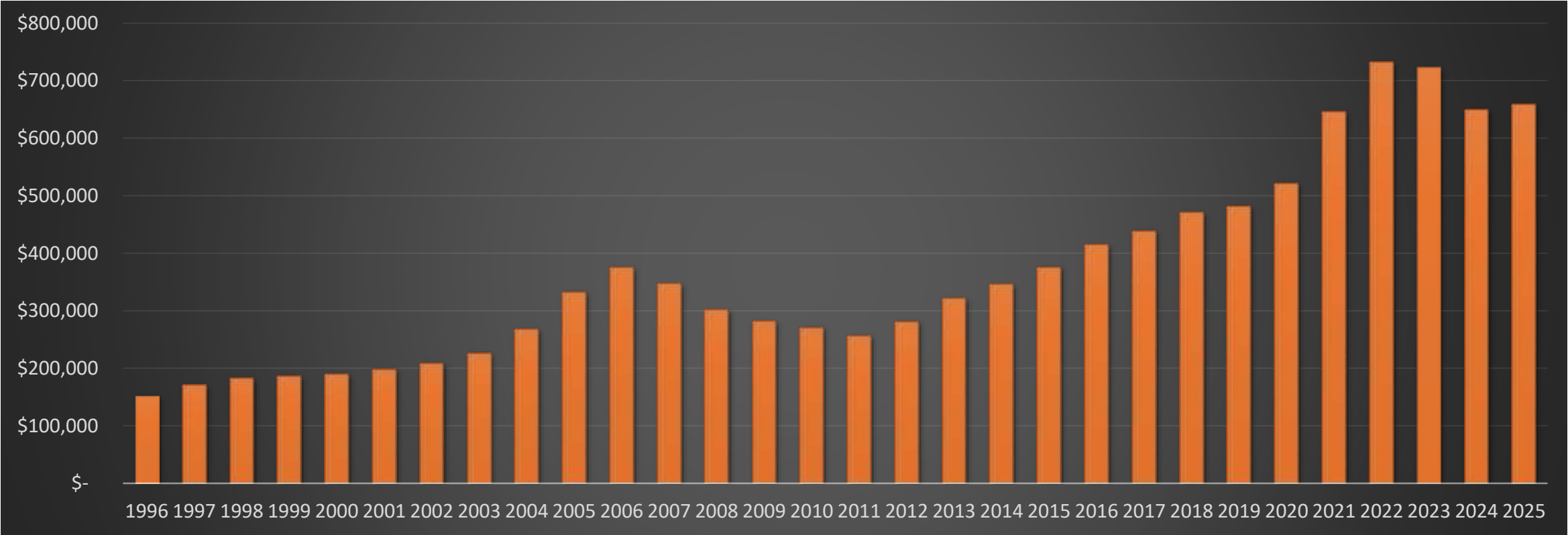


Assessed value is an estimate from the Assessor’s Office but the final assessed value should be available soon



Tax Levy Growth

Home Values



City Property Tax Formula

$$\frac{\$15,333,161}{\$8,084,942,741} = \$1.89651 = \frac{\$1.89651 \times \$658,861}{\$1,000} = \$1,250$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

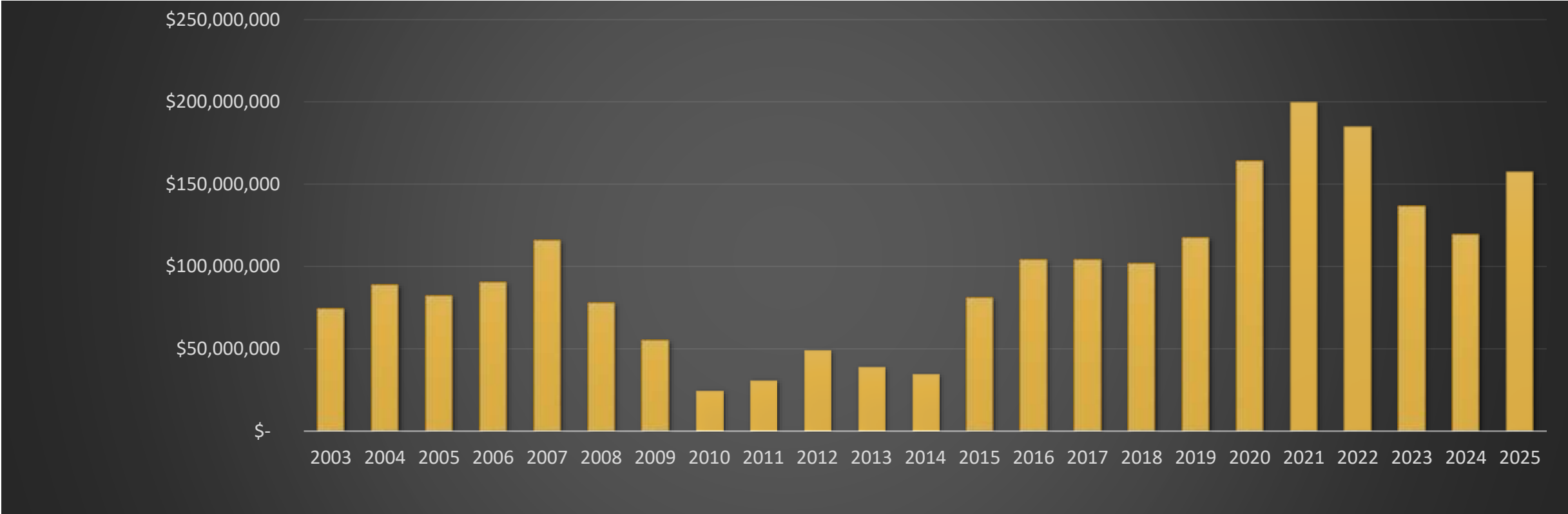
So is Property
Tax only
limited to
1%?

No, new construction can increase to tax collections.

- New construction is added on by the Assessor's Office with a cutoff typically in mid-summer.
- New construction is calculated by:

Construction assessed value X prior year levy

New Construction Values



City Property Tax Formula

$$\begin{aligned} & \$157,788,058 \times \\ & 1.90591 / \$1,000 \\ & = \$300,729 \end{aligned}$$

+

$$\frac{\$15,333,161}{\$8,084,942,741}$$

=

$$\$1.8967 / \$1,000$$

=

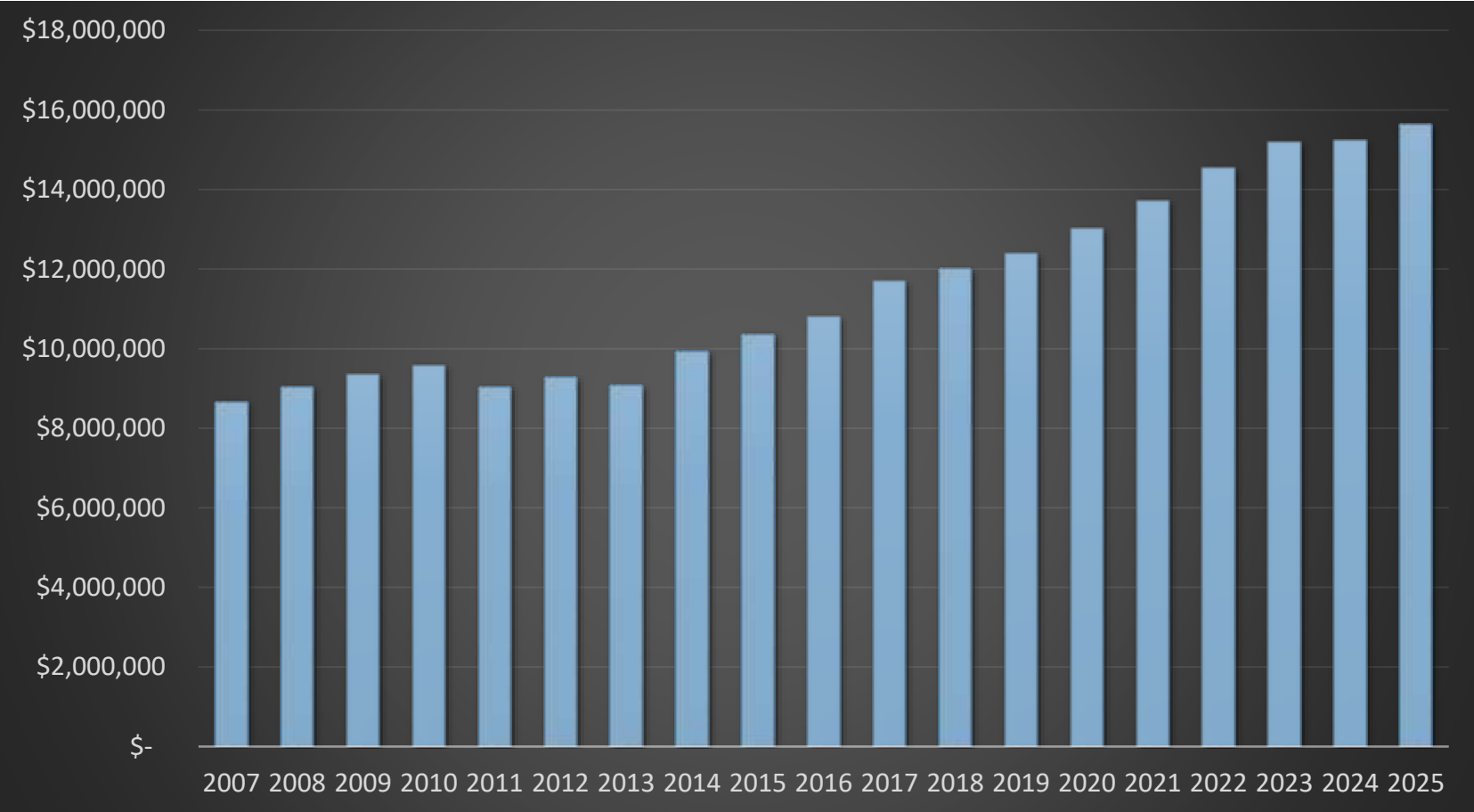
$$\$1.8967 \times \$658,861 / \$1,000$$

=

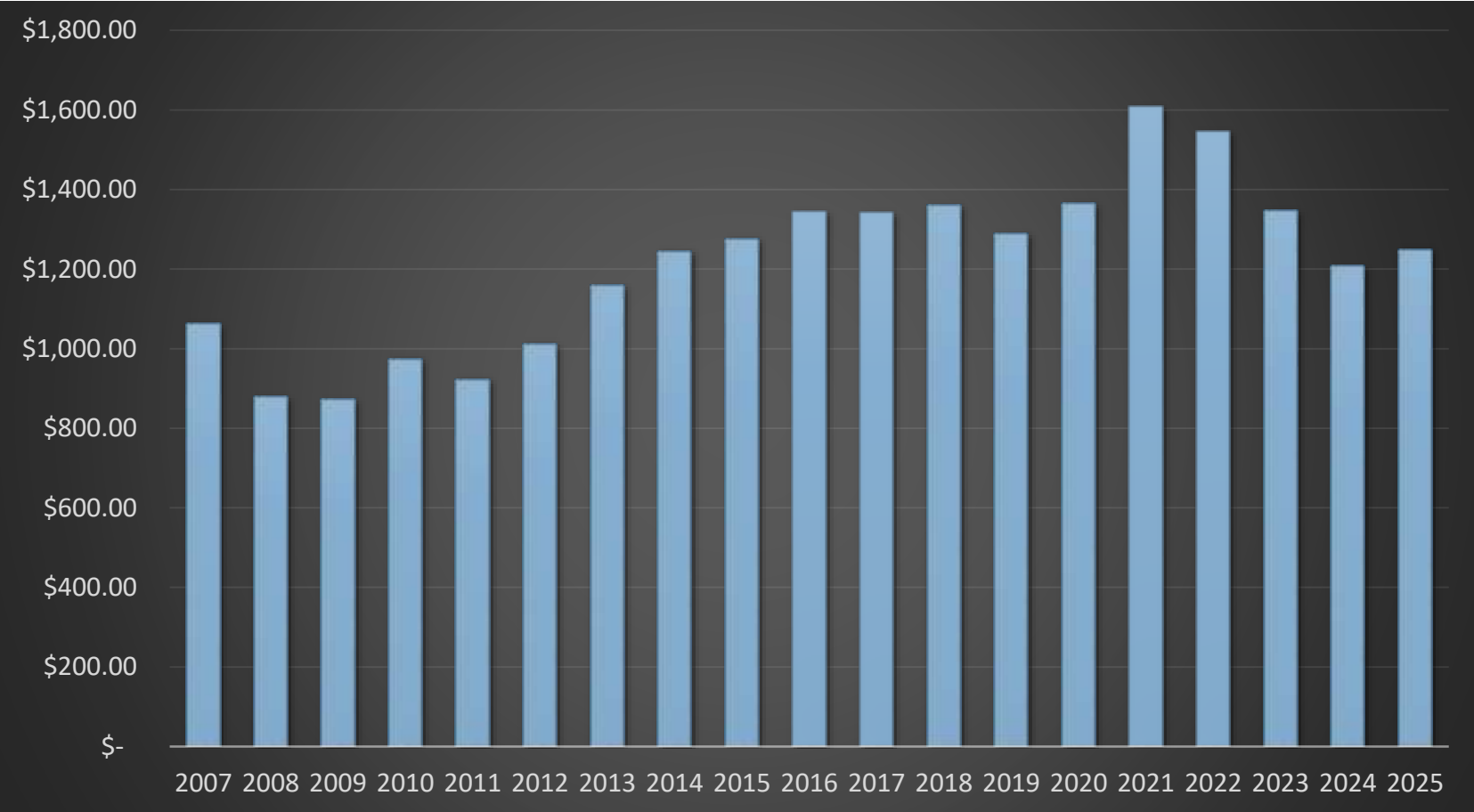
$$\$1,250$$

Assessed value is an estimate from the Assessor's Office but the final assessed value should be available soon

Tax Collections



City Tax Bill (Median Home Price)



1. Increase to lawful levy(1%) of \$15,663,377

- Impact on average homeowner from prior year **decrease** of \$6

2. Hold levy to 2024 levy rate at \$15,482,077

(\$154,300 less to General Fund)

- Impact on average homeowner from prior year **decrease** of \$18

Council's Consideration

EMS Levy

2025 is the reset levy for EMS



Tax Rate \$0.46/\$1,000



Tax Levy \$3,719,074 (compared to \$2,612,539 in 2024)

Fire Truck Unlimited GO Bond Tax Levy

\$26.3 million bond for 25 years to fund Fire and EMS Headquarter Station in downtown Camas

Approximate levy of \$1,650,000 for annual debt service in 2025

Tax Levy Rate = \$0.20/\$1,000





Combined Camas Property Tax Levies for 2025 (*Estimated*)

General Fund Property Tax Levy \$1.89669

Camas EMS Levy \$0.46

CWFD Unlimited GO Bond Levy \$0.20

Total Camas Tax Levies for 2025 \$2.56



Staff Report

October 21, 2024 Council Workshop Meeting

2025 Fee Schedule and Business License Presentation
 Presenter: Matthew Thorup, Assistant Finance Director
 Time Estimate: 10 minutes

Phone	Email
360.817.7021	mthorup@cityofcamas.us

BACKGROUND: This presentation is to provide the City Council an opportunity to review the proposed 2025 Fee Schedule and Business License changes.

SUMMARY: This presentation will review the updates to the City’s Fee Schedule for 2025. The updates in this version include an increase of 10% for all fees that are indexed to CPI, an update to the Parks Impact Fees (as adopted by Resolution), an increase to impact fees per Resolution, and some minor housekeeping adjustments.

This presentation also reviews the current business license structure and proposes an increase to charge a comparable rate as neighboring cities and generate additional revenue for the City.

BENEFITS TO THE COMMUNITY: The intent of the presentation is to provide options to the City Council to determine an appropriate fee structure that will benefit the whole community.

POTENTIAL CHALLENGES: Any increases to the fee schedule or business license fee may pose an additional burden on customers who may have difficulty with increased fees.

BUDGET IMPACT: The Mayor’s Proposed Budget is projected to incorporate the 10% fee increase and Business License Fee increase to \$50. If a different combination of options is selected, the impact to the budget may vary.

Estimated Budget Impact			
1	Fee Schedule Increase	10%	\$ 227,000.00
2	Fee Schedule Increase of CPI Only	2.6%	\$ 59,000.00
3	Business License Fee Increase	\$50	\$ 134,000.00

RECOMMENDATION: Staff recommends the 10% Fee Schedule increase and raising the Business License Fee to \$50 to preserve the base revenue source of the City’s General Fund.

2025 DRAFT City of Camas Fee Schedule

version 10/21

Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
ADMINISTRATIVE FEES			
Public Records			
Photocopies of Public Records, printed copies of electronic when requested by the person requesting records, or for use of agency equipment to photocopy records .	per page; RCW 42.56.070 2017 c 340.	\$ 0.15	\$ 0.15
Public Records scanned into an electronic format or for use of agency equipment to scan records	per page; RCW 42.56.070 2017 c 340.	\$ 0.10	\$ 0.10
Each four electronic files or attachments uploaded to email, cloud-based data storage service or other electronic means	per 4 electronic files; RCW 42.56.070 2017 c 340.	\$ 0.05	\$ 0.05
Transmission of Public Records in an electronic format or for the use of agency equipment to send the records electronically	per gigabyte; RCW 42.56.070 2017 c 340.	\$ 0.10	\$ 0.10
Maps Printed		\$ 9.00	\$ 10.00
Non-Sufficient Funds / Returned Payments Processed		\$ 35.00	\$ 39.00
Photos	actual cost		
Digital storage media/device, mail container, postage/delivery charge	actual cost		
Customized technology expertise to prepare data or provide customized electronic access	actual cost		
Work crew Sign-Up Fee		\$ 29.00	\$ 31.00
COMMUNITY DEVELOPMENT, BUILDING, ENGINEERING & PLANNING FEES			
System Development Charges			
Water			
Accessory Dwelling Unit	no additional charge		
Residential/Commercial – 3/4" water meter		\$ 9,056.00	\$ 9,282.00
Residential/Commercial – 1" water meter		\$ 15,093.00	\$ 15,470.00
Residential/Commercial – 1.5" water meter		\$ 30,183.00	\$ 30,938.00
Residential/Commercial – 2" water meter		\$ 48,248.00	\$ 49,455.00
Residential/Commercial – 3" water meter		\$ 96,587.00	\$ 99,001.00
Residential/Commercial – 4" water meter		\$ 150,917.00	\$ 154,690.00
Residential/Commercial – 6" water meter		\$ 301,833.00	\$ 309,379.00
Residential/Commercial – 8" water meter		\$ 482,934.00	\$ 495,007.00
Industrial/Other	calculated by mandatory engineering study		
Sewer			
Residential		\$ 7,184.00	\$ 7,364.00
Commercial – 3/4" water meter		\$ 7,184.00	\$ 7,364.00
Commercial – 1" water meter		\$ 11,973.00	\$ 12,272.00
Commercial – 1.5" water meter		\$ 23,946.00	\$ 24,544.00
Commercial – 2" water meter		\$ 38,313.00	\$ 39,271.00
Commercial – 3" water meter		\$ 71,836.00	\$ 73,632.00
Commercial – 4" water meter		\$ 119,727.00	\$ 122,720.00
Commercial – 6" water meter	calculated by PW Director		
Commercial – 8" water meter	calculated by PW Director		
Commercial II / Industrial	calculated by PW Director		
Accessory dwelling unit (internal)	no additional charge		
Accessory dwelling unit (external)	no additional charge		

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Fee Description	Notes	2024 Adopted	2025 Proposed
Impact Fees			
Park/Open Space			
Residential Scaled by Square Footage (SF)			
0 to 1,000 SF			\$ 4,259.00
1,001 to 2,000 SF			\$ 7,802.00
2,001 to 2,600 SF			\$ 11,841.00
2,601 SF and above			\$ 13,549.00
Accessory Dwelling Units by SF			
Principal Dwelling Unit sized 0 to 1,000 SF			\$ 2,129.00
Principal Dwelling Unit sized 1,001 to 2,000 SF			\$ 3,901.00
Principal Dwelling Unit sized 2,001 SF and above			\$ 4,259.00
Non-Residential Land Uses per SF			
Industrial			\$ 0.26
Retail			\$ 0.47
Office			\$ 0.48
Healthcare			\$ 0.63
Transportation – North District			
Single Family (detached)		\$ 10,372.00	\$ 10,633.00
Apartment	per dwelling unit	\$ 5,972.00	\$ 6,122.00
Duplex/Townhome	per dwelling unit	\$ 6,391.00	\$ 6,551.00
Accessory dwelling unit (internal)		\$ 2,593.00	\$ 2,658.00
Accessory dwelling unit (external)		\$ 3,630.00	\$ 3,721.00
Commercial	calculated by PW Director		
Transportation – South District			
Single Family (detached)		\$ 3,948.00	\$ 4,102.00
Apartment	per dwelling unit	\$ 2,273.00	\$ 2,362.00
Duplex/Townhome	per dwelling unit	\$ 2,433.00	\$ 2,527.00
Accessory dwelling unit (internal)		\$ 987.00	\$ 1,025.00
Accessory dwelling unit (external)		\$ 1,382.00	\$ 1,436.00
Commercial	calculated by PW Director		
Fire			
Single Family (detached)	per square foot	\$ 0.69	\$ 0.70
Accessory dwelling unit (external)	per square foot	\$ 0.69	\$ 0.70
Apartment/Duplex/Townhome	per square foot	\$ 0.37	\$ 0.38
Commercial	per square foot	\$ 0.89	\$ 0.91
School – Camas School District			
School Impact Fee – Single Family		\$ 6,650.00	\$ 6,650.00
School Impact Fee – Multi-Family		\$ 6,650.00	\$ 6,650.00
School Impact Fee – Accessory dwelling units (internal)	25% of single family rate		
School Impact Fee – Accessory dwelling units (external)	35% of single family rate		
School – Evergreen School District			
School Impact Fee – Single Family		\$ 6,432.62	\$ 6,432.62
School Impact Fee – Multi-Family		\$ 3,753.39	\$ 3,753.39
School Impact Fee – Accessory dwelling units (internal)	25% of single family rate		
School Impact Fee – Accessory dwelling units (external)	35% of single family rate		
Other Impact Fees			
Impact Fee Deferral	City fee plus pass-through lien filing/release fee per dwelling	\$ 545.00	\$ 605.00
Developer Credit Transfer Fee		\$ 59.00	\$ 65.00

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Fee Description	Notes	2024 Adopted	2025 Proposed
Building Fees			
Building Permit Fees Total Valuation			
<i>Building permit fees are based on the valuation of construction.</i>			
<i>The valuation of work for new structures will be based off of the total project valuation based on the ICC Building Valuation Table from August of the prior year or Applicants stated valuation, which ever is greater.</i>			
<i>The valuation of work for existing structures undergoing an alternation will be based on fair market labor and materials cost.</i>			
\$1.00 to \$500.00		\$ 32.00	\$ 36.00
\$501.00 to \$2,000.00			
for the first \$500		\$ 32.00	\$ 36.00
for each additional \$100, or fraction thereof, to and including \$2,000		\$ 5.00	\$ 5.00
\$2,001.00 to \$25,000.00			
for the first \$2,000		\$ 100.00	\$ 110.00
for each additional \$1,000, or fraction thereof, to and including \$25,000		\$ 20.00	\$ 22.00
\$25,001.00 to \$50,000.00			
for the first \$25,000		\$ 546.00	\$ 603.00
for each additional \$1,000, or fraction thereof, to and including \$50,000		\$ 14.00	\$ 15.00
\$50,001.00 to \$100,000.00			
for the first \$50,000		\$ 888.00	\$ 979.00
for each additional \$1,000, or fraction thereof, to and including \$100,000		\$ 10.00	\$ 11.00
\$100,001.00 to \$500,000.00			
for the first \$100,000		\$ 1,401.00	\$ 1,544.00
for each additional \$1,000, or fraction thereof, to and including \$500,000		\$ 8.00	\$ 9.00
\$500,001.00 to \$1,000,000.00			
for the first \$500,000		\$ 4,593.00	\$ 5,064.00
for each additional \$1,000, or fraction thereof, to and including \$1,000,000		\$ 7.00	\$ 8.00
\$1,000,001.00 and up			
for the first \$1,000,000		\$ 8,013.00	\$ 8,835.00
for each additional \$1,000, or fraction thereof		\$ 6.00	\$ 6.00
New Residential Accessory Structures	If not listed in the ICC Building Valuation Table, the fee will be 50% of a U-Utility Occupants of VB Construction		
Washington State Surcharge Pass-Through Fee	Per RCW 19.27.85		
Inspections & Fees			
Building Plan Review Fee	65% of the Building Permit Fee		
"Same As" Residential Plan Review Fee	32.5% of the Building Permit Fee		
Inspections During Non-Business Hours (minimum charge 2 hours)	per hour	\$ 94.00	\$ 105.00
Re-inspection Fees	per hour	\$ 94.00	\$ 105.00
Inspections for which No Fee is Specifically Indicated (minimum charge – one half hour)	per hour	\$ 94.00	\$ 105.00
Additional Plan Review for Changes, Additions or Revisions to Plans (minimum charge – one half hour)	per hour	\$ 94.00	\$ 105.00
Use of Outside Consultants for Plan Checking and Inspections, or both	actual costs (include administrative and overhead costs)		
Reissue of Lost Permit		\$ 46.00	\$ 51.00
Reissue of Lost or Damaged Approved Construction Plans & Documents		\$ 94.00	\$ 105.00
Latecomer Pass-Through Fee		\$ 65.00	\$ 72.00
Building Valuation Table			
Building Valuation Table – August prior year	100% of ICC Building Safety Journal Building Valuation Data		

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Fee Description	Notes	2024 Adopted	2025 Proposed
Mechanical Permit Fees			
Mechanical Permit		\$ 47.00	\$ 52.00
Mechanical Plan Review	65% of the Mechanical Permit Fee		
Unit Fee Schedule – Does not include permit issuance fee			
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance			
Up to and including 100,000 Btu/h (29.3kW)		\$ 32.00	\$ 36.00
Over 100,000 Btu/h (29.3kW)		\$ 39.00	\$ 43.00
For the installation or relocation of each floor furnace, including vent		\$ 32.00	\$ 36.00
For the installation or relocation of each mini split, heat pump, or A/C unit		\$ 32.00	\$ 36.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted heater		\$ 32.00	\$ 36.00
Repairs or Additions			
Repair or alteration or addition to heating appliance, refrigeration unit, cooking unit, absorption unit or heating, cooling, absorption or evaporative cooling system including installation of controls regulated by Mechanical Code		\$ 28.00	\$ 31.00
Boilers, Compressor and Absorption Systems			
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3kW)		\$ 32.00	\$ 36.00
For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW), to and including 15 horsepower (52.7 kW) or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)		\$ 59.00	\$ 65.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW), to or including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)		\$ 78.00	\$ 87.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW), to or including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)		\$ 111.00	\$ 123.00
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)		\$ 183.00	\$ 203.00
Air Handlers			
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto	This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code	\$ 23.00	\$ 26.00
For each air-handling unit greater than 10,000 cubic feet per minute (cfm) (4719L/s)		\$ 40.00	\$ 44.00
Evaporative Coolers			
For each evaporative cooler, other than a portable type		\$ 22.00	\$ 24.00

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Fee Description	Notes	2024 Adopted	2025 Proposed
Ventilation & Exhaust			
For each ventilation fan connected to a single duct		\$ 16.00	\$ 17.00
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit		\$ 23.00	\$ 26.00
For the installation of each hood which is served by a mechanical exhaust, including ducts for such hood		\$ 23.00	\$ 26.00
Incinerators			
For the installation or relocation of each domestic-type incinerator		\$ 40.00	\$ 44.00
For the installation or relocation of each commercial or industrial-type incinerator		\$ 29.00	\$ 32.00
Miscellaneous			
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed		\$ 21.00	\$ 23.00
Gas Piping System			
For each gas piping mechanical system of one to four outlets			
one to four outlets		\$ 10.00	\$ 12.00
more than 4	fee for each additional gas piping outlet	\$ 3.00	\$ 3.00
For each hazardous process piping system (HPP) of one to four outlets			
one to four outlets		\$ 10.00	\$ 12.00
more than 4	fee for each additional outlet	\$ 3.00	\$ 3.00
For each non-hazardous process piping system (NPP) of one to four outlets			
one to four outlets		\$ 6.00	\$ 6.00
more than 4	fee for each additional outlet	\$ 3.00	\$ 3.00
Plumbing Permit Fees			
For issuance of each permit		\$ 47.00	\$ 52.00
Plumbing Plan Review	65% of the Plumbing Permit Fee		

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Fee Description	Notes	2024 Adopted	2025 Proposed
Unit Fee Schedule (in addition to 2 items above)			
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection thereof)		\$ 16.00	\$ 17.00
For each building sewer and each trailer park sewer		\$ 32.00	\$ 36.00
Rainwater systems – per drain (inside building)		\$ 16.00	\$ 17.00
For each water heater and/or vent		\$ 16.00	\$ 17.00
For each gas piping plumbing system of one to four outlets			\$ -
one to four outlets		\$ 10.00	\$ 12.00
more than 4	fee for each additional outlet	\$ 3.00	\$ 3.00
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps		\$ 16.00	\$ 17.00
For each installation, alteration or repair of water piping and/or water treating equipment	each	\$ 16.00	\$ 17.00
For each repair or alteration of drainage or vent piping, each fixture		\$ 16.00	\$ 17.00
For each backflow protective device			
two inch (51 mm) diameter and smaller		\$ 16.00	\$ 17.00
over two inch (51 mm) diameter		\$ 32.00	\$ 36.00
For each graywater system	plumbing plan review required	\$ 78.00	\$ 87.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	per hour	\$ 94.00	
For each medical gas piping system for a specific gas			
one to four inlet(s)/outlet(s)		\$ 97.00	\$ 108.00
more than 4	fee for each additional medical gas inlet(s)/outlet(s)	\$ 10.00	\$ 12.00
Other Inspections & Fees			
Demolition Permit		\$ 31.00	\$ 35.00
Residential Re-Roofing		\$ 162.00	\$ 180.00
Residential Siding		\$ 162.00	\$ 180.00
Commercial Re-Reroofing		\$ 358.00	\$ 397.00
Commercial Siding		\$ 358.00	\$ 397.00
Administrative Fee – Residential Permits		\$ 65.00	\$ 72.00
Addressing Changes (minimum charge – one hour)	per hour	\$ 94.00	\$ 105.00
Engineering Fees			
Encroachment Permit			
first \$1,500 construction value		\$ 40.00	\$ 44.00
over \$1,500 construction value	fee plus 2.5% of construction value	\$ 40.00	\$ 44.00
Encroachment Permit extension		\$ 33.00	\$ 37.00
Encroachment Permit for Street Tree Removal			
Engineering Plan Review & Construction Inspection Fee	1% Plan Review		
	2% Construction Inspection		
Franchise Agreement Administrative Fee		\$ 5,954.00	\$ 6,615.00
Gates/Barrier on Private Street Review Fee		\$ 1,191.00	\$ 1,323.00
Modification to Approved Engineering Construction Plans		\$ 480.00	\$ 533.00
Storm Water Only Review Fee – Single Family Residence	in-fill parcels only	\$ 238.00	\$ 265.00

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Fee Description	Notes	2024 Adopted	2025 Proposed
Planning Fees			
Annexation – 10% petition		\$ 987.00	\$ 1,096.00
Annexation – 60% petition		\$ 4,195.00	\$ 4,661.00
Appeal Fee		\$ 456.00	\$ 1,500.00
Archaeological Review		\$ 157.00	\$ 174.00
Binding Site Plan		\$ 2,148.00	\$ 2,387.00
plus fee per unit		\$ 25.00	\$ 28.00
Boundary Line Adjustment		\$ 118.00	\$ 131.00
Comprehensive Plan Amendment		\$ 6,662.00	\$ 7,401.00
Conditional Use Permit – Residential		\$ 3,908.00	\$ 4,341.00
plus fee per unit		\$ 110.00	\$ 122.00
Conditional Use Permit – Non-Residential		\$ 4,949.00	\$ 5,498.00
Continuance of Public Hearing		\$ 599.00	\$ 665.00
Critical or Sensitive Areas	fee per type (wetlands, steep slopes/ potentially unstable soils, streams & watercourses, vegetation removal, wildlife habitat)	\$ 886.00	\$ 985.00
Design Review – Minor		\$ 495.00	\$ 550.00
Design Review – Committee		\$ 2,716.00	\$ 3,017.00
Development Agreement	first hearing	\$ 1,002.00	\$ 1,114.00
Continuance or Additional Hearing		\$ 617.00	\$ 685.00
Director's Interpretation		\$ 366.00	\$ 406.00
Home Occupation – Minor	notification		
Home Occupation – Major		\$ 78.00	\$ 87.00
LI/BP Development		\$ 4,949.00	\$ 5,498.00
plus fee per 1,000 sf of GFA		\$ 43.00	\$ 48.00
Minor Modification to Approved Development		\$ 395.00	\$ 439.00
Planned Residential Development	per unit plus subdivision fee	\$ 40.00	\$ 44.00
Plat, Preliminary – Short Plat	4 lots or less: per lot	\$ 2,214.00	\$ 2,460.00
Plat, Preliminary – Short Plat	5 lots or more	\$ 8,204.00	\$ 9,115.00
plus fee for each lot		\$ 261.00	\$ 290.00
Plat, Preliminary Subdivision		\$ 8,204.00	\$ 9,115.00
plus fee for each lot		\$ 261.00	\$ 290.00
Plat, Final – Short Plat		\$ 229.00	\$ 254.00
Plat, Final – Subdivision		\$ 2,716.00	\$ 3,017.00
Plat Modification/Alteration		\$ 1,367.00	\$ 1,519.00
Pre-Application Conference for Type III or IV	general	\$ 405.00	\$ 449.00
Pre-Application Conference for Type III or IV	subdivision	\$ 1,041.00	\$ 1,157.00
SEPA		\$ 926.00	\$ 1,029.00
Shoreline Exemption			\$ 400.00
Shoreline Permit		\$ 1,367.00	\$ 1,519.00
Sign Permit – General Sign	exempt if building permit is required	\$ 47.00	\$ 52.00
Sign Permit – Master Sign Permit		\$ 144.00	\$ 160.00
Site Plan Review – Residential		\$ 1,316.00	\$ 1,462.00
plus fee per lot		\$ 36.00	\$ 39.00
Site Plan Review – Non-Residential		\$ 3,289.00	\$ 3,654.00
plus fee per 1,000 sf of GFA		\$ 71.00	\$ 79.00
Site Plan Review – Mixed Use		\$ 4,636.00	\$ 5,151.00
plus fee per residential unit		\$ 36.00	\$ 39.00
plus fee per 1,000 sf of GFA		\$ 71.00	\$ 79.00
Temporary Use Permit		\$ 92.00	\$ 102.00
Variance – Minor		\$ 794.00	\$ 883.00
Variance – Major		\$ 1,481.00	\$ 1,646.00
Zone Change	single tract	\$ 3,825.00	\$ 4,250.00

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Fee Description	Notes	2024 Adopted	2025 Proposed
Sexually Oriented Businesses			
Live Entertainment Application Fee		\$ 996.00	\$ 1,095.00
Live Entertainment License Fee	renewal Date 12/31	\$ 333.00	\$ 367.00
Live Entertainment Renewal Fee		\$ 333.00	\$ 367.00
Live Entertainment Renewal Fee – 1/2 Year	after 6/30	\$ 174.00	\$ 191.00
Other Sexually Oriented Business Application Fee		\$ 666.00	\$ 732.00
Other Sexually Oriented Business License Fee	renewal Date 12/31	\$ 333.00	\$ 367.00
Other Sexually Oriented Business Renewal Fee		\$ 333.00	\$ 367.00
Other Sexually Oriented Business Renewal Fee – 1/2 Year	after 6/30	\$ 175.00	\$ 192.00
Manager's License Application Fee		\$ 140.00	\$ 154.00
Manager's License Fee	renewal Date 12/31	\$ 70.00	\$ 76.00
Manager's License Renewal Fee		\$ 70.00	\$ 76.00
Manager's License Renewal Fee – 1/2 Year	after 6/30	\$ 39.00	\$ 43.00
Entertainer's License Application Fee		\$ 140.00	\$ 154.00
Entertainer's License Fee	renewal Date 12/31	\$ 70.00	\$ 77.00
Entertainer's License Renewal Fee		\$ 70.00	\$ 77.00
Entertainer's License Renewal Fee – 1/2 Year	after 6/30	\$ 39.00	\$ 43.00
FINANCE FEES			
Ambulance			
ALS In-District		\$ 905.00	\$ 1,021.00
ALS Out-of-District		\$ 1,444.00	\$ 1,630.00
BLS In-District		\$ 905.00	\$ 1,021.00
BLS Out-of-District		\$ 1,444.00	\$ 1,630.00
Extra Attendant		\$ 201.00	\$ 227.00
Late Fee		\$ 35.00	\$ 40.00
Mileage (in district)	per mile	\$ 23.00	\$ 26.00
Mileage (out of district)	per mile	\$ 25.00	\$ 28.00
Non-emergency transport		\$ 678.00	\$ 765.00
Patient treated – no transport		\$ 239.00	\$ 270.00
Ambulance – annual license		\$ 69.00	\$ 78.00
Cemetery			
Lots – Full Burial			
Adult – Flat Marker		\$ 1,233.00	\$ 1,356.00
Adult – Upright Marker		\$ 2,578.00	\$ 2,836.00
Child under 5 years in Garden of Angels		\$ 336.00	\$ 370.00
Cremains			
Single Niche Garden of Faith		\$ 1,009.00	\$ 1,110.00
Single Niche Premium		\$ 1,233.00	\$ 1,356.00
Single Niche Standard		\$ 1,009.00	\$ 1,110.00
Double Niche Premium		\$ 1,900.00	\$ 2,090.00
Double Niche Standard		\$ 1,597.00	\$ 1,757.00
4 x 4 Foot Ground Lot		\$ 590.00	\$ 649.00

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Fee Description	Notes	2024 Adopted	2025 Proposed
Liners			
Cremaains Liner (Single Urn Vaults)		\$ 258.00	\$ 283.00
Cremaains Liner (Double Urn Vaults)		\$ 432.00	\$ 475.00
Niche Wall (Single Bronze Urns)		\$ 185.00	\$ 204.00
Urn Vault Liner (Wooden Urns)		\$ 303.00	\$ 333.00
Open & Close Fees			
Disinterment Charges	includes staking & inspection fee, and deed transfer fee	\$ 561.00	\$ 617.00
Cremaains – Added with a Full Burial Lot		\$ 432.00	\$ 475.00
Cremaains – 4 x 4 Lot		\$ 432.00	\$ 475.00
Cremaains – Niche Wall	does not include engraving	\$ 392.00	\$ 431.00
Saturday Services	in addition to any other applicable fees	\$ 280.00	\$ 309.00
Sunday/Holiday Services	in addition to any other applicable fees	\$ 504.00	\$ 554.00
Locating, Marker & Staking Fees			
Staking & Inspection (cremaains & grave lots)		\$ 140.00	\$ 154.00
Marker Setting Fee		\$ 140.00	\$ 154.00
Miscellaneous Additional Charges			
Remembrance Wall – Inscription	City fee is in addition to pass-through fees from vendor	\$ 26.00	\$ 28.00
Engraving of Niche Wall	City fee is in addition to pass-through fees from vendor	\$ 26.00	\$ 28.00
Deed Transfers/Replacement Deeds		\$ 39.00	\$ 43.00
Maintenance Fund Lot		\$ 225.00	\$ 247.00
Maintenance Fund Niche		\$ 280.00	\$ 309.00
Second Rite of Burial	one full burial and two cremaains, or three cremaains per lot	\$ 392.00	\$ 431.00
Other License & Permits			
Dog License – lifetime		\$ 39.00	\$ 43.00
Dog License – replacement		\$ 7.00	\$ 8.00
Guard Dog		\$ 70.00	\$ 76.00
Pawnbroker's/Second Hand Dealer – 2 yr. license		\$ 140.00	\$ 154.00
Solicitor's License application/back ground check		\$ 58.00	\$ 64.00
Solicitor's License New or Renewal		\$ 39.00	\$ 43.00
Special Event Permit		\$ 52.00	\$ 57.00
Taxicab – annual license	issued after 7/1 - half of fee	\$ 52.00	\$ 57.00
Taxicab per vehicle		\$ 16.00	\$ 17.00
Taxi Driver's license		\$ 8.00	\$ 9.00
Taxi Driver's License Renewal		\$ 8.00	\$ 9.00
Vehicle Restoration Permit		\$ 32.00	\$ 35.00
Utilities			
Lien and Lien Release Filing Fees	City fee is in addition to pass-through fees from vendor	\$ 26.00	\$ 28.00
New Utility Account Set-Up Fee		\$ 30.00	\$ 33.00
Title Check Fee	plus pass-through fee from vendor	\$ 17.00	\$ 18.00
Utility Late Fee	5% of past due balance with a minimum charge equivalent to current fee	\$ 17.00	\$ 18.00
Utility Service Call Fee	first call free, additional each	\$ 30.00	\$ 33.00

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Fee Description	Notes	2024 Adopted	2025 Proposed
Water – Sewer			
Backflow Testing	testing fee depending on vendor bids	\$ 27.00	\$ 30.00
Backflow Testing Administrative Fee		\$ 5.00	\$ 6.00
Backflow Testing Non-Compliance Fee		\$ 60.00	\$ 66.00
Portable Hydrant Meter Rental – Deposit	refundable - damage dependent	\$ 1,380.00	\$ 1,518.00
Portable Hydrant Meter Rental – Placement Fee		\$ 117.00	\$ 129.00
STEP/STEF Inspection		\$ 199.00	\$ 219.00
STEP/STEF Reinspection	per inspection	\$ 90.00	\$ 99.00
Temporary Water Service	to be determined based on meter size and use as approved by PW Director		
Water Connection Other Time and Materials	1" In-Fill parcels Service Tap Only	\$ 1,500.00	\$ 1,650.00
Water Meter Installation – 3/4" Meter		\$ 450.00	\$ 495.00
Water Meter Installation – 1" Meter		\$ 502.00	\$ 552.00
Water Meter Installation – 1.5" Meter		\$ 1,112.00	\$ 1,223.00
Water Meter Installation – 2" Meter		\$ 2,148.00	\$ 2,362.00
2" Service with 1.5" Meter	in addition to 1.5" Water Meter Installation fee	\$ 570.00	\$ 627.00
Water Meter Installation Reinspection		\$ 90.00	\$ 99.00
Water Disconnection at Owner's Request		\$ 41.00	\$ 45.00
Water Disconnection for Non-Payment		\$ 52.00	\$ 57.00
Water Reconnection After Hours		\$ 105.00	\$ 115.00
Padlocking Water Meter		\$ 52.00	\$ 57.00
Removal of Water Meter		\$ 52.00	\$ 57.00
Wrongfully or Illegally Reconnection		\$ 285.00	\$ 313.00
Water Meter Testing	deposit to be returned if meter found not to be operating within range	\$ 252.00	\$ 277.00
Solid Waste			
Change Can Size		\$ 13.00	\$ 14.00
Return Trip For Missed Service		\$ 7.00	\$ 8.00
Overfilling Can		\$ 4.00	\$ 5.00
Extra Bag		\$ 4.00	\$ 5.00
Extra Can 35 gallon		\$ 8.00	\$ 9.00
Extra Can 65 gallon		\$ 17.00	\$ 18.00
Extra Can 95 gallon		\$ 26.00	\$ 28.00
Bi-weekly service on off-week		\$ 8.00	\$ 9.00
Unscheduled Pick Up Charge (day other than normal service day)		\$ 23.00	\$ 25.00
Extra Yard (not in rented container)		\$ 40.00	\$ 44.00
Replacement of damaged can			
35 gallon can		\$ 67.00	\$ 74.00
65 gallon can		\$ 88.00	\$ 97.00
Extra Solid Waste Items			
Barbeque		\$ 26.00	\$ 28.00
Bicycle		\$ 14.00	\$ 15.00
Christmas Tree	no taller than five feet	\$ 14.00	\$ 15.00
Table		\$ 28.00	\$ 31.00
Recycling	pass-through from vendor		

2025 DRAFT City of Camas Fee Schedule

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
FIRE DEPARTMENT (FMO)			
Development Review			
Commercial Site Plans – Review Fee		\$ 240.00	\$ 267.00
Commercial Site Plans – Inspection Fee		\$ 240.00	\$ 267.00
Subdivision or PRD – Review Fee		\$ 201.00	\$ 223.00
Subdivision or PRD – Inspection Fee		\$ 201.00	\$ 223.00
Pre-Application Conference – Review Fee		\$ 161.00	\$ 179.00
Other Land Use Applications – Review Fee		\$ 161.00	\$ 179.00
Other Land Use Applications – Inspection Fee		\$ 161.00	\$ 179.00
Building Construction/Change of Use or Occupancy			
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. – Review Fee		\$ 122.00	\$ 136.00
A, B, E, F, M, R Occupancies 0-1,000 sq. ft. – Inspection Fee		\$ 122.00	\$ 136.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. – Review Fee		\$ 161.00	\$ 179.00
A, B, E, F, M, R Occupancies 1,001-5,000 sq. ft. – Inspection Fee		\$ 122.00	\$ 136.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. – Review Fee		\$ 201.00	\$ 223.00
A, B, E, F, M, R Occupancies 5,001-10,000 sq. ft. – Inspection Fee		\$ 161.00	\$ 179.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. – Review Fee		\$ 248.00	\$ 275.00
A, B, E, F, M, R Occupancies 10,001-20,000 sq. ft. – Inspection Fee		\$ 201.00	\$ 223.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. – Review Fee		\$ 296.00	\$ 329.00
A, B, E, F, M, R Occupancies 20,001-40,000 sq. ft. – Inspection Fee		\$ 239.00	\$ 266.00
Each Additional 20,000 sq. ft. – Review Fee		\$ 49.00	\$ 55.00
Each Additional 20,000 sq. ft. – Inspection Fee		\$ 40.00	\$ 44.00
Portable Classroom – Review Fee		\$ 181.00	\$ 201.00
Portable Classroom – Inspection Fee		\$ 181.00	\$ 201.00
H1 or H2 Occupancy – Review Fee	0 - 20,000 sq. ft	\$ 478.00	\$ 531.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 531.00
H1 or H2 Occupancy – Inspection Fee	0 - 20,000 sq. ft	\$ 478.00	\$ 531.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 531.00
H3 Occupancy – Review Fee	0 - 20,000 sq. ft	\$ 530.00	\$ 589.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 589.00
H3 Occupancy – Inspection Fee	0 - 20,000 sq. ft	\$ 530.00	\$ 589.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 589.00
H4 Occupancy – Review Fee	0 - 20,000 sq. ft	\$ 372.00	\$ 413.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 413.00
H4 Occupancy – Inspection Fee	0 - 20,000 sq. ft	\$ 372.00	\$ 413.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 413.00
H5 Occupancy – Review Fee	0 - 20,000 sq. ft	\$ 658.00	\$ 731.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 731.00
H5 Occupancy – Inspection Fee	0 - 20,000 sq. ft	\$ 658.00	\$ 731.00
	Each Additional 20,000 sq. ft. (or portion thereof)		\$ 731.00
I Occupancy – Review Fee		\$ 362.00	\$ 402.00
I Occupancy – Inspection Fee		\$ 240.00	\$ 267.00
S Occupancy – Review Fee		\$ 240.00	\$ 267.00
S Occupancy – Inspection Fee		\$ 240.00	\$ 267.00
Each additional 10,000 sq. ft. – Review Fee		\$ 122.00	\$ 136.00
Each additional 10,000 sq. ft. – Inspection Fee		\$ 122.00	\$ 136.00
Building or Structure for Special or Temporary Use – Review Fee		\$ 181.00	\$ 201.00
Building or Structure for Special or Temporary Use – Inspection Fee		\$ 181.00	\$ 201.00

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
Fire Alarm System			
Fire Alarm – Minor Alteration – Review Fee		\$ 122.00	\$ 136.00
Fire Alarm – Minor Alteration – Inspection Fee		\$ 122.00	\$ 136.00
Fire Alarm – New System, 1 to 20 Devices – Review Fee		\$ 181.00	\$ 201.00
Fire Alarm – New System, 21 or more Devices – Review Fee		\$ 181.00	\$ 201.00
fee for each additional device	in addition to review fee	\$ 3.00	\$ 3.00
Fire Alarm – New System, 1 to 20 Devices – Inspection Fee		\$ 181.00	\$ 201.00
Fire Alarm – New System, 21 or more Devices – Inspection Fee		\$ 181.00	\$ 201.00
fee for each additional device	in addition to inspection fee	\$ 3.00	\$ 3.00
Fire Extinguishing System			
New System NFPA 13 – Single Riser – Review Fee		\$ 362.00	\$ 402.00
New System NFPA 13 – Single Riser – Inspection Fee	includes five inspections	\$ 362.00	\$ 402.00
Each Additional Inspection		\$ 122.00	\$ 136.00
Each Additional Riser – Inspection Fee	includes five inspections	\$ 362.00	\$ 402.00
Each Additional Inspection		\$ 122.00	\$ 136.00
New System NFPA 13D (Single Family) – Inspection Fee		\$ 122.00	\$ 136.00
Alteration to Fire Sprinkler Systems – Review Fee		\$ 122.00	\$ 136.00
Alteration to Fire Sprinkler Systems – Inspection Fee		\$ 122.00	\$ 136.00
New System NFPA 13R (Per Building) – Review Fee		\$ 240.00	\$ 267.00
New System NFPA 13R (Per Building) – Inspection Fee	includes five inspections	\$ 240.00	\$ 267.00
Each Additional Inspection		\$ 122.00	\$ 136.00
Underground Fire Sprinkler Mains – Review Fee		\$ 181.00	\$ 201.00
Underground Fire Sprinkler Mains – Inspection Fee	includes five inspection	\$ 181.00	\$ 201.00
Each Additional Inspection		\$ 122.00	\$ 136.00
Standpipe System/Wet or Dry – Review Fee		\$ 122.00	\$ 136.00
Standpipe System/Wet or Dry – Inspection Fee		\$ 122.00	\$ 136.00
Commercial Cooking Extinguishing System/Protection – Review Fee		\$ 181.00	\$ 201.00
Commercial Cooking Extinguishing System/Protection – Inspection Fee		\$ 181.00	\$ 201.00
Other Extinguishing Systems – Review Fee		\$ 297.00	\$ 330.00
Other Extinguishing Systems – Inspection Fee		\$ 297.00	\$ 330.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems – Review Fee		\$ 297.00	\$ 330.00
Fire Pumps and Private or Dedicated Fire Hydrant Systems – Inspection Fee		\$ 297.00	\$ 330.00
Witness Flow Test – Inspection Fee		\$ 123.00	\$ 137.00
Hazardous Operations			
Smoke Removal Systems – Review Fee		\$ 297.00	\$ 330.00
Smoke Removal Systems – Inspection Fee		\$ 297.00	\$ 330.00
Application of Flammable Finishes – Review Fee		\$ 297.00	\$ 330.00
Application of Flammable Finishes – Inspection Fee		\$ 297.00	\$ 330.00
Industrial Ovens – Review Fee		\$ 181.00	\$ 201.00
Industrial Ovens – Inspection Fee		\$ 181.00	\$ 201.00
Organic Coating Systems – Review Fee		\$ 181.00	\$ 201.00
Organic Coating Systems – Inspection Fee		\$ 181.00	\$ 201.00
Dip Tanks, Listed Spray Booths – Review Fee		\$ 161.00	\$ 179.00
Dip Tanks, Listed Spray Booths – Inspection Fee		\$ 122.00	\$ 136.00
Unlisted Spray Booths – Review Fee		\$ 240.00	\$ 267.00
Unlisted Spray Booths – Inspection Fee		\$ 161.00	\$ 179.00
Semiconductor Fabrication HPM Tool Installation – Review Fee		\$ 297.00	\$ 330.00
Semiconductor Fabrication HPM Tool Installation – Inspection Fee		\$ 297.00	\$ 330.00
Other Hazardous Material Equipment & Systems – Review Fee		\$ 297.00	\$ 330.00
Other Hazardous Material Equipment & Systems – Inspection Fee		\$ 297.00	\$ 330.00
Compressed Gas System (greater than exempt amounts) – Review Fee		\$ 362.00	\$ 402.00
Compressed Gas System (greater than exempt amounts) – Inspection Fee		\$ 362.00	\$ 402.00
Refrigeration Systems – Review Fee		\$ 297.00	\$ 330.00
Refrigeration Systems – Inspection Fee		\$ 161.00	\$ 179.00

2025 DRAFT City of Camas Fee Schedule

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
LPG Tank Installation (greater than 125 gal.) – Review Fee		\$ 181.00	\$ 201.00
LPG Tank Installation (greater than 125 gal.) – Inspection Fee		\$ 181.00	\$ 201.00
Dispensing and use of LPG – Review Fee		\$ 201.00	\$ 223.00
Dispensing and use of LPG – Inspection Fee		\$ 161.00	\$ 179.00
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks – Review Fee		\$ 201.00	\$ 223.00
Dispensing and use of Combustible/Flammable Liquids Above Ground Tanks – Inspection Fee		\$ 161.00	\$ 179.00
Dispensing and use of Combustible/Flammable Liquids Underground Tanks – Review Fee		\$ 478.00	\$ 531.00
Dispensing and use of Combustible/Flammable Liquids Underground Tanks – Inspection Fee		\$ 478.00	\$ 531.00
Aerosols – Review Fee		\$ 181.00	\$ 201.00
Aerosols – Inspection Fee		\$ 181.00	\$ 201.00
CO2 Monitoring Systems – Inspection Fee		\$ 122.00	\$ 136.00
Hazardous Materials			
Cryogenic Systems, process or product – Review Fee		\$ 181.00	\$ 201.00
Cryogenic Systems, process or product – Inspection Fee		\$ 181.00	\$ 201.00
Each tank or vessel – Review Fee		\$ 65.00	\$ 72.00
Each tank or vessel – Inspection Fee		\$ 52.00	\$ 58.00
Storage, Dispensing & Use of Hazardous Materials – Review Fee		\$ 478.00	\$ 531.00
Storage, Dispensing & Use of Hazardous Materials – Inspection Fee		\$ 478.00	\$ 531.00
HMIS – Review Fee		\$ 240.00	\$ 267.00
HMIS – Inspection Fee		\$ 240.00	\$ 267.00
HMMP – Review Fee		\$ 362.00	\$ 402.00
HMMP – Inspection Fee		\$ 362.00	\$ 402.00
Decommissioning Underground Storage Tank – Review Fee		\$ 181.00	\$ 201.00
Decommissioning Underground Storage Tank – Inspection Fee		\$ 122.00	\$ 136.00
Energy Systems, Generators and Solar Photovoltaic			
Energy Systems – Review Fee		\$ 122.00	\$ 136.00
Energy Systems – Inspection Fee		\$ 122.00	\$ 136.00
Generators – Review Fee		\$ 122.00	\$ 136.00
Generators – Inspection Fee		\$ 122.00	\$ 136.00
Solar Photo-Voltaic – Review Fee		\$ 122.00	\$ 136.00
Solar Photo-Voltaic – Inspection Fee		\$ 122.00	\$ 136.00

2025 DRAFT City of Camas Fee Schedule

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
Explosive Materials			
Blasting, Explosive Storage and Use Permit – Review Fee		\$ 478.00	\$ 531.00
Blasting, Explosive Storage and Use – Inspection Fee	Covers up to 5 blasts	\$ 240.00	\$ 267.00
Each additional blast			\$ 48.00
Blast Permit – Use of Consultant Review	pass-through from vendor		\$ -
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption – Review Fee		\$ 122.00	\$ 136.00
Storage of black or smokeless powder, small arms ammunition, precession caps, and primers for consumer consumption – Inspection Fee		\$ 122.00	\$ 136.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material – Review Fee		\$ 161.00	\$ 179.00
Manufacture, assembly, testing of ammunition, fireworks, blasting agents, and other explosives or explosive material – Inspection Fee		\$ 122.00	\$ 136.00
Other storage, use, handling, or demolition of explosives or explosive material – Review Fee		\$ 490.00	\$ 545.00
Other storage, use, handling, or demolition of explosives or explosive material – Inspection Fee		\$ 161.00	\$ 179.00
Magazines (Explosives) – Review Fee		\$ 240.00	\$ 267.00
Magazines (Explosives) – Inspection Fee		\$ 240.00	\$ 267.00
Fireworks Stand – Review Fee	per season	\$ 50.00	\$ 50.00
Fireworks Stand – Inspection Fee	per season	\$ 50.00	\$ 50.00
Fireworks Display – Review Fee		\$ 240.00	\$ 267.00
Fireworks Display – Inspection Fee		\$ 240.00	\$ 267.00
Fireworks Display Class C - Review Fee		\$ 26.00	\$ 29.00
Pyrotechnic special effects – Review Fee		\$ 122.00	\$ 136.00
Pyrotechnic special effects – Inspection Fee		\$ 122.00	\$ 136.00
High-Piled Combustible Storage			
Designated storage area 501-2,500 sq. ft. – Review Fee		\$ 161.00	\$ 179.00
Designated storage area 501-2,500 sq. ft. – Inspection Fee		\$ 122.00	\$ 136.00
Designated storage area 2,501-12,000 sq. ft. – Inspection Fee		\$ 201.00	\$ 223.00
Designated storage area 2,501- 12,000 sq. ft. – Review Fee		\$ 161.00	\$ 179.00
Designated storage area 12,001-20,000 sq. ft. – Review Fee		\$ 240.00	\$ 267.00
Designated storage area 12,001-20,000 sq. ft. – Inspection Fee		\$ 201.00	\$ 223.00
Designated storage area 20,001- 30,000 sq. ft. – Review Fee		\$ 297.00	\$ 330.00
Designated storage area 20,001-30,000 sq. ft. – Inspection Fee		\$ 240.00	\$ 267.00
Each additional 30,000 sq. ft. or portion thereof – Review Fee		\$ 362.00	\$ 402.00
Each additional 30,000 sq. ft. or portion thereof – Inspection Fee		\$ 297.00	\$ 330.00
Gates - Privacy and Security			
Privacy/Security Gates – Review Fee		\$ 122.00	\$ 136.00
Privacy/Security Gates – Inspection Fee		\$ 122.00	\$ 136.00
Emergency Responder Radio Coverage			
Emergency Responder Radio Coverage - Review Fee	per hour	\$ 122.00	\$ 136.00
Emergency Responder Radio Coverage - Inspection Fee	per hour	\$ 122.00	\$ 136.00
Hot Works			
Hot Works – Inspection		\$ 122.00	\$ 136.00
Training Burn			
Training Burn	per sq. ft. minimum \$1,000, maximum \$2,000	\$ 0.50	\$ 0.50

2025 DRAFT City of Camas Fee Schedule

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
Mobile Food Preparation Vehicles			
Mobile Food Preparation Vehicles – Inspection Fee		\$ 122.00	\$ 136.00
Other Fire Permits			
Candles & Open Flames in Places of Assembly – Review Fee		\$ 26.00	\$ 29.00
Alternate Means and Methods Request - Review Fee		\$ 122.00	\$ 136.00
Alternate Means and Methods Request - Inspection Fee		\$ 122.00	\$ 136.00
Revision to plan previously submitted	per hour	\$ 122.00	\$ 136.00
Investigation Fee (work started without a permit) – Review Fee	fee is double the applicable review fee that would have been charged if a permit was obtained prior to work initiated		
Investigation Fee (work started without a permit) – Inspection Fee	fee is double the applicable inspection fee that would have been charged if a permit was obtained prior to work initiated		
Re-inspection Fees		\$ 122.00	\$ 136.00
Use of Consultant for Plan Review and Inspections – Review Fee	pass-through from vendor		
Use of Consultant for Plan Review and Inspections – Inspection Fee	pass-through from vendor		
Other plan reviews or permits required by the International Fire Code – Review Fee	per hour	\$ 122.00	\$ 136.00
Other plan reviews or permits required by the International Fire Code – Inspection Fee	per hour	\$ 122.00	\$ 136.00
LIBRARY			
Community Rooms			
Single Room			
Maintenance Charge:			
Non-Profit	no charge		
Private Functions	per hour	\$ 57.00	\$ 63.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 68.00	\$ 75.00
Combined Room			
Maintenance Charge:			
Non-Profit	no charge		
Private Functions	per hour	\$ 106.00	\$ 126.00
Cleaning deposit, if serving food (refundable);	cost exceeding deposit will be billed	\$ 136.00	\$ 150.00
Kitchen Use			
Non-Profit		\$ 19.00	\$ 20.00
Private Functions		\$ 38.00	\$ 41.00
Closed Hours Staffing Fee			
Non-Profit	per hour in addition to hourly charge	\$ 68.00	\$ 75.00
Private Functions	per hour in addition to hourly charge	\$ 68.00	\$ 75.00
Non-refundable application fee			
Non-Profit			
Private Functions		\$ 19.00	\$ 20.00
Non-Resident Annual Fees			
Household		\$ 154.00	\$ 169.00

2025 DRAFT City of Camas Fee Schedule

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
Lost & Damaged Materials: Default prices if not noted in bib record			
Audiobooks		\$ 48.00	\$ 53.00
Board book		\$ 11.00	\$ 13.00
Book discussion kit		\$ 137.00	\$ 150.00
Devices		\$ 285.00	\$ 313.00
DVD/Blu-Ray		\$ 40.00	\$ 44.00
Hardcover & Paperback Books		\$ 36.00	\$ 40.00
Interlibrary loan	plus material replacement cost – assessed by lending library	\$ -	\$ 33.00
Library of Things		\$ 50.00	\$ 55.00
Magazines & Documents		\$ 8.00	\$ 9.00
Playaway		\$ 62.00	\$ 68.00
Reference book	replacement cost – pass-through from vendor		
Photocopies & Printing			
Black & White Photocopy/Printing per side		\$ -	\$ 0.10
Color Photocopy/Printing per side		\$ -	\$ 0.50
Specialty Paper	Determined by Library Director		
<i>Library cardholders will receive a credit of \$2.50 per day towards the cost of prints.</i>			
PARKS & RECREATION FEES			
Camas Community Center Rental			
Reception Room – Midweek	per day	\$ 90.00	\$ 99.00
Reception Room – Weekend	per day	\$ 180.00	\$ 198.00
Reception Room – Long Term Use	per hour	\$ 15.00	\$ 17.00
Conference Room – Midweek	per day	\$ 60.00	\$ 66.00
Conference Room – Weekend	per day	\$ 120.00	\$ 132.00
Conference Room – Long Term Use	per hour	\$ 15.00	\$ 17.00
Ball Room – Midweek	per day	\$ 175.00	\$ 193.00
Ball Room – Weekend	per day	\$ 350.00	\$ 385.00
Ball Room – Long Term Use	per hour	\$ 15.00	\$ 17.00
Kitchen – Midweek	per day	\$ 40.00	\$ 44.00
Kitchen – Weekend	per day	\$ 60.00	\$ 66.00
Kitchen – Long Term Use	per hour	\$ 15.00	\$ 17.00
Sound System – Midweek	per day	\$ 75.00	\$ 83.00
Sound System – Weekend	per day	\$ 75.00	\$ 83.00
Sound System Projector – Midweek	per day	\$ 100.00	\$ 110.00
Sound System Projector – Weekend	per day	\$ 100.00	\$ 110.00
Deposit – refundable		\$ 500.00	\$ 550.00
Alcohol Use Fee		\$ 100.00	\$ 110.00
Key Call Back Fee		\$ 150.00	\$ 165.00
Long Term Users will be charged per hour	must pay for 6 months to be long term user	\$ 15.00	\$ 17.00
<i>Midweek is Monday through Thursday and Friday until 2:00 p.m.</i>			
<i>Weekends are Fridays after 2:00 p.m. through Sunday</i>			
<i>No rental fee will be charged to non-profit groups who are community-based and IRS recognized, City of Camas sponsored events, school sponsored events or governmental agencies that reserve the facility Monday through Thursday, between the hours of 8:00 a.m. and 5:00 p.m. and Friday before 2:00 p.m. Mid-week daily rate will be charged for weekend reservations (Friday after 2:00 p.m. through Sunday).</i>			
<i>Camas residents will receive 20% discount</i>			

2025 DRAFT City of Camas Fee Schedule

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Item 3.

Fee Description	Notes	2024 Adopted	2025 Proposed
Fallen Leaf Lake Park Rental			
Monday through Thursday	per day	\$ 225.00	\$ 248.00
Fridays, Saturdays, Sundays and Holidays	per day	\$ 375.00	\$ 413.00
Deposit – refundable		\$ 500.00	\$ 550.00
Alcohol Use Fee		\$ 100.00	\$ 110.00
Key Call Back Fee		\$ 150.00	\$ 165.00
<i>Camas residents will receive 20% discount</i>			
<i>Non-profit groups renting on weekends will be charged mid-week rates</i>			
Lacamas Lake Lodge Rental			
Main Hall	hourly; Saturday – 5 hr. minimum; all other days – 2 hr. minimum	\$ 200.00	\$ 220.00
Main Hall – public agencies	hourly; mid-week excluding Fridays during normal business hours	\$ 75.00	\$ 83.00
Deposit – refundable	per day	\$ 500.00	\$ 550.00
Room 1A	hourly; Saturday – 5 hr. minimum; all other days – 2 hr. minimum	\$ 40.00	\$ 44.00
Deposit – refundable	per day	\$ 200.00	\$ 220.00
Room 1B	hourly; Saturday – 5 hr. minimum; all other days – 2 hr. minimum	\$ 40.00	\$ 44.00
Deposit – refundable	per day	\$ 200.00	\$ 220.00
AV Equipment	per day	\$ 100.00	\$ 110.00
Alcohol Use Fee		\$ 100.00	\$ 110.00
<i>Non-profit will receive a 50% discount off the hourly rate</i>			
<i>Cancellation must be received a minimum of 61 days prior to the event to receive a full refund. A 50% refund will be allowed if cancellation notices is received 30–60 days prior to the event.</i>			
<i>No refunds will be made with less than a 30 day notice.</i>			
<i>Camas residents will receive 20% discount</i>			
POLICE DEPARTMENT			
Background/Clearance Letters		\$ 14.00	\$ 15.00
Fingerprint Cards	per card	\$ 21.00	\$ 23.00
Lost/Unreturned Community Room Key		\$ 30.00	\$ 33.00
Police Case Reports (no charge to victim)	per page	\$ 0.17	\$ 0.19
Police Copies	per page	\$ 0.17	\$ 0.19
Body Worn Camera Recording Preparation	per minute of footage	\$ 1.20	\$ 1.32
Body Worn Camera Recording Preparation - Deposit			
For requests of footage of less than 240 minutes			\$ -
For requests of footage of 240 minutes or more	Greater of : \$250 or 10% of estimated Body Worn Camera Recording Preparation fee		
Record Checks/Non-Criminal Justice Agency inc. Military Services		\$ 14.00	\$ 15.00
State Accident Reports (no charge to involved party)		\$ 8.00	\$ 9.00
Video Delivery Fee	per flash drive or DVD	\$ 5.00	\$ 6.00

2025 Camas Fee Schedule & Business Licenses

City of Camas
October 21, 2024

2025 Fee Schedule Increases

- Fees that are generally indexed to CPI will now increase by 10%.
 - For context, the CPI increase would have been 2.6%.
- System Development Charges and Fire Impact Fees are indexed against the Engineering New Review – Seattle Index for October - October.
 - Currently, this fee schedule is using 2.5%, which is the September – September rate.



Noted Changes for 2025



Park fees have been increased for the first time since 2023.

Additionally, Park Impact Fees have been updated per Resolution 24-013.



Fire Marshall blasting fees have been increased closer to actual costs.

Occupancy Review/Inspection fees have been increased to scale with size of review/inspection.

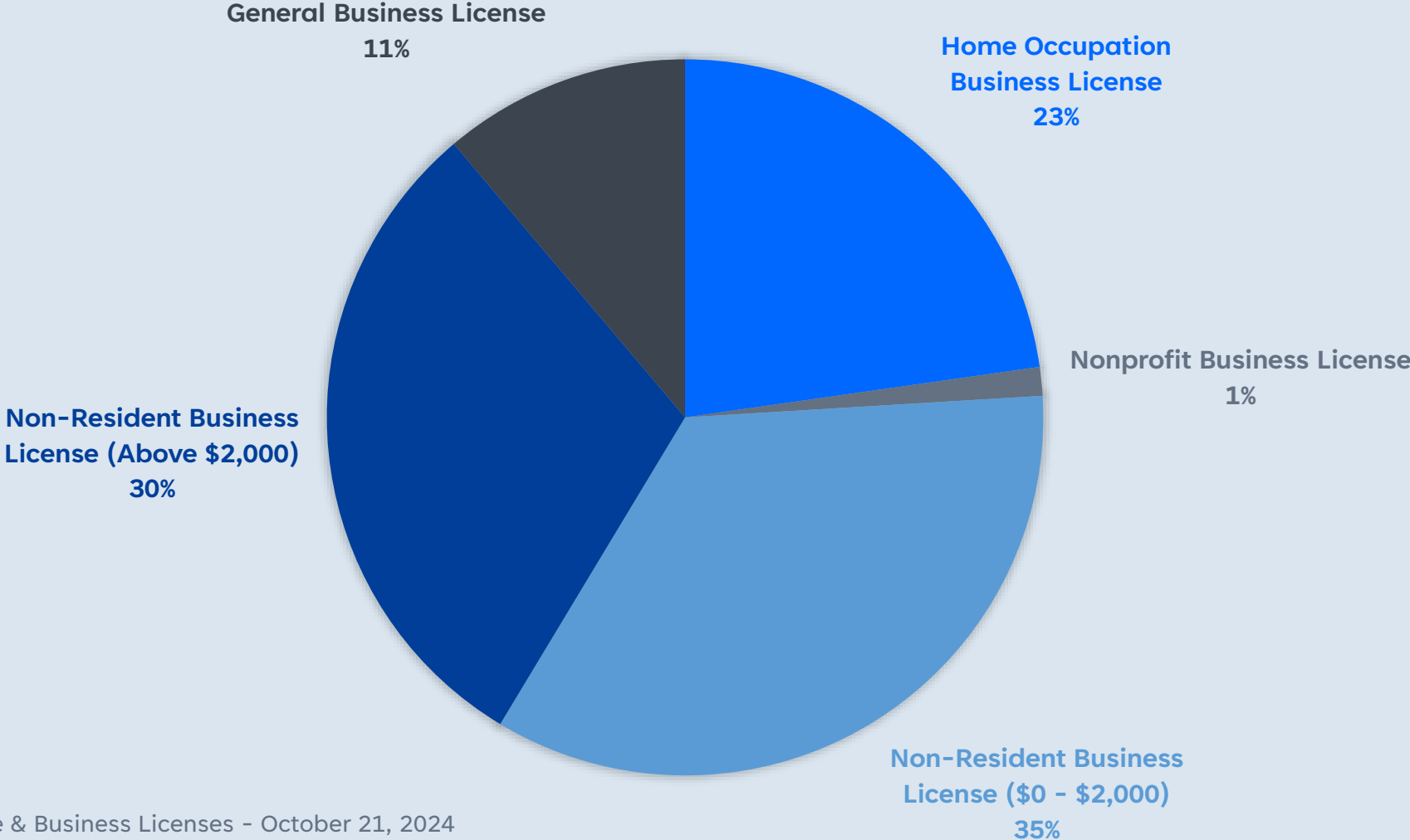


Library fees have been consolidated and new fees for printing and photocopying have been added back to the fee schedule.

Business License Fee Increase

- Business licenses were adopted by City Council in 2019 to gain an understanding of the businesses operating within the City.
- The business license fee has not been updated or adjusted for inflation since the inception.
- The proposed increase is to raise the business license fee from \$10 to \$50.
- There are changes to the business license program at the state level that will take effect in 2026.

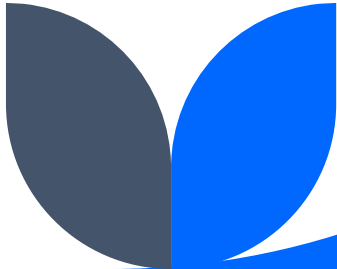
Business Licenses Issued 10/2023 – 9/2024



Business License Fee Comparison

City	Resident (General Business)		Resident (Home Business)		Non-Resident (over \$2,000)		Non-Profit	
	Origination	Renewal	Origination	Renewal	Origination	Renewal	Origination	Renewal
Camas	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ -	\$ -
Battle Ground	\$ 65	\$ 41	\$ 121	\$ 41	\$ 65	\$ 41	\$ -	\$ -
La Center	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -
Ridgefield	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -
Vancouver	\$0/\$51/\$315*	\$0/\$51/\$315*	\$0/\$51/\$315*	\$0/\$51/\$315*	\$51/\$315*	\$51/\$315*	\$ 315	\$ 315
Washougal	\$ 50	\$ 50	-	-	\$ 50	\$ 50	-	-
Woodland	\$ 80	\$ 80	\$ 80	\$ 80	\$ 130	\$ 130	\$ -	\$ -
Yacolt	\$ 50	\$ 50	\$ 300	\$ 50	\$ 50	\$ 50	\$ -	\$ -

* For businesses grossing over \$50,000, there is an additional \$125 per calculated employee number.



Revenue Option Considerations

If adopted:

- The total increase to general fund revenue is estimated to be ~ \$361,000.
- Fee Schedule 10% Increase: \$227,000
- Business License Fee Revenue: \$134,000

If not adopted:

- The fee schedule would only increase by CPI, increasing general fund revenue by \$59,000.
- This would likely result in a reduction of 3 - 4 FTE.



Questions?

Item 3.



Staff Report

October 21, 2024 Council Workshop Meeting

Transportation Benefit District (TBD) Revenue Options

Presenter: Matthew Thorup, Assistant Finance Director, and Steve Wall, Public Works Director

Time Estimate: 20 minutes

Phone	Email
360.817.7021	mthorup@cityofcamas.us
360.817.7899	swall@cityofcamas.us

BACKGROUND: This presentation is to provide the City Council an opportunity to review the funding options related to implementing a Transportation Benefit District as part of the City’s 2025-2026 biennial budget process.

SUMMARY: Transportation Benefit Districts are utilized in more than 110 cities and towns in Washington State as of January 2024. These cities and towns utilize sales tax or vehicle license fees to support transportation costs in the Transportation Benefit Districts. This presentation will offer some benefits and risks with each option.

BENEFITS TO THE COMMUNITY: A dedicated revenue source for Street Preservation would move the City closer to meeting essential street maintenance to meet best practices and save money for the residents in the future by not allowing streets to deteriorate at a rate that will be more expensive to repair.

POTENTIAL CHALLENGES: Of the two funding options, vehicle tab license fees will be a direct revenue source for the users of the City’s transportation system but not all. Visitors will not have a share in this revenue option.

Sales tax is the more equitable option with visitors and residents paying into the transportation system. Even those who do not have vehicles, benefit with the complete street program for sidewalks and bicycle lanes.

BUDGET IMPACT: The Mayor’s Proposed Budget is projected to implement a Transportation Benefit District. Depending on which option is selected, the budget impact would be as follows:

Estimated Budget Impact		
Transportation Benefit District	.1% Sales Tax	\$500,000
Transportation Benefit District	\$20 Vehicle License Fee	\$570,000

The .1% sales tax can be imposed without voter approval, and cannot be implemented sooner than 75 days before January 1, April 1, or July 1. The earliest the sales tax could be collected would be April 1, 2025. The sales tax would need to be renewed in 10 years.

The vehicle tab license fee can be increased to \$50 without voter approval (\$20 for two years, \$40 for two years, then can be raised to \$50). The fee may be raised up to \$100 with voter approval. If adopted, the fee cannot be collected until six months after approval per RCW 36.73.065. This would make it collectible starting July 2025.

RECOMMENDATION: Staff recommends the adoption of the Transportation Benefit District, with no preference to the funding mechanism selected for the district.

TRANSPORTATION BENEFIT DISTRICT (TBD) REVENUE OPTIONS

City of Camas
October 21, 2024

TYPES OF FUNDING OPTIONS

- Two most common funding options:
 - Sales Tax
 - Vehicle License Fee
- Other Funding Options:
 - General obligation bonds
 - Border area fuel tax
 - Impact fees
 - Vehicle tolls
 - Excess property taxes
 - Local improvement districts

NEIGHBORING TRANSPORTATION BENEFIT DISTRICTS

City	Established	Sales Tax	Vehicle License Fee
Battle Ground	2014	0.10%	
Ridgefield	2008	0.20%	
Vancouver	2015	0.10%	\$40
Washougal	2015		\$20
Woodland	2016	0.20%	

TBD REVENUE OPTIONS – SALES TAX

Benefits

- Both residents and non-residents would pay into the TBD.
- Not limited to vehicle owners.
- Less noticeable to the public.

Risks

- Tax must be renewed every ten years.
- Sales taxes are volatile, and changes in consumer behavior may impact anticipated revenues.
- No direct correlation between sales tax and the TBD.

TBD REVENUE OPTIONS – VEHICLE LICENSE FEE

Benefits

- More stable, predictable revenue stream for City.
 - Growth is also stable, predictable, and manageable.
- Easier to budget/anticipate for citizens.
- Fee is directly related to the service provided.

Risks

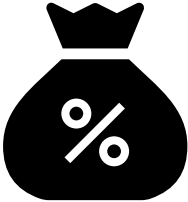
- Applies only to residents with vehicles registered in Camas.

TRANSPORTATION BENEFIT DISTRICT FUNDING BENEFITS

The revenue generated by the TBD would fund Camas transportation improvements, including the following projects:

- Brady Road (McIntosh/NW 16th Ave)
- NW 16th Ave (Brady to Hood)
- NW Pac Rim Drive (Parker to Endicott)
- NE Ingle Rd (North of Goodwin)

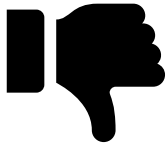
TRANSPORTATION BENEFIT DISTRICT DECISION



- Authorize TBD and impose a .1% sales tax in the district.
- Estimated to generate \$500,000 in revenue.
- Take effect in April 2025.



- Authorize TBD and impose a \$20 vehicle license fee in the district.
- Estimated to generate \$570,000 in revenue.
- Take effect in July 2025.



- Do not authorize TBD.
- No additional revenue is generated.
- Reduction in street preservation and other transportation improvements.



Staff Report

October 21, 2024 Council Workshop Meeting

Water System Plan Amendment for PFAS
Presenter: Rob Charles, Utilities Manager
Time Estimate: 10 minutes

Phone	Email
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BACKGROUND: The City will be applying for a Drinking Water State Revolving Fund (DWSRF) Loan through the Department of Health (DOH) in November 2024 to aid in the construction of PFAS treatment at Well 13. A requirement of the application is that the entity applying for funding has a section in their Water System Plan which discusses PFAS and treatment costs.

The City’s current Water System Plan from 2019 does not address PFAS.

SUMMARY: The amendment has sections on PFAS levels from the City’s well sources as well as discussion on treatment options for the different sources. These are used as a basis for the loan application.

BENEFITS TO THE COMMUNITY: The Amendment will allow the City to apply for a low interest DWSRF loan for up to \$12,000,000 to pay for treatment at Well 13.

RECOMMENDATION: Staff recommends that Council place this item on the November 4th, 2024 Regular Meeting Consent Agenda for Council’s consideration.



WSP PFAS Supplement



WSP PFAS Amendment

DRAFT / August 2024





WSP PFAS Supplement

WSP PFAS Amendment

DRAFT / August 2024

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EXECUTIVE SUMMARY

ES.7 - Water Quality

This content replaces the second paragraph of the section.

The City is currently in compliance with existing state regulations regarding PFAS sampling and public notification requirements under Part 4 of WAC 246-290. The City is currently planning for compliance with federal regulations related to per- and polyfluoroalkyl substances (PFAS). These changes and the City's associated planning efforts are described more in Chapter 7.

CHAPTER 7 – WATER QUALITY

Table 7.1 - Drinking Water Regulations, Water System Plan Update, City of Camas

Table to include new Row for State Action Levels, which shall be placed in second row under National Primary and Secondary Drinking Water Standards.

Rule	CFR	WAC 246-290	Affected Contaminants	Publication Date of Final Rule
State action levels (SAL) and state maximum contaminant levels (MCL) and Follow-up action	N/A; state specific.	Part 4, 315, and 320	Select per- and polyfluoroalkyl substances (PFAS)	1/1/22 (for rules and updates applicable to PFAS)
PFAS National Primary Drinking Water Regulation	40 CFR Parts 141 and 142	Part 4, 315, subsection (8).	Select per- and polyfluoroalkyl substances (PFAS)	4/10/2024

Table to include 2 new rows to list UCMR 4 and UCMR 5

Rule	CFR	WAC 246-290	Affected Contaminants	Publication Date of Final Rule
Unregulated Contaminants Monitoring Rule	N/A	N/A	Various contaminants considered for future regulations	<ul style="list-style-type: none"> ▪ UCMR 1 Promulgated 1999 ▪ UCMR 2 Promulgated 2007 ▪ UCMR 3 Promulgated May 2, 2012 ▪ UCMR 4 Promulgated December 20, 2016 ▪ UCMR 5 Promulgated December 27, 2021

Section 7.3.8 - Unregulated Contaminant Monitoring Rule

This content replaces the last paragraph of the section and adds new content.

The UCMR is used as a tool for the USEPA to collect data, and ultimately establish regulations, for contaminants that are suspected to be present in drinking water but do not have health-based standards set under the Safe Drinking Water Act (SDWA).

The second cycle (UCMR 2) of monitoring was published in the Federal Register on January 4, 2007. The UCMR 2 required monitoring for 25 contaminants using five analytical methods during 2008- 2010. The third cycle (UCMR 3) of monitoring was published on May 2, 2012. UCMR 3 required monitoring for 30 contaminants: 28 chemicals, and 2 viruses. Monitoring occurred during 2012 to 2015. The fourth cycle (UCMR 4) of monitoring was published on December 20, 2016. UCMR 4 required monitoring for 30 chemicals, which included nine cyanotoxins and one cyanotoxin group; two metals; nine pesticides; three brominated haloacetic acid disinfection byproducts groups, three alcohols, and three semi-volatile organic chemicals. Monitoring occurred during 2018 to 2020. The fifth cycle (UCMR 5) was published on December 27, 2021 and is currently ongoing, requiring monitoring for applicable systems between 2023 and 2025. UCMR 5 requires monitoring for 29 different PFAS and lithium.

From 2013 to 2015, USEPA's third installment of UCMR sampling efforts measured for six PFAS. These included perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA), two of the most notable and prevalent PFAS compounds. At the time, there were limited detections nationwide, but laboratory analysis methods could not measure levels low enough to reflect the presence at very low concentrations of these compounds across the United States. For the 2023 to 2025 period, the 29 different PFAS compounds can now be measured at relatively low levels through advancements in laboratory analysis methods.

Results from UCMR 5 are currently being reported and compiled as of the date of this report. As of August 2023, around 20 percent of systems have reported results so far and around 8 percent of those systems have seen detections of PFOA and PFOS. However, these results are from Quarter 1 of four quarterly reporting requirements, so some public water systems with no detections may show detections in later reports.

Section 7.3.8.1 - Monitoring Requirements

This content replaces the section.

The City has conducted monitoring as required for the previous UCMRs. For systems required to sample under UCMR 5 with a groundwater source (including the City), sampling must occur two times during a consecutive 12-month monitoring period, where sampling events occur 5-7 months apart. For systems with a surface water source, a groundwater source under the direct influence of surface water, or a mixed-source system, sampling must occur four times during a consecutive 12-month monitoring period. Sampling events must occur 3 months apart (quarterly sampling). The City's efforts for UCMR 5 sampling efforts are currently ongoing. The City expects to comply with all monitoring requirements of UCMR 5.

Section 7.3.9 - State Action Levels and State Maximum Contaminant Levels

This is an entirely new section to be added to the report.

The State of Washington’s Department of Health (DOH) has primacy to establish state action levels (SAL) and state maximum contaminant levels (MCL) that set more stringent or more encompassing requirements for public water systems than federal requirements. The basis on which SALs or State MCLs may be established is described in WAC 246-290-315.

DOH considers establishment of SALs when human exposure to the contaminant in question can occur through drinking water, and when the contaminant is known or likely to occur in public water systems at levels of public health concern.

DOH may develop a SAL based on the following:

- Evaluation of available peer-reviewed scientific literature and government publications on fate, transport, exposure, toxicity and health impacts of the contaminant and relevant metabolites;
- An assessment based on the most sensitive adverse effect deemed relevant to humans and considering susceptibility and unique exposures of the most sensitive subgroup such as pregnant women, fetuses, young children, or overburdened and underserved communities; and
- Technical limitations to achieving the SAL such as insufficient analytical detection limit achievable at certified drinking water laboratories.

SAL exceedance requires follow-up action as described in WAC 246-290-320.

A State MCL may be established by DOH in specific cases where:

- Regulating the contaminant in question presents a meaningful opportunity to reduce exposures of public health concern for persons served by public water systems.
- Where there is a need for an enforceable limit to achieve uniform public health protection in Group A public water systems.
- The need for an enforceable limit to support source water investigation and clean-up of a contaminant in drinking water supplies by responsible parties.

State MCLs would require treatment for the contaminant in question, whereas SALs require specific follow-up actions as described in WAC 246-290-320. DOH has not yet established any State MCLs but has established a series of SALs at the beginning of 2020. These SALs are summarized below in Table 7.6.1.

Contaminant or Group of Contaminants	SAL
PFOA	10 ng/L
PFOS	15 ng/L
PFHxS	65 ng/L
PFNA	9 ng/L
PFBS	345 ng/L

Notes:
 ng/l - nanograms per liter, or parts per trillion (ppt).

These contaminants are all PFAS. DOH considered the prevalence of these PFAS in UCMR 3 reporting results and the non-enforceable health advisory levels set by the USEPA in 2022. Their associated follow-up requirements per WAC 246-290-320 are described in the following Section 7.2.9.1 - Monitoring Rules.

The WAC states that upon a federal adoption of an MCL for any contaminant with a WA SAL or State MCL, the federal MCL will supersede a SAL or a less stringent state MCL, and the associated requirements, including for monitoring and public notice. If the federally adopted MCL is less stringent than a SAL or State MCL, DOH may adopt the federal MCL or adopt a state MCL at least as stringent as the federal MCL (WAC 246-290-315, Subsection [8]). Discussion of federal regulations associated with PFAS is described in Section 7.3.10 – PFAS National Primary Drinking Water Regulation.

Section 7.3.9.1 - Monitoring Requirements

This is a new section to be added to the report.

The City is in compliance with all monitoring rules associated with constituents subject to SALs. WAC 246-290-300 describes the monitoring requirements for contaminants subject to DOH SALs. These requirements are summarized in Table 7.6.2 below.

Contaminant or Group of Contaminants	Initial Sampling	Routine Sampling Frequency	Sampling Location
PFAS with prescribed SALs (see Table 7.6.1)	One sample on or before December 31, 2025	Once every three years	Per the locations described in WAC 246-290-300.7b.

While one sample is required before the end of 2025, sampling requirements for UCMR 5 will generally fulfill this requirement for large public water systems, as is the case for Camas. UCMR 5 sampling requirements (described in Sections 7.3.8 and 7.3.8.1) include the 5 PFAS that are subject of the WA SALs. However, sampling for contaminants with SALs may bring specific follow-up actions. These follow up actions generally include notification of the result to DOH, and public notification. There are also follow-up requirements for samples that do not exceed the SALs, but result in a certain percentage of the SAL. Figure 7.1 describes a flow chart, developed by DOH, to guide public water systems in determining the required follow-up action after sampling for constituents with SALs.

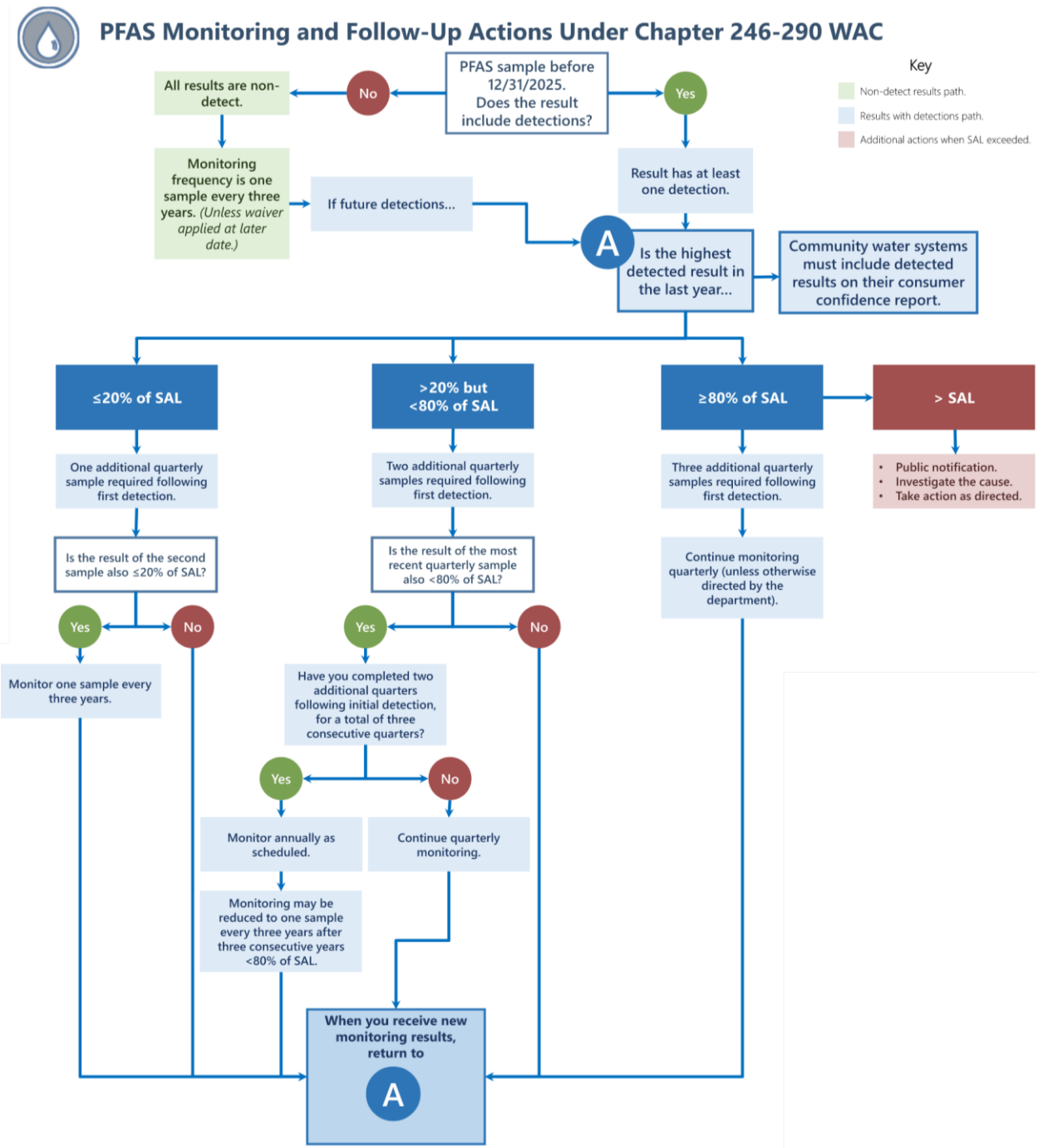


Figure 7.1 PFAS SAL Monitoring Follow-Up Action Flowchart Developed by WA DOH

Upon a federal adoption of an MCL for any contaminant with a WA SAL, the federal MCL will supersede the SAL, and its associated requirements, including for monitoring and public notice. Therefore, any monitoring requirements described in this section will be superseded by monitoring requirements described in any future federal MCLs associated with the PFAS listed in Table 7.6.1.

Section 7.3.9.2 - Compliance

This is a new section to be added to the report.

The City is currently in compliance with existing state regulations regarding PFAS sampling and public notification requirements under WAC 246-290-320. Sampling efforts at Well 13 on August 5, 2022 showed PFAS levels above the SALs. As a result, the City has taken follow-up actions in accordance with WAC 246-290-320. Follow-up sampling efforts at Well 13 on December 5, 2022 and July 13, 2022 also showed exceedance with the SALs, but five other sampling efforts showed results below the SAL threshold. The City plans to continue compliance with the required follow-up actions. Sampling at other well sites showed no SAL exceedances.

Although a SAL exceedance does not trigger the need for treatment, the City is currently planning for changes to federal regulations around per- and polyfluoroalkyl substances (PFAS) which may require treatment if levels are at or above an MCL. These changes and the City's planning efforts are described more in Section 7.6.

Section 7.3.10 - PFAS National Primary Drinking Water Regulation

This is an entirely new section to be added to the report.

Prior to issuance of the UCMR 5, USEPA concluded there was enough data on the health effects of PFAS to begin the process of regulating certain PFAS compounds. The following describes the sequence of key actions taken by USEPA related to PFAS.

- In February 2021, USEPA issued notice for its intent to enforce limits on PFAS in drinking water to safeguard communities from PFAS contamination, specifically PFOA and PFOS.
- In June 2022, USEPA announced new health advisory levels (HAL) for four PFAS: PFOA, PFOS, hexafluoropropylene oxide dimer acid (HFPO-DA, commonly known as GenX), and perfluorobutane sulfonic acid (PFBS). This was the first time HALs had been issued for PFBS and GenX. For PFOA and PFOS, these new HALs are several orders of magnitude below the HAL announced in 2016 (i.e., 70 ng/L for PFOA and PFOS combined). The new HALs for PFOA and PFOS were labelled "interim" because the USEPA's draft analysis of health studies for PFOA and PFOS were still undergoing review by the Science Advisory Board at the time of the announcement.
- On March 14, 2023, USEPA announced a proposed National Primary Drinking Water Regulation (NPDWR) to establish legally enforceable levels for not only PFOA and PFOS but also perfluorononanoic acid (PFNA), GenX, perfluorohexane sulfonic acid (PFHxS), and PFBS.
- On April 10, 2024, EPA announced the final National Primary Drinking Water Regulation (NPDWR) for six PFAS. Under the NPDWR, the EPA established MCLs for six PFAS in drinking water: PFOA, PFOS, PFHxS, PFNA, and HFPO-DA as contaminants with individual MCLs, and PFAS mixtures containing at least two or more of PFHxS, PFNA, HFPO-DA, and PFBS using a Hazard Index MCL to account for the combined and co-occurring levels of these PFAS in drinking water. EPA also finalized health-based, non-enforceable Maximum Contaminant Level Goals (MCLGs) for these PFAS. A summary of these levels is provided in Table 7.8. An explanation of the Hazard Index approach follows the table.

Table 7.8 MCLs and MCLGs for Specific PFAS Compounds in Drinking Water

Compound	Proposed MCLG	Proposed MCL (Enforceable Levels)
PFOA	Zero	4.0 ppt ⁽¹⁾
PFOS	Zero	4.0 ppt ⁽¹⁾
PFNA	10 ppt	10 ppt
PFHxS	10 ppt	10 ppt
HFPO-DA (GenX)	10 ppt	10 ppt
Mixtures containing two or more of PFHxS, PFNA, HFPO-DA, and PFBS	Hazard Index of 1.0 (unitless).	Hazard Index of 1.0 (unitless).

Notes:

- » In aqueous matrixes, ppt can also be expressed as ng/l.
ppt - parts per trillion.

While PFOA, PFOS, PFNA, PFHxS, and GenX have their own individual MCLs and MCLGs under the NPDWR, a Hazard Index (HI) of less than 1.0 must also be met to comply with the rule. The HI is used to reduce the risk of health impacts from a chemical mixture. The HI is calculated via a sum of fractions. Each fraction compares the level of each PFAS measured in the water to the health-based water concentration. The equation below summarizes the HI calculation. It includes indexes for PFHxS, PFNA, and GenX (all of which have their own individual limits as MCLs) and PFBS (which does not have its own individual limit as an MCL).

With the HI approach, the concentration of each of these four PFAS would be divided by a corresponding health-based value (10ppt for PFHxS, PFNA, and GenX; 2000ppt for PFBS). The sum of these fractions needs to be below 1.0 to comply with the NPDWR. Note, however, that an exceedance must be triggered by two or more chemicals. For example, a GenX concentration of 11ppt alone would not cause a HI exceedance, but it would cause an MCL exceedance. A PFBS concentration of over 2,000ppt alone would not cause a HI exceedance unless another chemical within the calculation exceeded 10ppt.

$$HI = \frac{[PFHxS]}{10ppt} + \frac{[GenX]}{10ppt} + \frac{[PFNA]}{10ppt} + \frac{[PFBS]}{2000 ppt} \qquad \text{Hazard Index Calculation}$$

Section 7.3.10.1 - Monitoring Requirements

This is a new section to be added to the report.

Under the NPDWR, public water systems (PWS) will be required to take initial monitoring samples at all entry points to the distribution system based on the frequency outlined in Table 7.9. Systems with appropriate, previously acquired monitoring data from UCMR 5, state-led, or other applicable monitoring programs using USEPA Methods 533 or 537.1, will not be required to conduct separate initial monitoring for regulated PFAS.

Table 7.9 PWS Sampling Requirements under USEPA’s Proposed PFAS Rule

PWS Type	Monitoring Frequency
Groundwater Systems serving >10,000 persons	Monitor regulated PFAS quarterly within a 12-month period
Groundwater Systems serving ≤ 10,000 persons	Monitor regulated PFAS twice within a 12-month period, with sampling events conducted at least 90 days apart
Surface Water Systems	Quarterly within a 12- month period. Samples are required to be collected 2 to 4 months apart

After initial monitoring, PWS must monitor for rule compliance on a quarterly basis at each entry point to the distribution system. However, based on the initial monitoring results, agencies may reduce compliance monitoring frequency if the monitoring results are below the rule trigger level (RTL). The RTL is half of the MCLs or HI (i.e., 2 ng/L for specific PFAS with an MCL, or an HI of 0.5). Primacy agencies (states) have the flexibility to reduce monitoring to annually or triennially for systems that are consistently below RTLs. Any results above the RTL automatically require a reversion back to quarterly sampling.

For systems required to monitor quarterly, compliance will be determined by running annual averages at the sampling point. When calculating the running annual averages, if a sample result is less than the practical quantitation level for the monitored PFAS, the PWS may use zero as the result on that sample to calculate the average for compliance purposes.

Section 7.3.10.2 - Compliance

This is a new section to be added to the report.

The PFAS NPDWR has a 5-year compliance window from its year of inception (2024) with specific requirements throughout this timeframe.

- ❖ Within three years of rule promulgation (2024 – 2027):
 - Initial monitoring must be complete.
- ❖ Starting three years following rule promulgation (2027 – 2029):
 - Results of initial monitoring must be included in Consumer Confidence Reports (i.e., Annual Water Quality Report).
 - Regular monitoring for compliance must begin, and results of compliance monitoring must be included in Consumer Confidence Reports.
 - Public notification for monitoring and testing violations.
- ❖ Starting five years following rule promulgation (starting 2029):
 - Public notification for MCL violations.
 - Comply with all MCLs (including performing mitigation measures or installing PFAS treatment as required to comply with the MCLs).

All requirements described in this section will supersede current DOH SALs related to PFAS as per the WAC 246-290-315 Subsection (8) unless the State of Washington enacts more stringent or additional requirements beyond those listed in the PFAS NPDWR.

Due to the timeframe in which the PFAS NPDWR requirements are rolled out, the WAC 246-290-315 is temporarily more stringent than the PFAS NPDWR until 2027. Currently in Washington, PWS must report exceedances of certain PFAS above SALs (summarized previously in Table 7.6.1 and Section 7.3.9.1.). The City of Camas has conducted its required initial monitoring as required by the PFAS NPDWR, but will also continue to comply with monitoring and reporting requirements under WAC 246-290-315 and 246-290-320 until 2027, when the reporting requirements under the PFAS NPDWR become more stringent (unless the State of Washington enacts more stringent requirements).

Based on PFAS sampling data collected and reported by the City, certain wells within the City’s water supply will likely need some form of PFAS mitigation to comply with the PFAS NPDWR by 2029. Refer to Section 7.7.1 for recommendations for the City to plan and prepare for PFAS MCL compliance. Costs associated with these recommendations are presented in Chapter 10.

Section 7.6 - Future Regulatory Requirements

This text is intended to replace the first paragraph of this section.

Anticipated future regulatory requirements are summarized in Table 7.9. This table includes ongoing programs to introduce new regulatory requirements, under the UCMR and the Contaminant Candidate List (CCL), as well as specific rules and regulations currently under consideration.

The City does not anticipate issues with meeting the other future regulatory requirements listed in the table based on the limited available information. The City will revisit each proposed rule when specific requirements are published. A brief description of anticipated requirements under each rule is provided herein.

Table 7.9 - Future Regulatory Requirements Water Quality Analysis, City of Camas

Modify Table 7.9's first row to correct the UCMR number to 6. All other text in the table remains unchanged.

Table 7.9 Future Regulatory Requirements Water Quality Analysis, City of Camas

Proposed Rule	Affected Contaminants	Proposed Publication Date ⁽¹⁾
Unregulated Contaminant Monitoring Regulations	Unregulated Contaminants	UCMR 6 - Unknown
Contaminant Candidate List	Unregulated Contaminants	CCL4 - Unknown
Radon Rule	Radon	Unknown
Perchlorate	Perchlorate	Unknown
Lead and Copper Rule Revisions	Lead, Copper	Unknown
Carcinogenic VOC Rule	cVOCs	Unknown

Notes:

(1) Effective and compliance dates were obtained from the Federal Register and USEPA’s Drinking Water Hotline and represent the best information available as of the date of this report.

Section 7.6.1 - Unregulated Contaminant Monitoring Rule

This text is intended to replace the existing section.

The USEPA's UCMR is used to collect occurrence data for contaminants suspected to be present in drinking water, but do not yet have health-based standards. The current UCMR was discussed in Section 7.3.8. UCMR 5 is currently ongoing, and the City is in compliance with all sampling requirements. The UCMR is updated every five years, so a sixth UCMR can be expected in approximately five years. While no issue date for UCMR 6 has been published by the USEPA at this time, the City expects no issues with compliance.

Section 7.7 - Summary and Recommendations

This text is intended to replace the section.

The City seeks to maintain high quality water for its customers from the source to the tap. While the City currently complies with all DOH monitoring and reporting requirements, the upcoming PFAS MCLs (described in Section 7.6.7) compel the City to develop a plan to mitigate PFAS to maintain its commitment to providing high quality water.

Section 7.7.1 - Recommendations for Upcoming PFAS MCLs

This text, including subsequent subsections, is new content to be added to the WSP.

The actions recommended in this section are intended to help the City plan PFAS mitigation measures and plan for compliance with the PFAS NPDWR.

Based on PFAS sampling data as of the date of this report, Wells 5, 6, 11, 13, and 14 have reported PFAS levels that exceed the PFAS NPDWR MCLs. Well 5 and 13 are individual wells. Wells 6 and 14 combine before their EPTDS, comprising Wellfield East. Wells 7, 8, 10, 11, and 12 combine before their EPTDS, comprising Oak Park Wellfield.

For the purposes of developing planning-level estimates for PFAS mitigation, it was assumed that Well 13, Oak Park Wellfield, and Wellfield East would require treatment to achieve PFAS levels below the proposed MCLs. While Well 5 did record PFAS levels above EPA's proposed MCL's, its use has been limited since August of 2022. Due to the size of the parcel where Well 5 is located, PFAS treatment is not an option. Therefore, this source will likely be used as an emergency source only. Well 5's water rights may be utilized at the City's Lower Wellfield if additional source is developed.

Because only certain wells within Oak Park Wellfield have shown PFAS levels above the MCLs, treatment may not be required for the full flow of Oak Park Wellfield. However, due to the uncertainty around PFAS fate and transport within the aquifer below the wells, the remaining wells at Oak Park may become impacted. For the purposes of cost planning, mitigation costs for Oak Park are presented as a range to cover the mitigation costs that may be required given what the City currently knows about the PFAS levels, and to cover the mitigation costs that may be required if all wells in Oak Park become impacted. Further cost assumptions are described in Section 10.2.8.

The City is currently under contract to design and construct PFAS treatment at Well 13, given it has shown the highest levels of PFAS throughout the wellfield.

It is recommended that an adaptive PFAS response plan be adopted by the City to strategically plan for PFAS mitigation. The goal of a PFAS response plan will be to develop a roadmap to compliance with the

MCLs by USEPA’s proposed deadline of 2029. The table below summarizes the major elements of the response plan. The following sections describe these elements in more detail.

Table 7.11 PFAS Response Plan Components

Actions		2024 - 2026	2026 - 2029	
1.	Risk Assessment	Confirm and fast track priority risks, build treatment at Well 13.	Continue to develop and modify risk assessment as PFAS mitigation progresses.	
2.	PFAS Mitigation Screening	Evaluation of alternatives to mitigate PFAS system wide by 2026.	Act on mitigation efforts and adapt plan accordingly based on results from PFAS Monitoring efforts.	
3.	Treatment design and construction	Ongoing efforts for treatment, including design, construction, and operations optimization as needed based on results from Risk Assessment and PFAS Mitigation Screening efforts.		
4.	PFAS Monitoring	Develop PFAS Monitoring Plan, continue sampling.	Continued monitoring.	
5.	Source Management	Source Identification Plan.	Identify Sources.	Source Control (if needed).
6.	Capital Needs Planning	Track funding and financing opportunities.		
7.	Communications	Develop and build upon a communications strategy that conveys efforts and progress to obtain and maintain stakeholder support, including from the public and City Council.		
8.	Advocacy	Partner with other agencies when available to advocate for science-based decisions, funding, and innovative treatment solutions. Help support regional efforts to reduce PFAS treatment costs.		

Section 7.7.1.1 - Risk Assessment

It is recommended that the City develop a risk assessment that will serve to identify immediate and near-term actions that can be taken to mitigate PFAS and maintain the City’s commitment to providing high-quality water by ranking the highest risks facing the City with respect to PFAS. The risk assessment will incorporate system PFAS goals, infrastructure evaluations from all City wells, and latest hydrogeological information, and PFAS sampling results. The resulting risk register will serve to guide and prioritize efforts moving forward, but will be adjustable over time to accommodate new information and the rapidly-changing landscape associated with PFAS.

This effort will work concurrently with design of treatment at Well 13, while establishing actions that could be done in tandem to increase system resiliency against PFAS. It is intended that this risk assessment be updated by the City over time to adapt to changes in PFAS concentration and build upon progress from mitigating the highest risks identified.

Section 7.7.1.2 - PFAS Mitigation Screening

This effort includes ongoing evaluations to find the best alternative for PFAS mitigation system wide in a manner that will ensure compliance by USEPA’s proposed deadline of 2029. Screening options will generally be divided into the categories of treatment-based mitigation or operational-based mitigation. An evaluation of treatment-based mitigation efforts should include a technology evaluation, comparing the efficacy of typical treatment technologies for PFAS: granular activated carbon (GAC), ion exchange (IX), and reverse osmosis (RO). Treatment efficacy depends on many site-specific factors, including water quality, system hydraulics, and site constraints. Depending on water quality, pre- or post-treatment may

be needed, for example. Operational-based mitigation efforts may include source identification, alternative sources of supply, or upgrading the capacity at well stations if PFAS results are below the USEPA's reporting limit at those well stations. Any impacts to operations will need to consider the impacts to the overall system and allow the City to maintain its high level of service to its customers.

The optimal solution for the City will likely be a combination of both technological and operational-based mitigation measures. The plan to screen alternatives and implement recommendations will likely need support from design services, hydrogeological services, and other support. It is intended that this effort be adaptive and updated over time based on latest PFAS sampling results and successful implementation of fast-track measures described in the Risk Assessment section.

Evaluations that involve changes to the hydraulics of a well (introducing treatment may increase headloss and lower pump yield, for example) should consider impacts and changes to the overall system. These considerations may include upgrading well pumps to maintain capacity with higher headloss, or a change of well operational strategies to maintain the same overall yield.

Section 7.7.1.3 - Treatment Design and Construction

This effort plans for and executes tasks necessary for the construction of PFAS treatment systems. Should the Risk Assessment or Mitigation Screening efforts identify treatment to be the optimal solution at a well station, this task will be utilized. The design process may vary depending on the well site, procurement approach, and treatment goals, but will generally include some similar elements.

- Site evaluation efforts will review site hydraulic, electrical, and infrastructure capacities.
- Basis of design reports will develop a treatment plan for the site, including any pre- or post-treatment (corrosion control) requirements based on water quality data.
- Design deliverables, such as 30 percent, 60 percent, 90 percent and final design packages, including drawings and specifications (deliverables may look different if the procurement approach allows for a fast-track delivery).
- Permitting and regulatory support.
- Engineering services during construction, including supporting startup, commissioning, and operations optimization.
- Ongoing systems integration support. This effort will monitor treatment performance and overall PFAS reduction system wide to help guide next steps for the system.

Section 7.7.1.4 - PFAS Monitoring

An ongoing PFAS monitoring plan should be developed that allows the City to continue to build insight on the fate and transport of PFAS in the aquifers, while also allowing the City to track progress from mitigation measures that have been implemented. This allows for the overall PFAS response plan to adapt to any changes in PFAS concentration. The monitoring program will also ensure compliance with monitoring requirements listed under the PFAS NPDWR.

Section 7.7.1.5 - Source Management

A PFAS source identification plan should be developed to gain insight on any potential sources of PFAS. This plan may include additional sampling efforts and can be modified as needed to the needs of the City.

The City can follow guidance provided in the Water Research Foundation Report 5082, "Investigation of Alternative Management Strategies to Prevent PFAS from Entering Drinking Water Supplies and Wastewater" to support source identification or source management measures.

Section 7.7.1.6 - Capital Planning Needs

Efforts to track funding opportunities will be important to minimize impacts on ratepayers. These efforts should track all available opportunities and ensure the City is in compliance with funding requirements.

Section 7.7.1.7 - Communications

Stakeholder engagement and community outreach will be important throughout these PFAS mitigation efforts to obtain and maintain support. This may include continuing upon the City's public outreach efforts or providing updates to City Council on current PFAS status.

Section 7.7.1.8 - Advocacy

The PFAS response plan should also include an advocacy component. Actions under this effort could include developing partnerships with neighboring utilities to coordinate sampling efforts or supporting regional efforts within the industry to advocate for utility support and funding for PFAS.

CHAPTER 10 - CAPITAL IMPROVEMENTS PLAN

Section 10.2.1 – Cost Estimate Level

This text is intended to replace the existing section.

The CIP cost estimates presented in this chapter are American Academy of Cost Engineers (AACE) Class 4 estimates for all projects except PFAS mitigation projects (described further in Section 10.2.8), which are presented as AACE Class 5 estimates. Actual costs may vary from these estimates by -30 percent to +50 percent for Class 4 estimates, and -50 percent to +100 percent for Class 5 estimates. All costs were estimated based on the City's and Consultant's perception of current conditions at the project locations, but are not guaranteed and are subject to change.

Costs are presented in December 2016 dollars, with the exception of PFAS mitigation projects, which are in January 2024 dollars. Procedures for cost estimating PFAS mitigation projects are described in Section 10.2.8 as they differ from cost estimating procedures used by other projects described in this Water System Plan.

The Engineering News-Record (ENR) US 20-City Construction Cost Index for December 2016 is 10,530. The ENR US 20-City Construction Cost Index for January 2024 is 13,515. The RS Means City Cost Index for Construction is 104.4 for Vancouver, WA, the area listed closest to the City. All estimates are subject to change as a given project design matures. Cost of labor, materials, and equipment may vary in the future.

Section 10.2.8 - PFAS Mitigation Costs

New section to be added to report.

The costs developed for PFAS mitigation projects were developed with a different methodology than cost estimates developed for other projects identified in this WSP. The enactment of EPA's PFAS NPDWR in April of 2024 provided guidance on PFAS mitigation goals for PWS. With established MCLs and monitoring and enforcement deadlines (described in Section 7.3.10.), PFAS mitigation project costs for a PWS can be better estimated. Therefore, costs associated with PFAS mitigation projects for the City were estimated based on the consultant's previous experience costing and designing PFAS mitigation projects with a similar scope. Capital cost estimates for PFAS mitigation projects were scaled from previous projects that were estimated in January 2024 dollars using the Handy Whitman Index of Public Utility Construction Costs. The flow rate of the example projects ranged between 900 gallons per minute (gpm) to 7,200 gpm and estimated treatment cost based on both ion exchange (IX) and granular activated carbon (GAC), two of the most common municipal-scale PFAS treatment technologies. The capital costs from the example projects ranged from \$4.4M to \$26M, resulting in capital cost per gpm values ranging from approximately \$3,600 to \$6,300. These capital cost per gpm estimates were adjusted based on the project location using the RS Means City Cost Index for Construction. Based on the example project locations, a location adjustment multiplier of 1.21 was added for projects in Camas. Further, the example project cost estimates did not account for specific electrical and well pump upgrades that would be required for PFAS treatment projects in Camas. In most cases, adding PFAS treatment increases headloss within the system, which will reduce the production of a groundwater well pump if no improvements are made. An additional cost adjustment multiplier of 1.20 was added to the estimates to account for well pump improvements (and associated electrical upgrades) to allow the well sites with PFAS treatment to maintain their existing capacity. Therefore, the estimated capital costs per gpm treated for Camas PFAS projects range from \$5,300 to \$9,150. The specific PFAS mitigation projects within Camas are discussed below.

Based on PFAS sampling data as of the date of this report, Wells 5, 6, 13, and 14 have reported at least one PFAS sample that has exceeded the PFAS NPDWR MCLs. Well 11 has reported PFAS levels just below the MCL. Well 5 and 13 are individual wells. Wells 6 and 14 combine before their EPTDS, comprising Wellfield East. Wells 7, 8, 10, 11, and 12 combine before their EPTDS, comprising Oak Park Wellfield. A PFAS sample taken at the combined finished water location of Oak Park Wellfield has shown a value above the MCL once.

All individual wells and well stations may require treatment except Well 9, but other mitigation measures could negate the need for treatment at certain locations. While Well 5 did record PFAS levels above EPA's proposed MCL's, its use has been limited since August of 2022. Due to the size of the parcel where Well 5 is located, PFAS treatment is not an option. Therefore, this source will likely be used as an emergency source only. Well 5's water rights may be utilized at the City's Lower Wellfield if additional source is developed.

Capacity-based PFAS mitigation measures or well blending strategies could negate the need for treatment at certain locations in the future. However, due to the uncertainty around the PFAS fate and transport within the aquifers the City uses, the appropriate planning level assumption is to assume that Well 13, Oak Park Wellfield, and Wellfield East would require treatment to achieve PFAS levels below the EPA's MCLs.

Cost estimates for PFAS treatment projects in Camas were estimated based on the range of capital cost per gpm presented above. These values ranged from \$5,300 to \$9,150. A value within this range was selected for 3 PFAS projects: treatment at Well 13, treatment at Wellfield East, and treatment at Oak Park.

For treatment at Well 13, a capital cost of \$7,200 per gpm was assumed because this value is the average of the high and low estimates developed from the example projects. With a capacity of 1,325 gpm, an estimated, planning-level capital cost for PFAS treatment at Well 13 is approximately \$10M. The City is currently under contract to design and construct PFAS treatment at Well 13, given it has shown the highest levels of PFAS throughout the wellfield.

For treatment at Wellfield East, a capital cost of \$7,200 per gpm was assumed because this value is the average of the high and low estimates developed from the example projects. With Well 6 and Well 14's combined capacity of approximately 2,000 gpm, an estimated planning-level capital cost for PFAS treatment at Wellfield East is approximately \$15M. Future evaluations for treatment at Wellfield East should consider treatment location and a cost-benefit analysis of locating treatment closer to Oak Park if treatment is required at that location as well.

For treatment at Oak Park Wellfield, cost estimates for treatment are presented as a range due to the uncertainty around future PFAS levels. Based on current available data, the wells from Oak Park wellfield may have PFAS at levels near or slightly above the MCLs. More sampling and analysis is needed to determine the true prevalence, and if these PFAS levels are from one well or multiple wells. The low range estimate assumes treatment for Wells 11 and 12. Although Well 12 has not reported a PFAS level above the MCLs, it is located within the same building and at a similar depth to Well 11. The high range estimate assumes treatment for all wells within Oak Park wellfield, plus an additional 500 gpm (2,100 gpm total) to account for the transfer of Well 5's instantaneous water rights should the City decide to use them in Oak Park under their current water right umbrella. The low range estimate assumes a capital cost of \$7,200 per gpm because this value is the average of the high and low estimates developed from the example projects. The high range estimate assumes a capital cost of \$5,300 per gpm, recognizing there would be efficiency of scale in building treatment for the full wellfield (5,800 gpm with 500 gpm from Well 5). Therefore, the capital cost estimate for treatment at Oak Park ranges from \$16M to \$30M.

These planning-level costs are based on the current understanding of water quality and treatment requirements, but are subject to change as more information on these projects develops.

Costs are also assumed for development and execution of planning efforts associated with a PFAS mitigation response. These activities may include actions such as development of a system-wide PFAS response plan, a refined PFAS sampling plan, laboratory sampling and analysis, technology testing, communications and funding support, and other actions identified in Chapter 7. Planning-level costs for PFAS mitigation planning efforts are estimated at \$1,000,000. This cost was based on estimates developed by neighboring utilities for their PFAS planning efforts, and from the consultant's experience developing level of efforts for PFAS planning projects with a similar scope.

Section 10.3 – CIP Project Sheets and Cost Summary

New paragraph added at the end of existing text.

Costs associated with PFAS treatment projects are based on the AWWA PFAS National Cost Model Report as described in Section 10.2.8. Costs for PFAS treatment and planning are in January 2024 dollars.

Section 10.3.1 – Supply Project Sheets

New paragraph added at the end of existing text.

To meet federal water quality regulations related to PFAS, mitigation efforts, including planning and treatment, will be required. As described in Section 7.7.1 and 10.2.8, it was assumed that Well 13, Oak Park Wellfield, and Wellfield East would require treatment to achieve PFAS levels below the EPA MCLs. The treatment projects are designated as supply projects as they will help the City maintain a high-quality supply of drinking water for its customers. The project sheets have been added to this document:

- S-8 – PFAS Treatment at Well 13.
- S-9 – PFAS Treatment at Wellfield East.
- S-10 – PFAS Treatment at Oak Park Wellfield.
- S-11 – PFAS Mitigation Planning Efforts.

MODIFICATIONS TO TABLES WITHIN CHAPTER 10

Table 10.7


The following rows are to be inserted into the Table, following Project No. S-7.

Table 10.7 CIP Project Summary Water System Plan Update City of Camas																	
Capital Improvement Program Summary																	
Project No.	SDC Area	Project Name	Developer Share	Total CIP Cost Estimate	CIP Phasing										Project Type		
					2017	2018	2019	2020	2021	2022	2023	2024-2026	2026-2029	2029-2036	Capacity	Upgrade	R&R
Supply																	
S-8	Common	PFAS Treatment at Well 13	0%	\$10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$10,000,000	\$ -	\$ -	0%	100%	0%
S-9	Common	PFAS Treatment at Wellfield East	0%	\$15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$15,000,000	\$ -	0%	100%	0%
S-10	Common	PFAS Treatment at Oak Park Wellfield	0%	\$16,000,000-30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$16,000,000-30,000,000	\$ -	0%	100%	0%
S-11	Common	PFAS Mitigation Planning Efforts	0%	\$1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$500,000	\$500,000	\$ -	0%	100%	0%


Note: Cost estimates shown are in Jan 2024 dollars.

PROJECT SHEETS

The following Project Sheets (beginning on the next page) are to be inserted into the document after Page 10-25, following the last "Supply" project sheet



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: S-8 **SDC Area** Common

Project Name: PFAS Treatment at Well 13

Facility Type: Treatment system


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 10,000,000
Upgrade:	100%	\$ 10,000,000	
Non-capacity:	0%	\$ -	

Project Description:


Treatment system at Well 13 to remove PFAS from the water supply to comply with the federal maximum contaminant levels for PFAS. Treatment would likely be in the form of contact vessels filled with granular activated carbon or ion exchange resin to remove PFAS.

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Treatment at Well 13								\$ 10,000,000	



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: S-8 **SDC Area** Common

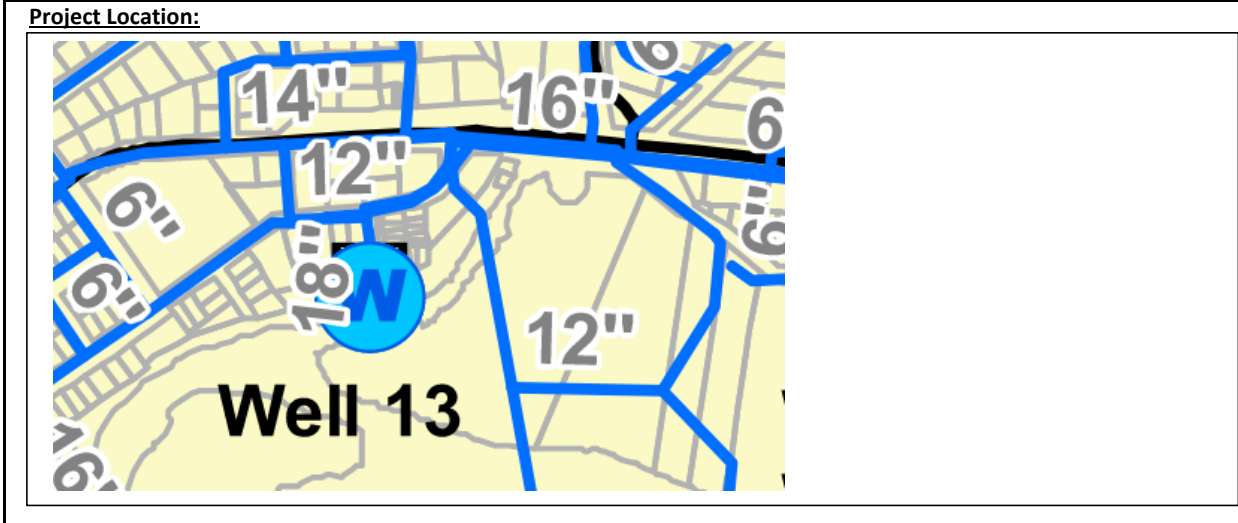
Project Name: PFAS Treatment at Well 13

Facility Type: Treatment system

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 10,000,000
Upgrade:	100%	\$ 10,000,000	
Non-capacity:	0%	\$ -	


Notes on Cost Estimation:

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.




Trigger:

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Short-term



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: S-9 **SDC Area** Common

Project Name: PFAS Treatment at Wellfield East (Wells 6 & 14)

Facility Type: Treatment system


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 15,000,000
Upgrade:	100%	\$ 15,000,000	
Non-capacity:	0%	\$ -	

Project Description:


Treatment system at Wellfield East to remove PFAS from the water supply to comply with the federal maximum contaminant levels for PFAS. Treatment would likely be in the form of contact vessels filled with granular activated carbon or ion exchange resin to remove PFAS.

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Treatment capacity at Wellfield East								\$ 8,900,000	



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: S-9 SDC Area Common

Project Name: PFAS Treatment at Wellfield East (Wells 6 & 14)

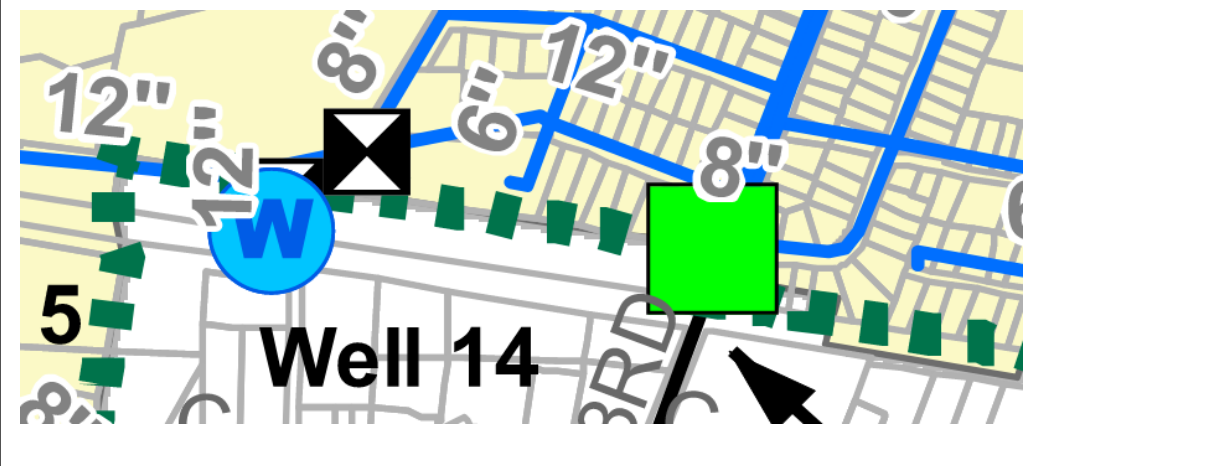
Facility Type: Treatment system

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 15,000,000
Upgrade:	100%	\$ 15,000,000	
Non-capacity:	0%	\$ -	

Notes on Cost Estimation:

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.


Project Location:




The map displays a street grid with blue lines representing water pipes of various diameters: 12 inches, 8 inches, and 6 inches. A green square marker is placed on a street, indicating the location of Well 14. A blue circle with a white 'W' and a black arrow points to the well location. A black arrow at the bottom of the map points towards the well.

Trigger:

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Short-term



City of Camas
Water System Plan Update
Capital Improvement Program




Project Identification: S-10 **SDC Area** Common
Project Name: PFAS Treatment at Oak Park Wellfield (Wells 7, 8, 10, 11, 12)
Facility Type: Treatment system

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 16,000,000 - 30,000,000
Upgrade:	100%	\$ 16M - 30M	
Non-capacity:	0%	\$ -	


Project Description:
 Treatment system at Oak Park Wellfield to remove PFAS from the water supply to comply with the federal maximum contaminant levels for PFAS. Treatment would likely be in the form of contact vessels filled with granular activated carbon or ion exchange resin to remove PFAS.

 See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Treatment capacity at Oak Park Wellfield								\$ 8,900,000	



City of Camas
Water System Plan Update
Capital Improvement Program



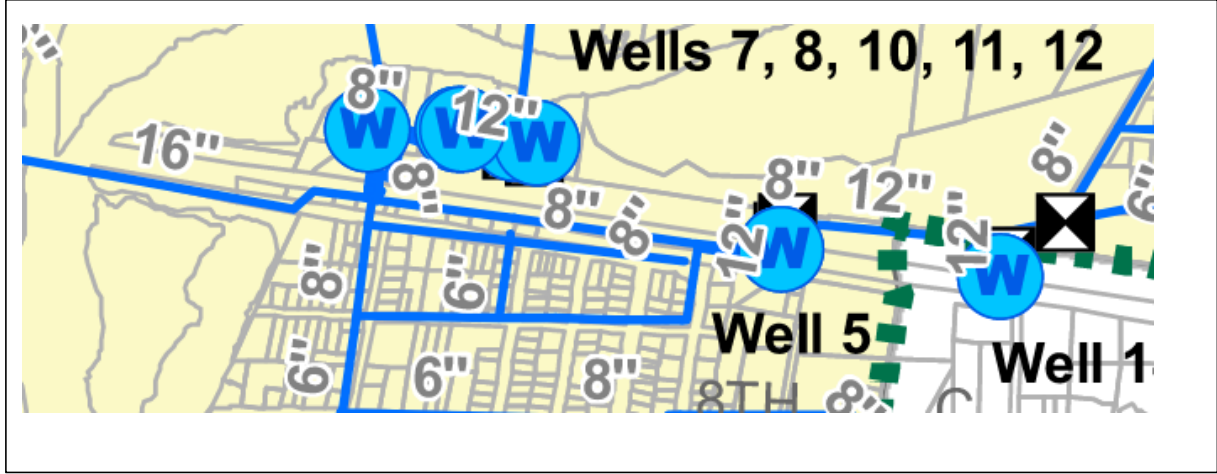
Project Identification: S-10 **SDC Area** Common
Project Name: PFAS Treatment at Oak Park Wellfield (Wells 7, 8, 10, 11, 12)
Facility Type: Treatment system

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 16,000,000 - 30,000,000
Upgrade:	100%	\$ 16M - 30M	
Non-capacity:	0%	\$ -	

Notes on Cost Estimation:


See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Location:




Trigger:

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Mid-term



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: S-11 **SDC Area** Common

Project Name: PFAS Mitigation Planning Efforts

Facility Type:


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 1,000,000
Upgrade:	100%	\$ 1,000,000	
Non-capacity:	0%	\$ -	

Project Description:


PFAS mitigation planning efforts may include actions such as development of a system-wide PFAS response plan, a refined PFAS sampling plan, laboratory sampling and analysis, technology testing, communications and funding support, and other actions identified in Chapter 7.

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Mitigation Planning Efforts								\$ 1,000,000	



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: S-11 **SDC Area** Common

Project Name: PFAS Mitigation Planning Efforts

Facility Type:

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	\$ 1,000,000
Upgrade:	100%	\$ 1,000,000	
Non-capacity:	0%	\$ -	

Notes on Cost Estimation:

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Location:

Trigger:

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Short-term and mid-term