



## Staff Report

February 21, 2023 Council Workshop Meeting

Water and Sewer Economic Development Support Services

Presenter: Steve Wall, Public Works Director

Time Estimate: 5 minutes

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**BACKGROUND:** The Columbia River Economic Development Council (CREDC) has identified the Camas vicinity as one of the prime areas to attract large employers, most likely in the Grass Valley/East Vancouver or North Shore areas where there are still significant acres of undeveloped lands inside the urban growth boundary. CREDC has contacted Camas in the past few years regarding the potential siting of large employers. One item that is consistent across all business sectors that can make a difference in choosing a potential site is the ability for the agency to move quickly and provide reliable information in response to data requests by CREDC.

The City recently worked with Carollo Engineers to complete updates to the Water System Plan and General Sewer Plan in 2019 and 2022; respectively. The Plans provide an analysis of the demands placed on the systems in the current timeframe and sets out a capital improvement schedule to meet system demands through the 20-year planning horizon. The Plans are developed in accordance with State requirements through guidance provided by the Department of Health and the Department of Ecology. Though consistent with the Growth Management Act and local requirements, the current plans do not contemplate any significant commercial or industrial users like those sometimes associated with CREDC's efforts which may have significantly more demands on the water, sewer, transportation, and other infrastructure systems than the broad assumptions used in the Plan Updates.

Separate from any economic development opportunities, the City has recently found through testing that one of the City's water system well sources contained detectable levels of PFAS that were above the State Action Level. Staff is exploring options for treatment or other remedies, but it is also prudent to understand timing, potential costs and permitting impacts of developing additional sources.

Staff has worked with Carollo Engineers to develop the attached scope of work to better respond to future inquiries by CREDC or businesses exploring Camas and to help in our PFAS investigations.

**SUMMARY:** The proposed Scope of Work in the amount of \$184,029 would include a review of the water and sewer distribution and conveyance systems, wastewater treatment plant capacity,

water storage capacity, water sources and water rights under multiple large demand scenarios. In addition to the improvements, the Scope of Work will also provide planning level cost estimates, anticipated timeframes to implement each improvement, and associated risks with each project that may impact the time or costs to complete. With this information available, the City would be able to quickly respond to any requests for information and set the City up for success in further attracting large employers that provide numerous benefits to the residents of Camas, the School District, and others.

**BENEFITS TO THE COMMUNITY:** The information obtained through this effort will be useful to the City for many years. It will provide a framework for future growth; especially in regard to the WWTP and water sources where the physical location of future growth has very little, if any, impact on the necessary infrastructure that serves the full community. This information will also provide a good framework for the upcoming 2025 City-wide Comprehensive Plan efforts.

Additionally, there will be information that will be useful in our discussions regarding PFAS in the water system as this effort will explore the need for additional water rights and water source locations which will be beneficial should we need to develop new sources.

**BUDGET IMPACT:** As discussed above, the proposed Scope of Work includes a not to exceed fee of \$184,029. The fee would be split between the Water and Sewer utility funds. The adopted 2023 Budget should have adequate money in both Funds to support the work.

**RECOMMENDATION:** Staff recommends this item be placed on the March 6, 2023 Consent Agenda for Council's consideration.