



City Council Regular Meeting Agenda
Monday, August 19, 2024, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability)

- go to 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/87048645195>

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

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

CONSENT AGENDA

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

1. [August 5, 2024 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [\\$404,110.25 Toll Bros., Inc. Water System Development Charge \(SDC\) Credits for CJ Dens aka Lacamas Hills Phases 2 and 3 Water Transmission Main Construction](#)
(Submitted by James Carothers, Engineering Manager)
4. [SE 6th Avenue Waterline Replacement Professional Services Agreement Amendment 1](#)
(Submitted by James Hodges, Project Manager)

NON-AGENDA ITEMS

5. Staff
6. Council

MAYOR

7. Mayor Announcements

MEETING ITEMS

PUBLIC COMMENTS

CLOSE OF MEETING



**City Council Workshop Minutes – Draft
Monday, August 5, 2024, 4:30 PM
Council Chambers, 616 NE 4th AVE**

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

CALL TO ORDER

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

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Tim Hein, Leslie Lewallen, John Nohr, Jennifer Senescu, and John Svilarich

Staff: Sydney Baker, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, James Hodges, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Trang Lam, Alan Peters, Doug Quinn, Bryan Rachal, Ron Schumacher, Heidi Steffensen, Matthew Thorup, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post Record

PUBLIC COMMENTS

No one from the public wished to speak.

WORKSHOP TOPICS

1. Parks & Open Space Management Plan
Presenter: Trang Lam, Parks and Recreation Director & Matt Piccone, GreenWorks PC

This item was for Council's information only.
2. City of Camas Second Quarter of 2024 Financial Performance Presentation
Presenter: Cathy Huber Nickerson, Finance Director

This item was for Council's information only.
3. City of Camas Budget Policy and 2025-2026 Budget Framework Presentation
Presenter: Cathy Huber Nickerson, Finance Director

This item was for Council's information only.
4. Saw Shop Property – Fire Marshal Office Purchase
Presenter: Doug Quinn, City Administrator

This item will be placed on the August 5, 2024 City Council Regular Meeting Consent Agenda for Council's consideration.

5. 2024 Additional Hydrogeologic Assistance
Presenter: Rob Charles, Utilities Manager

Due to time constraints, this item was moved to the August 5, 2024 City Council Regular Meeting.

6. Southeast 6th Avenue Waterline Replacement Professional Services Agreement Amendment 1

Presenter: James Hodges, Project Manager

This item will be placed on the August 19, 2024 City Council Regular Meeting Consent Agenda for Council's consideration.

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

Due to time constraints, this item was moved to the August 5, 2024 City Council Regular Meeting.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, this item was moved to the August 5, 2024 City Council Regular Meeting.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 6:30 p.m.



City Council Regular Meeting Minutes - Draft
Monday, August 5, 2024, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Tim Hein, Leslie Lewallen, John Nohr, Jennifer Senescu, and John Svilarich

Staff: Sydney Baker, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Trang Lam, Shawn MacPherson, Alan Peters, Doug Quinn, Heidi Steffensen, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post Record (joined at 7:09 p.m.)

PUBLIC COMMENTS

Roland Matan, Camas, commented about Camas Days.

Matthew Clarkson, Camas, commented about Parks Impact Fees.

Richard Rodgers, Camas, commented about Camas Days.

Noelle Lovern, Vancouver, commented about Parks Impact Fees.

Matthew Schroeder, Camas, commented about Camas Days.

Janet Traweek, Camas, and Rio Tsuchie, Japan, brought a letter for Mayor Hogan.

WORKSHOP TOPICS (CARRIED OVER FROM AUGUST 5, 2024 CITY COUNCIL WORKSHOP MEETING)

- 5. 2024 Additional Hydrogeologic Assistance
Presenter: Rob Charles, Utilities Manager
Time Estimate: 5 minutes

This item will be placed on the August 19, 2024 City Council Regular Meeting Consent Agenda for Council’s consideration.

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

Jones provided an overview of the 2023 crime statistics for the Camas Police Department.

CONSENT AGENDA

1. July 15, 2024 Camas City Council Regular and Workshop Meeting Minutes
2. \$1,729,933.86 Automated Clearing House 700945 – 701000, Claim Checks 158344 – 158499, and \$1,034.49 Camas Assistance Program (CAP) Check Number 158334 Approved by Finance Committee
3. Stormwater Partners Interlocal Agreement
(Submitted by Rob Charles, Utilities Manager)
4. Main Street Pump Station Improvements 2024
(Submitted by Rob Charles, Utilities Manager)
5. Authorize Saw Shop Property - Fire Marshal Office Purchase and Authorize City Administrator to Sign Closing Documents
(Submitted by Doug Quinn, City Administrator)
6. 2024 Surplus Equipment
(Submitted by Will Noonan, Operations Manager)
7. Pavement Preservation Slurry Seals with Blackline, Inc.
(Submitted by Will Noonan, Operations Manager)
8. \$797,842.52 PBS Engineering and Environmental Inc. NW 38th Avenue Street Improvements Phase 3 Supplemental Agreement No. 2
(Submitted by James Carothers, Engineering Manager)
9. Northwest 16th Avenue Pavement Repairs Reject All Bids
(Submitted by James Carothers, Engineering Manager)
10. \$166,992.98 McDonald Excavation SR500 12in Waterline Relocation Bid Award with up to 10% Change Order Authorization
(Submitted by James E. Carothers, Engineering Manager)
11. \$405,169.96 for June 2024 Emergency Medical Services (EMS) Write-off Billings for \$156,077.28 in Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$249,092.68 for the COVID period of January – October 2021.
(Submitted by Cathy Huber Nickerson, Finance Director)
12. Professional Services Agreement with Keller Law, PLLC for Indigent Defense Services
(Submitted by Jennifer Gorsuch, Administrative Services Director)

13. \$32,835.00 Tyler Technologies Additional Licenses for Community Development Suite
(Submitted by Cathy Huber Nickerson, Finance Director)

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

NON-AGENDA ITEMS

14. Staff

There were no additional staff comments.

15. Council

Carter attended Regional Fire Authority (RFA) subcommittee meetings, the Finance Committee meeting, and reminded everyone to vote in the August 6, 2024 Primary Election.

Hein commented about Camas Days and attended the Finance Committee meeting, the Artizen Acupuncture ribbon cutting, the Donna Roberts Real Estate ribbon cutting, and the Downtown Camas Association (DCA) First Friday. Hein commented about citizen communications regarding fireworks and the Lake and Sierra Intersection Improvement Project.

Lewallen thanked the Camas-Washougal Chamber of Commerce for their efforts during Camas Days, encouraged everyone to vote in the August 6, 2024 Primary Election, and commented about citizen communications regarding the Lake Management Plan.

Boerke attended the DCA First Friday, the Artizen Acupuncture ribbon cutting, and the Donna Roberts Real Estate ribbon cutting. Boerke commented about Camas Days.

Svilarich attended the Artizen Acupuncture ribbon cutting and the Donna Roberts ribbon cutting. Svilarich commented about Camas Days and thanked the Camas Police Department for their efforts.

Senescu thanked everyone for their efforts during Camas Days.

Nohr attended RFA subcommittee meetings, the Finance Committee meeting, DCA First Friday, and Camas Days. Nohr thanked the Wastewater Treatment Plant staff.

MAYOR

16. Mayor Announcements

There were no Mayor announcements.

17. Citizen Appointment to the Parking Advisory Committee

It was moved by Carter, and seconded, to appoint Justin Lottig to the Parking Advisory Committee. The motion carried unanimously.

MEETING ITEMS

18. Resolution No. 24-013 Approval of Parks Impact Fees Update dated July 2024
Presenter: Trang Lam, Parks & Recreation Director

It was moved by Nohr, and seconded, to adopt Resolution No. 24-013 Approval of Parks Impact Fees Update dated July 2024. The motion carried unanimously.

PUBLIC COMMENTS

No one from the public wished to speak.

CLOSE OF MEETING

The meeting closed at 7:55 p.m.



Application Form for Impact Fee Credit

Impact Fee Credit Applying for:

- Traffic Impact Fee
- Fire Impact Fee
- School Impact Fee
- Open Space Impact Fee
- Parks Impact Fee
- Water System Development Charge
- Sewer System Development Charge

Company Name: TOLL BROS., INC. Work Phone: 503-539-8740
 Contact Name: Mike Grubbe
 Address: 1 Centerpointe Drive, Suite 550
 City: Lake Oswego State: OR Zip: 97035 Fax: _____
 E-mail Address: MGrubbe@Tollbrothers.com

Associated Development Proposal:

CJ Dens Phase 2&3, subdivision including 12" Water Transmission Main.

Case Number: SUB20-02 Parcel Number: _____
 Site Address: 4680 N Elk Drive, Camas, WA 98607

Location of Request:

Address of Location: 4680 N Elk Drive, Camas, WA 98607
 Intersection from: SE Leadbetter Road Intersection to: N Benton Street
 Amount of Credit Requested: \$404,110.25

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, error, and/or omissions may be sufficient cause for denial of the request.

Printed Name: Mike Grubbe
 Applicant Signature: Date: 8/7/24

For Office Use Only:

Approved
 Disapproved Signature: _____ Date: _____

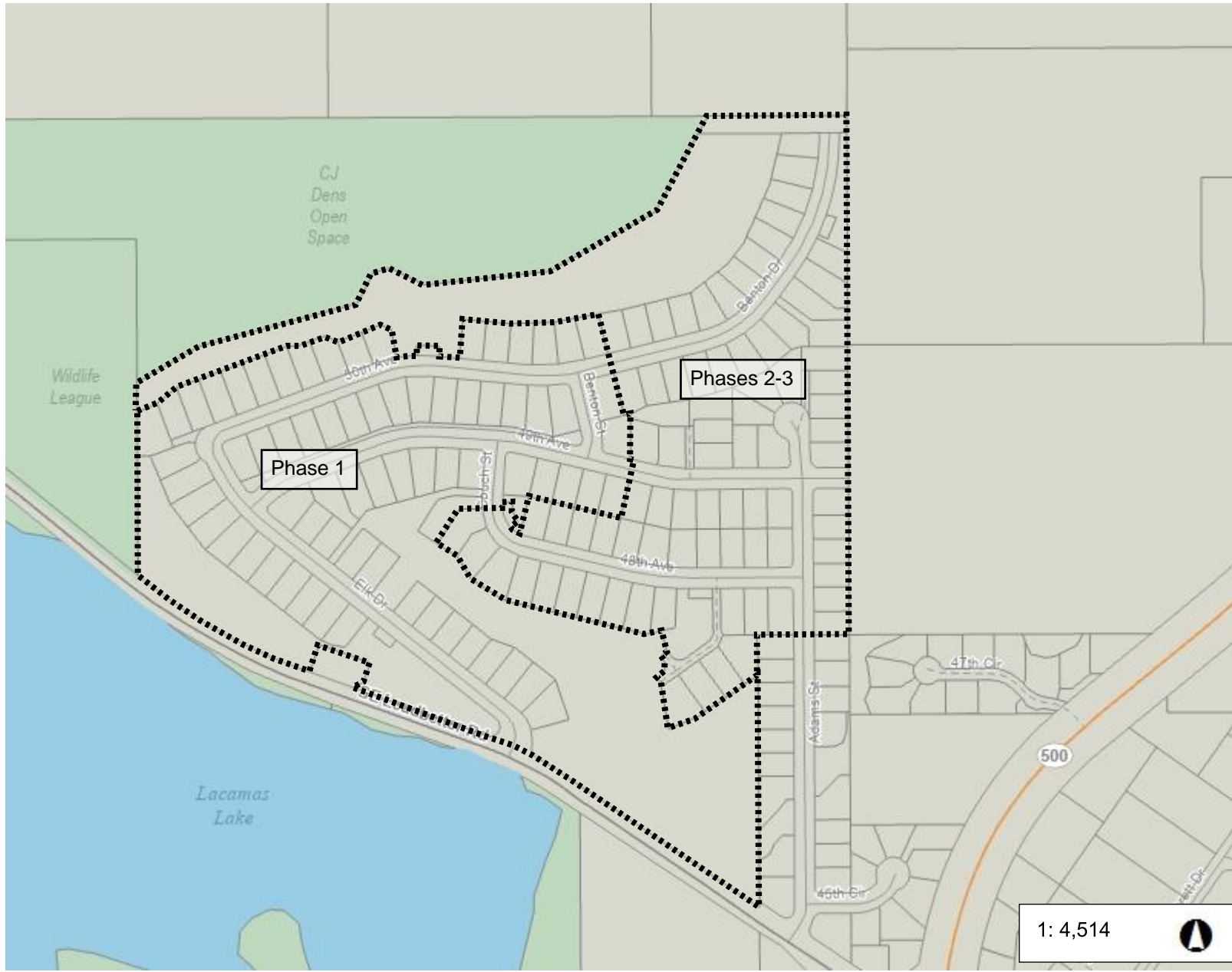
CJ Dens Phases 2 & 3 Water SDC Credit Calculation
Platted as Lacamas Hills Phases 2 & 3
August 2024

			<u>Notes</u>
A	City Calculated Maximum System Development Charge	\$8,381.00	Per March 2019 Comprehensive Utility Rate Study
B	City Adopted System Development Charge	\$7,310.00	Ord No. 18-028
C	Percent Adopted to Max Allowable	87.2%	B/A
<u>2019 Water System Plan Update</u>			
	Project NS-1, Section K		WSP Update P. 10-88
D	Total Cost	\$2,186,000.00	
E	Total LF of 12" Pipe	5471	
F	Cost/LF	\$399.56	D/E
G	Reduced Cost/LF for Adopted SDC	\$348.50	C*F
<u>Inflation based on SDC Increase</u>			
H	Adopted SDC	\$7,310.00	Ord No. 18-028
I	Current SDC	\$9,056.00	2024 Water SDC Fee
J	Increase (%)	23.9%	(I-H)/H
K	<u>SDC Credit per LF</u>	<u>\$431.74</u>	G*(1+J)
L	Phases 2&3 - 12-inch Transmission Main	936	Actual LF
	Total Water SDC Credits for Phases 2 & 3	<u>\$404,110.25</u>	K*L



CJ Dens aka Lacamas Hills Phases 2&3

Item 3.



Legend

Taxlots

Notes:

1: 4,514



752.3 0 376.17 752.3 Feet

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

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

LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON

(FINAL ORDER #SUB20-02)

DECEMBER 2023

SCALE: 1" = 50 FEET

DETAIL SCALE: 1" = 50'

NARRATIVE

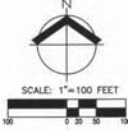
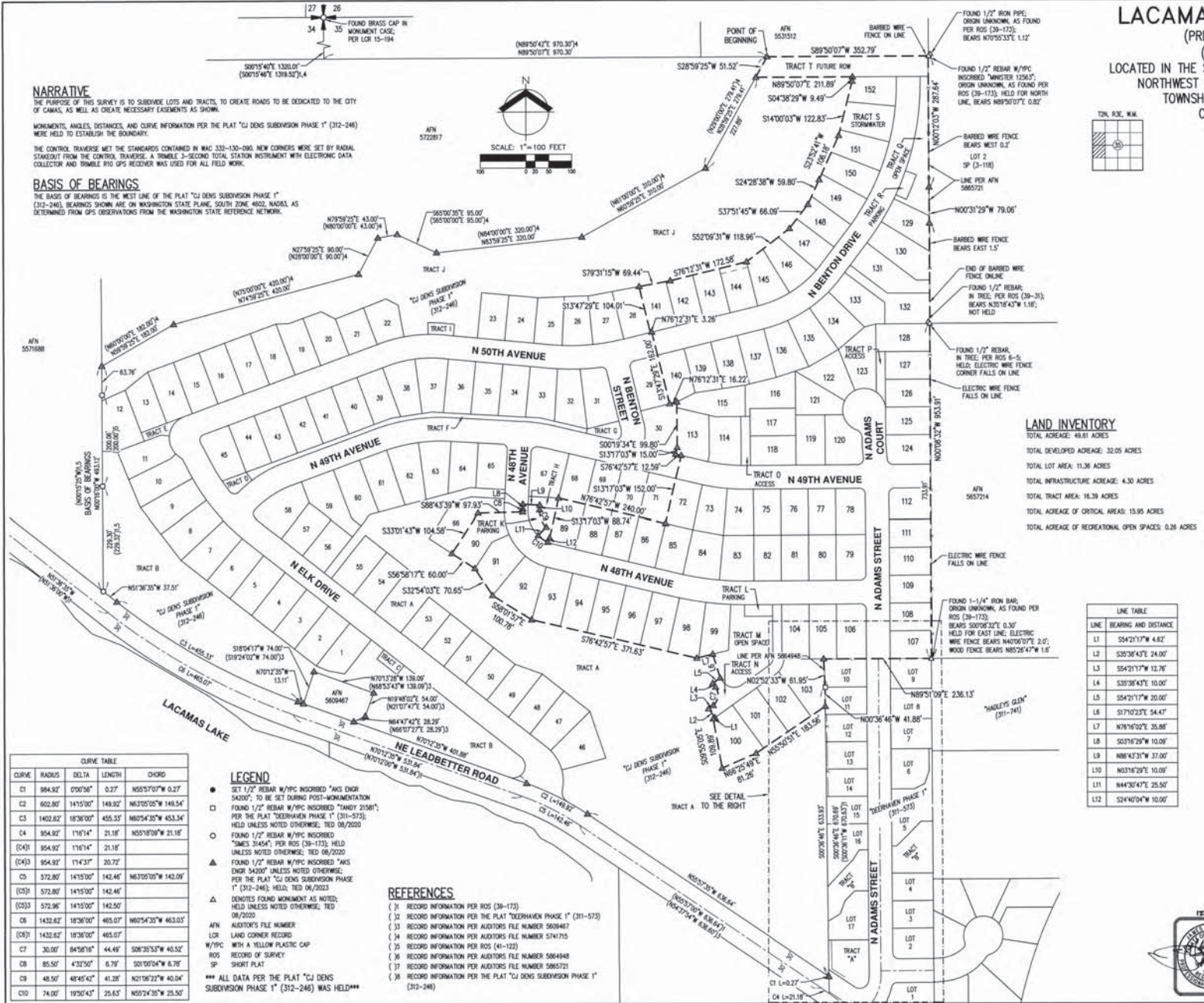
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS TO CREATE NECESSARY EASEMENTS AS SHOWN.

MONUMENTS, ANGLES, DISTANCES, AND CURVE INFORMATION FOR THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246) WERE HELD TO ESTABLISH THE BOUNDARY.

THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-290. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL. TRIANGLE, A TRIANGLE-3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR AND TRIMBLE PPS RECEIVER WAS USED FOR ALL FIELD WORK.

BASIS OF BEARINGS

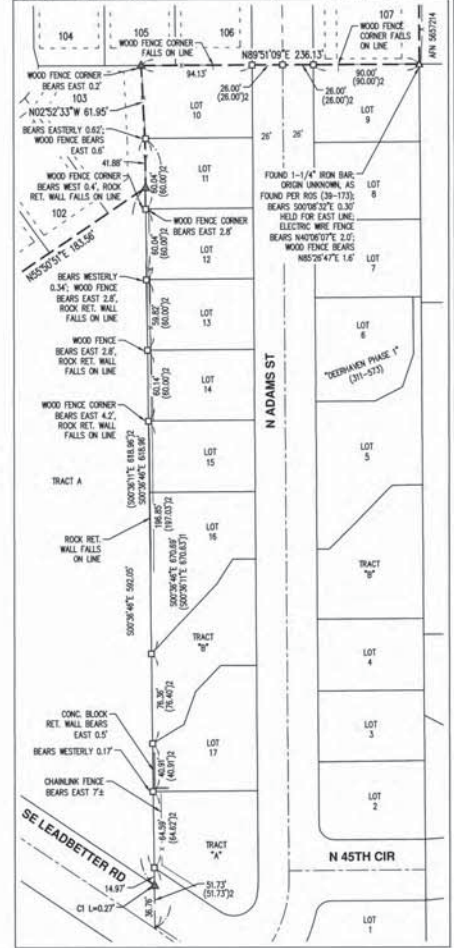
THE BASIS OF BEARINGS IS THE WEST LINE OF THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246). BEARINGS SHOWN ARE ON WASHINGTON STATE PLANE, SOUTH ZONE 4602, MODEL 45 DETERMINED FROM GPS OBSERVATIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.



LAND INVENTORY

TOTAL ACRES: 49.61 ACRES
 TOTAL DEVELOPED ACRES: 32.05 ACRES
 TOTAL LOT AREA: 11.38 ACRES
 TOTAL INFRASTRUCTURE ACRES: 4.30 ACRES
 TOTAL TRACT AREA: 16.39 ACRES
 TOTAL ACRES OF CRITICAL AREAS: 15.95 ACRES
 TOTAL ACRES OF RECREATIONAL OPEN SPACES: 0.28 ACRES

LINE	BEARING AND DISTANCE
L1	S54°21'17\"W 4.82'
L2	S35°38'43\"W 24.00'
L3	S54°21'17\"W 12.76'
L4	S35°38'43\"E 10.00'
L5	S54°21'17\"W 20.00'
L6	S73°07'23\"E 54.47'
L7	N78°16'02\"E 35.88'
L8	S03°16'29\"W 10.00'
L9	N88°43'31\"E 37.00'
L10	N03°16'29\"E 10.00'
L11	N44°30'47\"E 25.50'
L12	S24°07'04\"W 10.00'



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	984.92	070°56'	0.27	N65°57'07\"W 0.27'
C2	602.80	147°50'	149.92	N63°05'05\"W 149.54'
C3	1402.82	183°00'	455.53	N60°54'30\"W 453.34'
C4	954.92	170°14'	21.18	N05°18'09\"W 21.18'
(C4)	954.92	170°14'	21.18	
(C4)	954.92	174°37'	20.72	
C5	572.80	147°50'	142.46	N63°05'05\"W 142.00'
(C5)	572.80	147°50'	142.46	
(C5)	572.80	147°50'	142.50	
C6	1432.62	183°00'	465.07	N60°54'30\"W 463.02'
(C6)	1432.62	183°00'	465.07	
C7	30.00	94°56'18\"	44.49	S06°35'53\"W 40.52'
C8	85.50	4°32'50\"	6.79	S01°00'04\"W 6.79'
C9	48.50	48°45'42\"	41.28	N21°06'22\"W 40.04'
C10	74.00	195°43'	25.63	N05°24'35\"W 25.50'

- LEGEND**
- SET 1/2\" REBAR W/PPC INSCRIBED \"MS ENP 54000\" TO BE SET DURING POST-MONUMENTATION
 - FOUND 1/2\" REBAR W/PPC INSCRIBED \"TANDY 21581\" PER THE PLAT \"DEERHAVEN PHASE 1\" (311-573); HELD UNLESS NOTED OTHERWISE, TED 08/2020
 - FOUND 1/2\" REBAR W/PPC INSCRIBED \"SMES 31454\" PER ROS (39-173); HELD UNLESS NOTED OTHERWISE, TED 08/2020
 - ▲ FOUND 1/2\" REBAR W/PPC INSCRIBED \"TAS ENP 54000\" UNLESS NOTED OTHERWISE, PER THE PLAT \"CJ DENS SUBDIVISION PHASE 1\" (312-246); HELD, TED 08/2023
 - ▲ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE, TED 08/2020
 - ▲ AUDITORS' FILE NUMBER
 - LN LAND CORNER RECORD
 - W/PPC WITH A YELLOW PLASTIC CAP
 - ROS RECORD OF SURVEY
 - SP SHORT PLAT

- REFERENCES**
- (1) RECORD INFORMATION PER ROS (39-173)
 - (2) RECORD INFORMATION PER THE PLAT \"DEERHAVEN PHASE 1\" (311-573)
 - (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5608487
 - (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741775
 - (5) RECORD INFORMATION PER ROS (41-122)
 - (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
 - (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721
 - (8) RECORD INFORMATION PER THE PLAT \"CJ DENS SUBDIVISION PHASE 1\" (312-246)



SHEET 2 OF 5

AKS ENGINEERING & FORESTRY, LLC
 9000 NE 18TH AVE, STE 2330
 VANCOUVER, WA 98682
 360.882.0419
 WWW.AKS-ENG.COM

AKS

ENGINEERING - SURVEYING - NATURAL RESOURCES FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

WATER GENERAL NOTES

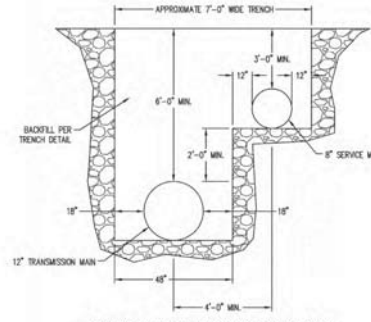
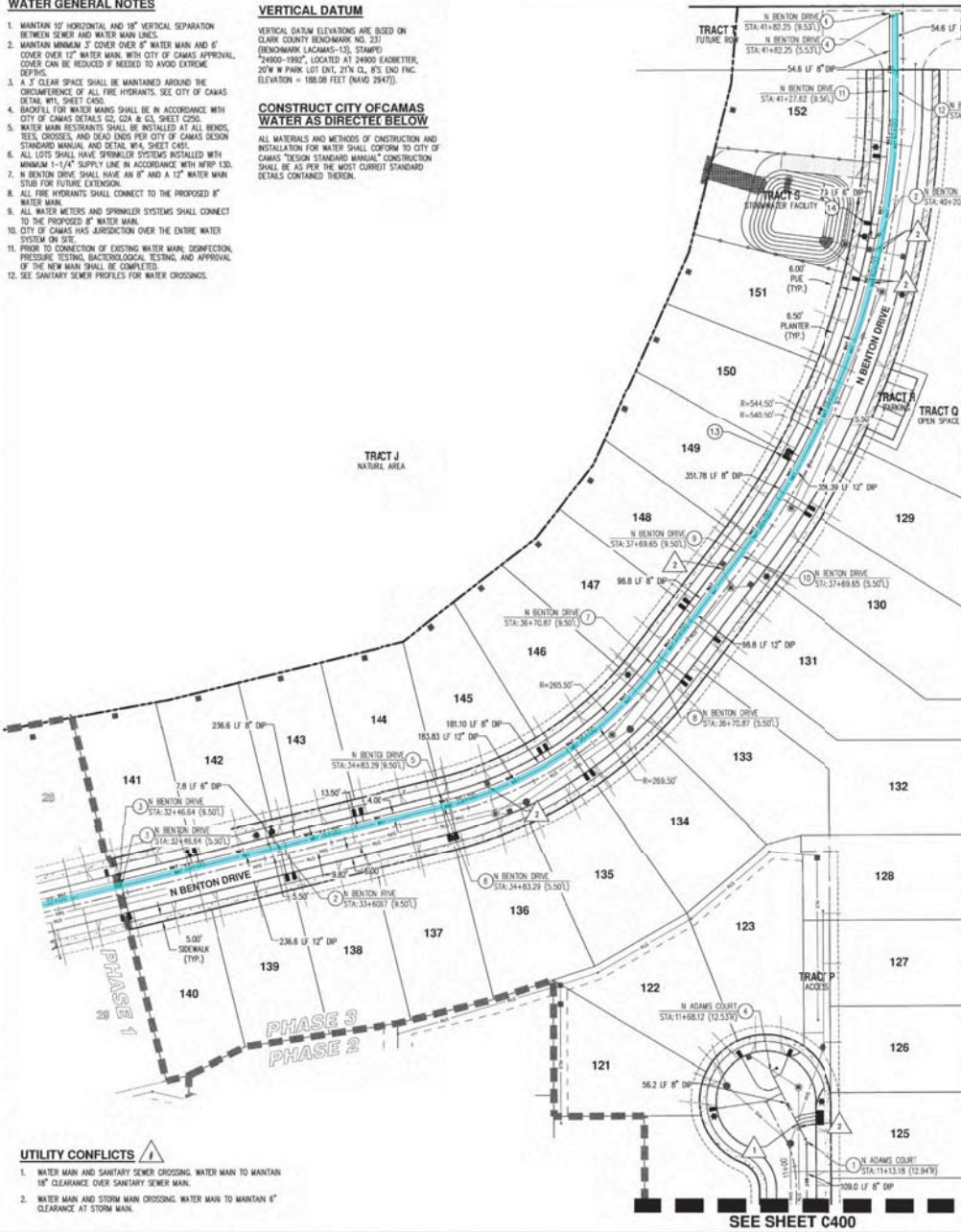
1. MAINTAIN 12" HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAIN LINES.
2. MAINTAIN MINIMUM 3" COVER OVER 8" WATER MAIN AND 6" COVER OVER 12" WATER MAIN, WITH CITY OF CAMAS APPROVAL. COVER CAN BE REDUCED IF NEEDED TO AVOID EXTREME DEPTHS.
3. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS. SEE CITY OF CAMAS DETAIL W/1, SHEET C401.
4. BACKFILL FOR WATER MAINS SHALL BE IN ACCORDANCE WITH CITY OF CAMAS DETAILS: CO, COA & CS, SHEET C202.
5. WATER MAIN RESTRAINTS SHALL BE INSTALLED AT ALL BENDS, TEES, CROSSES, AND DEAD ENDS PER CITY OF CAMAS DESIGN STANDARD MANUAL AND DETAIL W/4, SHEET C401.
6. ALL LOTS SHALL HAVE SPRINKLER SYSTEMS INSTALLED WITH MINIMUM 1-1/4" SUPPLY LINE IN ACCORDANCE WITH WSP 132L.
7. N BENTON DRIVE SHALL HAVE AN 8" AND A 12" WATER MAIN STUB FOR FUTURE EXTENSION.
8. ALL FIRE HYDRANTS SHALL CONNECT TO THE PROPOSED 8" WATER MAIN.
9. ALL WATER METERS AND SPRINKLER SYSTEMS SHALL CONNECT TO THE PROPOSED 8" WATER MAIN.
10. CITY OF CAMAS HAS JURISDICTION OVER THE ENTIRE WATER SYSTEM ON SITE.
11. PRIOR TO CONNECTION OF EXISTING WATER MAIN, CONNECTION, PRESSURE TESTING, BACTERIOLOGICAL TESTING, AND APPROVAL OF THE NEW MAIN SHALL BE COMPLETED.
12. SEE SANITARY SEWER PROFILES FOR WATER CROSSINGS.

VERTICAL DATUM

VERTICAL DATUM ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 237 (BENCHMARK LACAMAS-13), STAMPED "2400-1992", LOCATED AT 2400 SACKETT, 20' W PARK LOT ENT, 27' N CL, 9' S END FHC. ELEVATION = 188.08 FEET (NAVD 2947).

CONSTRUCT CITY OF CAMAS WATER AS DIRECTED BELOW

ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER SHALL CONFORM TO CITY OF CAMAS "DESIGN STANDARD MANUAL" CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAILS CONTAINED THEREIN.



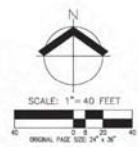
SHARED TRANSMISSION/SERVICE LINES TRENCH DETAIL
NTS

WATER CONSTRUCTION KEYED NOTES ①

1. INSTALL:
 - (1) 8" 22.5' WJ BEND WITH WJ RESTRAINTS MECHANICALLY RESTRAIN PIPE JOINTS 6' EACH SIDE
2. INSTALL FIRE HYDRANT:
 - (1) 8" X 8" FLD X SIDE FLD TEE WITH WJ RESTRAINTS.
 - (2) 8" GATE VALVE, FLD X WJ WITH WJ RESTRAINT.
 - (3) 8" GATE VALVE, FLD X FLD.
 - (4) FIRE HYDRANT ASSEMBLY PER COC DETAIL W/1, SEE SHEET C401. PROVIDE 3' CLEAR SPACE.
3. REMOVE EXISTING BLOW-OFF, CONNECT TO EXISTING WATER LINE. AFTER INSPECTION, TESTING, DISINFECTION AND APPROVAL FROM CITY OF CAMAS, COORDINATE TE-IN ACTIVITIES WITH CITY OF CAMAS 48-HOURS MINIMUM PRIOR TO CONSTRUCTION.
4. INSTALL:
 - (1) STD. BLOW-OFF ASSEMBLY WITH END CAP AND THRUST BLOCK PER COC DETAIL W/1, SHEET C401.
5. BEGIN 265.50' RADIUS DEFLECTION
6. BEGIN 269.50' RADIUS DEFLECTION
7. END 265.50' RADIUS DEFLECTION
8. END 269.50' RADIUS DEFLECTION
9. BEGIN 340.50' RADIUS DEFLECTION
10. BEGIN 344.50' RADIUS DEFLECTION
11. END 340.50' RADIUS DEFLECTION
12. END 344.50' RADIUS DEFLECTION
13. INSTALL 1" WATER SERVICE PER DETAIL W/2, SHEET C400 (TYP). MAINTAIN 18" BETWEEN SERVICE TAPS ON WATER MAIN.
14. INSTALL:
 - (1) 1" IRRIGATION WATER SERVICE AND METER BOX PER COC DETAIL W/2, SHEET C400.
 - (2) 5/8" X 3/4" METER.
 - (3) DOUBLE CHECK VALVE ASSEMBLY PER COC DETAIL W/1, SHEET C401.

AS-BUILT DISCLAIMER

AS-BUILT INFORMATION IS BASED ON A COMBINATION OF FIELD SURVEY INFORMATION, SPOT INSPECTION INFORMATION, AND CONTRACTOR-PROVIDED INFORMATION. THE ENGINEER ONLY CERTIFIES INFORMATION WHICH COULD BE FIELD-VERIFIED AFTER CONSTRUCTION HAS COMPLETED.



APPROVED

The approval of the plans and specifications shall not prevent the City Engineer from thereafter requiring the correction of errors in said plans and specifications or from providing construction operations being carried out in accordance with the minimum of applicable codes in any other ordinance of the City of Camas.



City of Camas Public Works Department Checked by AA Date 5/1/20

AKS
AKS ENGINEERING & FORESTRY, LLC
6040 NE 120th Ave, Ste 2020
Bellevue, WA 98005
360.630.2474
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

LACAMAS HILLS
CJ DENS SUBDIVISION
PHASES 2 AND 3
CAMAS
WASHINGTON
WP 17A, CS, TN, SD, SM, SLM
APN 17072000, 17073000, 17700000

AS-BUILT WATER PLAN

DESIGNED BY:	CAS
DRAWN BY:	JRE
MANAGED BY:	JRE
CHECKED BY:	JRE
DATE:	
REVISION:	
JOB NUMBER:	5504
SHEET:	C401



WestRock
HPT-41
2022

**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			
Pump Station				\$11,526,000	\$ -	\$925,000	\$463,000	\$28,000	\$ -	\$ -	\$544,500	\$1,416,000	\$4,141,000	\$5,969,000				
PS-1	South	New Forest Home PS	0%	\$3,117,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$779,250	\$2,337,750	0%	50%	50%	
PS-2	Common	New 455 Zone PS Capacity	0%	\$1,258,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$314,500	\$ -	\$1,258,000	\$ -	0%	50%	50%	
PS-3	Common	Lower Prune Hill PS Expansion	0%	\$1,388,000	\$ -	\$925,000	\$463,000	\$ -	\$ -	\$ -	\$ -	\$1,388,000	\$ -	\$ -	0%	50%	50%	
PS-4	25% South/75% North Shore	North Shore PS Capacity Phase I	75%	\$1,184,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,184,000	\$ -	100%	0%	0%	
PS-5	25% South/75% North Shore	North Shore PS Capacity Phase II	75%	\$3,631,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,631,000	100%	0%	0%	
PS-6	South	NW Couch St PS	0%	\$920,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$230,000	\$ -	\$920,000	\$ -	0%	0%	100%	
PS-7	South	NW 10th Ave Study	0%	\$28,000	\$ -	\$ -	\$ -	\$28,000	\$ -	\$ -	\$ -	\$28,000	\$ -	\$ -	0%	0%	100%	
Storage				\$21,087,000	\$2,947,000	\$4,289,000	\$ -	\$711,000	\$1,205,000	\$5,331,000	\$ -	\$14,483,000	\$ -	\$6,604,000				
ST-1	Common	New 544 Zone Reservoir	0%	\$7,236,000	\$2,946,660	\$4,289,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$7,236,000	\$ -	\$ -	100%	0%	0%	
ST-2	Common	New Gregg Tank	75%	\$3,984,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,984,000	100%	0%	0%	
ST-3	South	343 Zone Reservoir	0%	\$7,108,000	\$ -	\$ -	\$ -	\$710,800	\$1,066,200	\$5,331,000	\$ -	\$7,108,000	\$ -	\$ -	25%	0%	75%	
ST-4	Common	Lower Prune Hill Reservoir Rehabilitation	0%	\$2,620,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,620,000	0%	25%	75%	
ST-5	Common	Upper Prune Hill Pressure Improvements Study	0%	\$139,000	\$ -	\$ -	\$ -	\$ -	\$139,000	\$ -	\$ -	\$139,000	\$ -	\$ -	0%	50%	50%	
General				\$550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$275,000	\$275,000			
G-1	Common	Water System Plan Update	0%	\$550,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$275,000	\$275,000	0%	0%	100%
Repair and Replacement				\$44,327,000	\$320,000	\$470,000	\$470,000	\$470,000	\$1,164,000	\$390,000	\$1,951,750	\$3,284,000	\$7,807,000	\$33,236,000				
R-1	South	Supply R&R Projects	0%	\$1,256,000	\$120,000	\$ -	\$ -	\$ -	\$148,000	\$ -	\$93,500	\$268,000	\$374,000	\$614,000	0%	0%	100%	
R-2	South	Pump R&R Projects	0%	\$1,505,000	\$ -	\$ -	\$ -	\$ -	\$546,000	\$ -	\$145,750	\$546,000	\$583,000	\$376,000	0%	0%	100%	
R-3	South	Pipeline R&R Projects	0%	\$40,266,000	\$ -	\$195,000	\$195,000	\$195,000	\$195,000	\$390,000	\$1,712,500	\$1,170,000	\$6,850,000	\$32,246,000	0%	0%	100%	
R-4	South	Meter Replacement Program	0%	\$1,300,000	\$200,000	\$275,000	\$275,000	\$275,000	\$275,000			\$1,300,000	\$ -	\$ -				
North Shore Expansion				\$25,353,000	\$3,100,000	\$ -	\$2,225,000	\$2,225,000	\$2,225,000	\$2,225,000		\$12,000,000	\$4,450,000	\$8,903,000				
NS-1	North Shore	Annual North Shore Distribution Program	75%	\$22,253,000	\$ -	\$ -	\$2,225,000	\$2,225,000	\$2,225,000	\$2,225,000		\$8,900,000	\$4,450,000	\$8,903,000	100%	0%	0%	
NS-2	North Shore	Leadbetter Road Transmission Main	75%	\$3,100,000	\$3,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$3,100,000	\$ -	\$ -				
CIP Total				\$139,654,067	\$9,733,897	\$8,035,170	\$4,778,125	\$9,092,650	\$5,812,275	\$8,723,825	\$5,364,500	\$46,175,942	\$26,427,250	\$67,050,875	\$69,388,500	\$4,858,500	\$61,007,133	
Annual Cost				\$6,983,000	\$9,734,000	\$8,035,200	\$4,778,100	\$9,092,700	\$5,812,300	\$8,723,800	\$5,364,500	\$7,696,000	\$6,606,800	\$6,705,100				

10.3.7 North Shore Expansion Project Sheets

North Shore Expansion project develops the distribution piping for the North Shore Area:

- NS-1 Annual North Shore Distribution Program.
- NS-2 Leadbetter Road Transmission Main.

A pump station and reservoir will be also developed within the North Shore area that is presented in prior sections:

- PS-4 North Shore PS Capacity Phase I.
- PS-5 North Shore PS Capacity Phase II.
- ST-2 New Gregg Tank.

General notes on the North Shore Expansion projects include:

- The North Shore Area is heavily reliant on the existing system. In particular, it will use storage and pumping in the existing 544 and 542 Pressure Zones. Supply to the North Shore will largely occur from the 343 Pressure Zone.
- NS-1 Annual North Shore Distribution Program letter designations correspond to map on the second page. Where no road currently exists, no road name was provided.
- NS-2 Leadbetter Road Transmission Main is complete. No CIP sheet has been included.



City of Camas
Water System Plan Update
Capital Improvement Program



Project Identification: NS-1 **SDC Area** North Shore
Project Name: Annual North Shore Distribution Program
Facility Type: North Shore

Cost Allocation	Percent	Cost	Total Cost
Capacity:	100%	\$ 22,254,000	\$ 22,254,000
Upgrade:	0%	\$ -	
Non-capacity:	0%	\$ -	

Project Description:

Construct North Shore area distribution system through a 10-year annual program. Sizing based on a looped 544 Pressure Zone distribution system, where individual developments may be served through sub pressure zones.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share	
				30%	25%	20%	10%			
Annual North Shore Distribution Main Program								\$ 2,225,400	75%	
Annual North Shore Distribution Main Program								\$ 2,225,400	75%	
Annual North Shore Distribution Main Program								\$ 2,225,400	75%	
Annual North Shore Distribution Main Program								\$ 2,225,400	75%	
Annual North Shore Distribution Main Program								\$ 8,901,600	75%	
Annual North Shore Distribution Main Program								\$ 4,450,800	75%	
Individual North Shore Distribution System Piping Projects (Do Not Enter Project Timing)										
A. SE 15th St. transmission main upsize.	24-inch	1,730	ft	\$ 265	\$ 137,535	\$ 114,613	\$ 91,690	\$ 45,845	\$ 848,000	
B. NE 43rd Ave transmission main upsize	18-inch	1,560	ft	\$ 243	\$ 113,724	\$ 94,770	\$ 75,816	\$ 37,908	\$ 701,000	
C. SE 283rd Ave transmission main upsize	18-inch	2,640	ft	\$ 243	\$ 192,456	\$ 160,380	\$ 128,304	\$ 64,152	\$ 1,187,000	
D. SE Robinson/SE 7th St transmission mai	18-inch	3,620	ft	\$ 243	\$ 263,898	\$ 219,915	\$ 175,932	\$ 87,966	\$ 1,627,000	
E. NE Goodwin Road	18-inch	3,620	ft	\$ 243	\$ 263,898	\$ 219,915	\$ 175,932	\$ 87,966	\$ 1,627,000	
F	8-inch	7,709	ft	\$ 175	\$ 404,723	\$ 337,269	\$ 269,815	\$ 134,908	\$ 2,496,000	
G	18-inch	7,436	ft	\$ 243	\$ 542,084	\$ 451,737	\$ 361,390	\$ 180,695	\$ 3,343,000	
H	18-inch	8,596	ft	\$ 243	\$ 626,648	\$ 522,207	\$ 417,766	\$ 208,883	\$ 3,864,000	
I	18-inch	2,615	ft	\$ 243	\$ 190,634	\$ 158,861	\$ 127,089	\$ 63,545	\$ 1,176,000	
J	12-inch	3,619	ft	\$ 216	\$ 234,511	\$ 195,426	\$ 156,341	\$ 78,170	\$ 1,446,000	
K	12-inch	5,471	ft	\$ 216	\$ 354,521	\$ 295,434	\$ 236,347	\$ 118,174	\$ 2,186,000	
L	12-inch	2,259	ft	\$ 216	\$ 146,383	\$ 121,986	\$ 97,589	\$ 48,794	\$ 903,000	
M	12-inch	2,127	ft	\$ 216	\$ 137,830	\$ 114,858	\$ 91,886	\$ 45,943	\$ 850,000	



City of Camas
Water System Plan Update
Capital Improvement Program

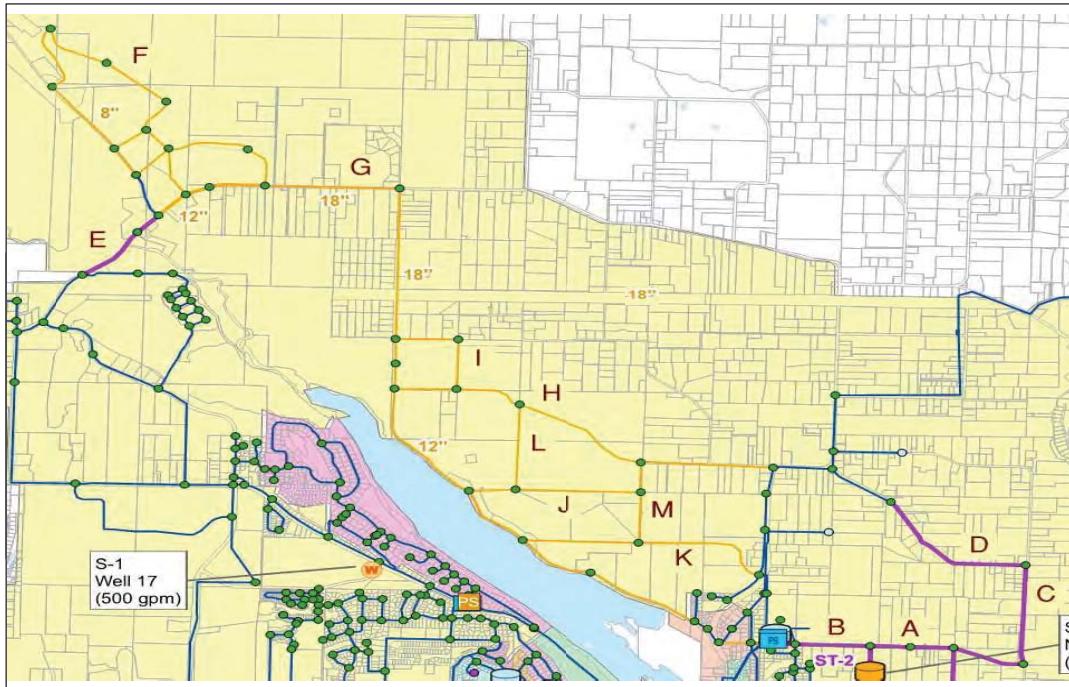


Project Identification: NS-1 SDC Area North Shore
Project Name: Annual North Shore Distribution Program
Facility Type: North Shore

Cost Allocation	Percent	Cost	Total Cost
Capacity:	100%	\$ 22,254,000	\$ 22,254,000
Upgrade:	0%	\$ -	
Non-capacity:	0%	\$ -	

Notes on Cost Estimation:

Project Location:



Trigger:

Level of Service Goal	Trigger	Value	Anticipated Need
Pressure and Fire Flow	North Shore Development	Implement in conjunction with development.	Mid-term, Long-term



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 1

616 NE 4th Avenue
Camas, WA 98607

Project No. W1038

SE 6th AVENUE 16" WATERLINE REPLACEMENT

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of the ___ day of ___, 2024, by and between the City of Camas, a municipal corporation, hereinafter referred to as "the City", and Gray & Osborne, Inc. hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated February 9, 2022, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on Exhibit "A" (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed \$51,730.00.

a. [] Unchanged from Original/Previous Contract

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

a. [X] Extended to December 31, 2025.

b. [] Unchanged from Original/Previous Contract date of ___, 20__

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

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

a. Previous not to exceed fee: \$70,300.00

b. Amendment No. 1 for \$51,730.00

c. Total: \$122,030.00

d. Consultant billing rates:

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

[] Unchanged from Original/Previous Contract

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

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

GRAY & OSBORNE, INC.:
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

EXHIBIT A
SCOPE OF SERVICES
CITY OF CAMAS
6TH AVENUE WATERLINE CONSTRUCTION ASSISTANCE

PROJECT UNDERSTANDING

As requested, we are providing this scope of work for construction assistance for the 6th Avenue Waterline project. Bids for the project were opened in May 2024 with construction expected to extend into 2025. The project includes replacing the waterline on the 6th Avenue bridge with a new 24-inch line and removal of the existing natural gas line and waterline.

The Scope of Work also includes additional design hours that were required to complete the project mostly due to coordination with Washington Department of Transportation (WSDOT) and the addition of the removal of an abandoned gas line to the project that is owned by Northwest Natural Gas. Our understanding is that Northwest Natural Gas will reimburse the City for the removal. The hours associated with adding the line removal to the project are included in this proposal as a separate line item.

The Scope of Work described below includes engineering support during construction and assumes the following.

- The City of Camas will be responsible for all change order paperwork, pay estimates, review of certified payrolls, and other standard construction paperwork activities except for those described below.
- The City of Camas will provide any required day-to-day, on-site inspection.

SCOPE OF WORK

Task 1 – Project Management

Services shall include overall project management and oversight of the project work by the Project Manager and senior staff members. This shall include:

- A. Procure sufficient staff resources to dedicate to the project;
- B. Manage and control project budget and schedule;
- C. Manage, control, and direct the project team and any subconsultants;

- D. Manage and provide monthly progress reports and invoices; and
- E. Coordinate the project with the City.

Deliverables

- Monthly progress reports and invoices.

Task 2 – Additional Design

- A. Additional design hours were necessary to coordinate with WSDOT on the pipeline design on the bridge.
- B. Additional design hours were required to add the removal of the abandoned gas line to the project plans and specifications.

Task 3 – Construction Support

Gray & Osborne will provide the following construction support.

- A. Submittal review;
- B. Contractor and WSDOT RFIs;
- C. Limited site visits (four visits for one person);
- D. Final walkthrough (two persons).

Task 4 – Record Drawings

- A. Gray & Osborne will provide final record drawings based upon City and Contractor markups.

DESIGN AND CONSTRUCTION SUPPORT BUDGET

Based on the Scope of Work described above, the proposed fee for design and construction assistance services is \$51,730 as shown in the attached Exhibit B.

EXHIBIT B

ENGINEERING SERVICES
SCOPE AND ESTIMATED COST

CITY OF CAMAS - 6TH AVENUE WATERLINE CONSTRUCTION SUPPORT

Tasks	Project Manager Hours	Civil Eng. Hours	Structural Eng. Hours	AutoCAD/ GIS Tech./ Eng. Intern Hours
1 Provide Project Management	4			
2 Additional Design				
A. Addition WSDOT Coordination	12	12	16	40
Hour Estimate:	16	12	16	40
Estimated Fully Burdened Billing Rate:*	\$250	\$165	\$230	\$145
Fully Burdened Labor Cost:	\$4,000	\$1,980	\$3,680	\$5,800
Subtotal Fully Burdened Labor Cost - Additional Design:	\$ 15,460			

Tasks	Project Manager Hours	Civil Eng. Hours	Structural Eng. Hours	AutoCAD/ GIS Tech./ Eng. Intern Hours
2 Additional Design				
B. Gas Line Removal Design	2	4	2	6
Hour Estimate:	2	4	2	6
Estimated Fully Burdened Billing Rate:*	\$250	\$165	\$230	\$145
Fully Burdened Labor Cost:	\$500	\$660	\$460	\$870
Subtotal Fully Burdened Labor Cost - Gas Line Removal Design:	\$ 2,490			

Tasks	Project Manager Hours	Civil Eng. Hours	Structural Eng. Hours	AutoCAD/ GIS Tech./ Eng. Intern Hours
3 Construction Support				
b. Submittal Review	2	24	12	
c. Contractor and WSDOT RFIs	8	40	40	8
d. Limited Site Visits (4 for 1 Person)		16		
e. Final Walkthrough	8	4		
4 Record Drawings		4	2	4
Hour Estimate:	18	88	54	12
Estimated Fully Burdened Billing Rate:*	\$250	\$165	\$230	\$145
Fully Burdened Labor Cost:	\$4,500	\$14,520	\$12,420	\$1,740
Subtotal Fully Burdened Labor Cost - Construction Support:	\$ 33,180			

Total Fully Burdened Labor Cost: \$ 51,130

Direct Non-Salary Cost:

 Mileage & Expenses (Mileage @ current IRS rate) \$ 600

TOTAL ESTIMATED COST: \$ 51,730

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