



City Council Regular Meeting Agenda

Tuesday, September 08, 2026, 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 <https://vimeo.com/event/6155184>

To participate in the meeting (able to public comment)

- go to <https://cityofcamas-us.zoom.us/j/88951076096>

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

CONSENT AGENDA

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

1. [August 17, 2026 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. \$223,104.15 for August 2026 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Kayla Mobley, Interim Finance Director)
4. [\\$104,527.66, City Electric, Streetlight Pole Replacement, Maintenance, and Repair. Unit Priced Contract not to exceed \\$350,000.00 \(Submitted by Will Noonan, Operations Manager\)](#)

MAYOR

5. Mayor Announcements

MEETING ITEMS

PUBLIC COMMENTS

NON-AGENDA ITEMS

6. Staff

7. Council

CLOSE OF MEETING



City Council Regular Meeting Minutes
Monday, August 17, 2026, 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 Martin Elzingre, Mahsa Eshghi, Tim Hein, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Member Marilyn Boerke

Staff: Sydney Baker, James Carothers, Scott Collins, Jennifer Gorsuch, Tina Jones, Shawn MacPherson, Kayla Mobley, Heidi Steffensen, Connie Urquhart and Chris Witkowski

Press: Doug Flanagan, Camas-Washougal Post Record

PUBLIC COMMENTS

Randal Friedman, Camas, commented about the Earth Day Society.

Lauren Colas, Camas, commented about the form of government.

Stephanie Millman, Camas, commented about the form of government.

Dougals Tweet, Camas, commented about the form of government.

Margaret Tweet, Camas, commented about the form of government.

Linda Devine, Camas, commented about the form of government.

Swati Wilson, Camas, commented about the form of government.

Louise Gaston, Camas, commented about the form of government.

Don Chaney, Camas, commented about the form of government.

Donald Harris, Camas, commented about the form of government.

Katie Pahre, Camas, commented about the form of government.

Meeting minutes created by Sydney Baker.

Aunna Elm, Camas, commented about the form of government.

Caitlin Lee, Camas, commented about the form of government.

Steve Grady, Camas, commented about the form of government.

Brad Richardson, Port of Camas-Washougal, provided an update from the port.

Tyler Sanders, Camas, commented about Strong Towns Camas.

Brian Wiklem, Camas, commented about the form of government.

CONSENT AGENDA

1. August 3, 2026 Camas City Council Regular and Workshop Meeting Minutes
2. \$2,158,208.22 Automated Clearing House 703974 – 704021 and Claim Checks 164062 – 164176 Approved by Finance Committee
3. Change Order #1 Well 6-14 Water Transmission Main
(Submitted by Rob Charles, Utilities Manager)
4. \$171,599.66 for July 2026 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts
(Submitted by Kayla Mobley, Interim Finance Director)
5. Grass Valley Fire Station 42 Mechanical, Electrical and Plumbing Improvements Reject All Bids and Readvertise
(Submitted by Justin Monsrud, Project Manager)

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

MAYOR

6. Mayor Announcements

There were no mayor announcements.

MEETING ITEMS

7. ANNEX26-1007 Kuzmenko Annexation – 10% Notice of Intent
Presenter: Madeline Coulter, Planner

It was moved by Nohr, and seconded, to accept the boundary of the proposed Kuzmenko Annexation as legally described, require the adoption of a subsequent zoning designation upon determination pursuant to RCW 35A.14.340, and require the assumption of all existing City indebtedness by this area to be annexed. The motion carried unanimously.

8. ANNEX26-1008 – Winchester Hills – 10% Notice of Intent
Presenter: Robert Maul, Planning Manager

It was moved by Nohr, and seconded, to accept the boundary of the proposed Winchester Hills Annexation as legally described, require the adoption of a subsequent zoning designation upon determination pursuant to RCW 35A.14.340, and require the assumption of all existing City indebtedness by this area to be annexed. The motion carried unanimously.

9. Public Hearing – HSR Development Agreement and Master Plan
Presenter: Robert Maul, Planning Manager

Mayor Hogan opened the public hearing at 8:06 p.m.

The following citizens provided testimony:

Randal Friedman
Glen DeWillie
Darcy Smith
Margaret Tweet
Douglas Tweet
Tyler Sanders
Rick Marshall
Bryce Hanson
Catlin Lee

Mayor Hogan closed the public hearing at 8:35 p.m.

It was moved by Svilarich, and seconded, to direct the City Attorney to draft an ordinance for Council's consideration at the September 21, 2026 City Council Regular Meeting. The motion carried unanimously.

Mayor Hogan called a five-minute recess starting at 8:46 p.m. Meeting resumed at 8:51 p.m.

10. Form of Government Ballot Decision
Presenter: City Council

It was moved by Nohr, and seconded, to direct the City Attorney to draft a resolution to place the form of government change on the February 9, 2027 ballot with an effective date of January 1, 2028.

It was moved by Boerke, and seconded, to rescind the previous motion. The motion carried unanimously.

It was moved by Nohr, and seconded, to direct the City Attorney to draft a combined resolution per RCW 35A.06.040(2) to place the form of government change on the February 9, 2027 ballot effective January 1, 2028 and designating Council Position One as the chair. The motion carried.

Boerke – Yes
Elzingre – No
Eshghi – Yes
Hein – No
Nohr – Yes
Senescu – No
Svilarich – Yes

PUBLIC COMMENTS

Margaret Tweet, Camas, commented about fluoride.

NON-AGENDA ITEMS

11. Staff

There were no staff updates.

12. Council

Boerke commented about the Camas-Washougal Chamber of Commerce luncheon and about the Form of Government resolution.

Senescu commented about fluoride.

Hogan commented about Sister Cities.

CLOSE OF MEETING

The meeting closed at 9:50 p.m.



City Council Workshop Minutes
Monday, August 17, 2026, 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 Martin Elzingre, Mahsa Eshghi, Tim Hein, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Member Marilyn Boerke

Staff: Sydney Baker, James Carothers, Scott Collins, Cliff Free, Jennifer Gorsuch, Michelle Jackson, Tina Jones, Lindsay Loveland, Robert Maul, Kayla Mobley, Alan Peters, Doug Quinn, Heidi Steffensen, Connie Urquhart and Chris Witkowski

Press: There was no one from the press present.

PUBLIC COMMENTS

Rick Marshall, Camas, commented about parking.

Darcy Smith, Camas, commented about parking and dumpster locations.

WORKSHOP TOPICS

1. House Bill 2015 – Criminal Justice Funding
 Presenter: Tina Jones, Police Chief and Jennifer Gorsuch, Administrative Services Director

This item may be brought back before Council after budget discussions.

2. Our Camas 2045 – Draft Zoning Code Amendments.
 Presenter: Alan Peters, Community Development Director

This item was for Council's information only.

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

Chief Jones provided an update on prosecutor case load issues.

PUBLIC COMMENTS

Rick Marshall, Camas, commented about parking.

Darcy Smith, Camas, commented about parking.

Paul Smith, Camas, commented about police department funding.

COUNCIL COMMENTS AND REPORTS

Nohr attended the Law Enforcement Officers and Fire Fighters (LEOFF) board meeting and Form of Government Town Hall. Nohr commented about the drowning at Lacamas Lake.

Elzingre commented about water safety.

Hein commented about the drowning at Lacamas Lake, attended the Form of Government Town Hall and thanked staff for their efforts. Hein provided an update from C-TRAN and from the Association of Washington cities (AWC).

Boerke commented about the library renovations and about the upcoming Regional Fire Authority (RFA) commission meeting. Boerke attended the Ending Community Homelessness Organization (ECHO) meeting and provided an update. Boerke thanked staff for their efforts from the Form of Government Town Hall.

Svilarich attended the Form of Government Town Hall and thanked staff for their efforts.

Eshghi attended the Form of Government Town Hall and thanked staff for their efforts. Eshghi commented about the start of the next school year.

Senescu attended the Form of Government Town Hall and thanked staff for their efforts and also attended the staff picnic.

Hogan commented about code violation issues.

CLOSE OF MEETING

The meeting closed at 6:32 p.m.



Staff Report

September 8th, 2026, Council Regular Meeting

\$104,527.66, City Electric, Streetlight Pole Replacement, Maintenance, and Repair. Unit Priced Contract not to exceed \$350,000.00 (Submitted by Will Noonan, Operations Manager)

Phone	Email
360.817.7983	wnoonan@cityofcamas.us

BACKGROUND: The Streets Division within Public Works manages and maintains streetlights throughout the City. Replacement and repair of streetlights often require the assistance of an electrician or specialized contractor. In the past, the City solicited bids several times annually for streetlight work. This process is time-consuming for staff and can result in different contractors performing the work who may be unfamiliar with the City's streetlight standards.

To improve efficiency and consistency, the City utilizes a Unit Priced Contract (UPC), also referred to as an "on-call" public works contract. A UPC allows the City to competitively bid recurring public works needs and establish unit prices with a contractor for an indefinite quantity of work over a fixed period. This allows individual streetlight repairs and replacements to be completed as needed without separately bidding each project.

SUMMARY: The City completed a formal competitive bid process for the streetlight Unit Priced Contract, with bids due August 17, 2026. The City received eight bids.

Following bid opening, the apparent low bidder requested to withdraw its bid after it was determined that certain unit prices were submitted as hourly rates rather than on a per-unit basis. Following discussion with the contractor, the City accepted the withdrawal.

Staff recommends awarding the contract to City Electric as the lowest responsive bidder, with a bid of \$104,527.16. The contract has an initial three-year term with an option to renew for a fourth year, with a total contract amount not to exceed \$350,000.

BENEFITS TO THE COMMUNITY: The City operations crew and City residents will all benefit from consistent pricing and quicker response time for streetlight issues.

STRATEGIC PLAN: This project aligns with the Strategic Plan priority “Stewardship of City Assets” by supporting the ongoing maintenance and timely repair of the City’s streetlight infrastructure.

POTENTIAL CHALLENGES: There are current supply-chain issues for parts associated with replacement of streetlights. The streetlight poles, in particular, can take 6-10 months to arrive although, the City currently have a good inventory of replacement poles on hand.

BUDGET IMPACT: The cost estimate is \$104,527.66 annually. Streetlight maintenance and repair is an ongoing expense accounted for annually in the Street Fund, and the adopted budget has sufficient funding to support this activity.

RECOMMENDATION: Staff recommends that Council authorize a Unit Priced Contract with City Electric for streetlight replacement, maintenance, and repair for an initial three-year term, with an option to renew for one additional year, for a total contract amount not to exceed \$350,000.

Bid Award Consent Agenda (Verbiage Only)

\$104,527.66, City Electric, Streetlight Pole Replacement, Maintenance, and Repair. Unit Priced Contract not to exceed \$350,000.00 (Submitted by Will Noonan, Operations Manager)

Verbiage Only templates do NOT get attached to meeting materials or published.

September 8, 2026

Andrew Muonio
City Electric Co.
27308 NE 10th Ave
Ridgefield, WA 98642

Subject: ***Notice of Award – UPC26001 – Unit Price Contract: Street Light Pole Replacement, Maintenance and Repair***

Andy Muonio

The purpose of this letter is to advise you that your company was awarded the contract for the above-referenced project at the City Council Meeting on September 8, 2026.

Please submit the following items at the preconstruction conference:

- Name and Email of person signing contract (will be sent via DocuSign)
- Contract Bond for 100% of the contract
- ACORD Certificate of Insurance specifically naming the following as additional insured:
 - The City of Camas and its officers, elected officials, employees, agents, and volunteers
- List of subcontractors
- Intent To Pay Prevailing Wages, including subcontractors (Project will be created in the L&I portal by the City)
- Letter identifying your E.E.O. Officer
- Letter identifying your superintendent and two after-hours emergency telephone numbers

Please contact Will Noonan at 360-817-7983 or wnoonan@cityofcamas.us with any comments or questions.

Sincerely,

Scott Collins, P.E.
Public Works Director

cc: Will Noonan, Procurement, File



I, Will Noonan, Utilities Manager, hereby certify that these bid tabulations are correct.

Signed by:

Will Noonan

Will Noonan, Operations Manager
0633194FB91E49F...

8/18/2026

DESCRIPTION: UPC 26001 Street Light Pole Replacement, Maintance and Repair				Engineer's Estimate: \$122,424.89		Elite Electrical Co. 1332 Vandercok Way Unit B Longview, WA 98632 estimating@eliteec.net 425-864-5988		City Electric 27308 NE 10th Ave Ridgefield, WA 98642 estimating@cityelectricnw.com 360-448-0242		Sunlight Electric Inc 7524 NE 88th St Vancouver, WA 98662 peter@sunlightelectric.com 971-222-5799		Merriman Contracting LLC 14015 NE 359th St La Center, WA 98629 merrimancontractingllc@gmail.com 360-852-1149		S&S Inc. 14615 NE 379th St La Center, WA 986043 office@s-sinc.com 360-831-5017		Cascade Electrical LLC 1100 SE 23rd Way Battle Ground, WA 98604 shaunl@cascadeelec.com 360-687-1668		Sable Electric 3306 NE 344th St La Center, WA 98629 riley@sable.biz 360-904-4328	
DATE BID DUE: August 17, 2026 2:00pm				Entered by: TLC		CONTRACTOR RESCINDED BID													
ITEM NO	DESCRIPTION Schedule A Labor	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL
1	Bulb Replacement - Acorn	Lights	20.00	\$260.00	\$5,200.00	\$110.72	\$2,214.40	\$250.00	\$5,000.00	\$900.00	\$18,000.00	\$500.00	\$10,000.00	\$312.00	\$6,240.00	\$300.00	\$6,000.00	\$725.00	\$14,500.00
2	Bulb Replacement - Cobra Head	Lights	10.00	\$260.00	\$2,600.00	\$110.72	\$1,107.20	\$250.00	\$2,500.00	\$1,200.00	\$12,000.00	\$500.00	\$5,000.00	\$312.00	\$3,120.00	\$300.00	\$3,000.00	\$725.00	\$7,250.00
3	Street Light Repair	Lights	20.00	\$260.00	\$5,200.00	\$110.72	\$2,214.40	\$250.00	\$5,000.00	\$160.00	\$3,200.00	\$300.00	\$6,000.00	\$437.00	\$8,740.00	\$300.00	\$6,000.00	\$1,250.00	\$25,000.00
4	Street Light Replacement - Acorn	Light/Pole	8.00	\$2,070.00	\$16,560.00	\$110.72	\$885.76	\$2,000.00	\$16,000.00	\$160.00	\$1,280.00	\$400.00	\$3,200.00	\$1,600.00	\$12,800.00	\$2,600.00	\$20,800.00	\$1,500.00	\$12,000.00
5	Street Light Replacement - Cobra Head	Light/Pole	2.00	\$2,514.78	\$5,029.56	\$110.72	\$221.44	\$2,000.00	\$4,000.00	\$160.00	\$320.00	\$500.00	\$1,000.00	\$2,000.00	\$4,000.00	\$2,900.00	\$5,800.00	\$2,200.00	\$4,400.00
6	Traffic Control	HRS	20.00	\$210.00	\$4,200.00	\$125.00	\$2,500.00	\$85.00	\$1,700.00	\$110.00	\$2,200.00	\$400.00	\$8,000.00	\$97.00	\$1,940.00	\$82.00	\$1,640.00	\$375.00	\$7,500.00
7	Overtime	HRS	10.00	\$320.00	\$3,200.00	\$187.00	\$1,870.00	\$100.00	\$1,000.00	\$160.00	\$1,600.00	\$600.00	\$6,000.00	\$100.00	\$1,000.00	\$123.00	\$1,230.00	\$225.00	\$2,250.00
8	Minor Changes (minimum bid \$7500)	LS	1.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
Schedule A Labor					\$49,489.56	\$18,513.20		\$42,700.00		\$46,100.00		\$46,700.00		\$45,340.00		\$51,970.00		\$80,400.00	
9	Markup Percentage (maximum 29%) Schedule A Subtotal X Markup %	PERCENT	1.00		\$14,351.97	25%	\$4,628.30	29%	\$12,383.00	20%	\$9,220.00	20%	\$9,340.00	29%	\$13,148.60	29%	\$15,071.30	20%	\$16,080.00
Schedule A Labor Total					\$63,841.53	\$23,141.50		\$55,083.00		\$55,320.00		\$56,040.00		\$58,488.60		\$67,041.30		\$96,480.00	
Schedule B: Materials																			
10	Materials (Necessary to Complete Scope of Work, to include: incidental materials, fuses, minor wiring, photocells, etc.)	LS	1.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00	\$42,000.00
11	Markup Percentage (manimum 21%) Schedule B Subtotal X Markup %	CALC	1.00		\$8,820.00	21%	\$8,820.00	1%	\$420.00	15%	\$6,300.00	20%	\$8,400.00	21%	\$8,820.00	21%	\$8,820.00	18%	\$7,560.00
Schedule B Materials Total					\$50,820.00	\$50,820.00		\$42,420.00		\$ 48,300.00		\$ 50,400.00		\$ 50,820.00		\$ 50,820.00		\$ 49,560.00	
Schedule C: Equipment																			
12	Equipment (Necessary to Complete Scope of Work)	LS	1.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
13	Markup Percentage (maximum 21%) Schedule C Subtotal X Markup %	CALC	1.00		\$525.00	20%	\$ 500.00	21%	\$525.00	15%	\$375.00	20%	\$500.00	21%	\$525.00	21%	\$525.00	18%	\$450.00
Schedule B Materials Total					\$3,025.00	\$ 3,000.00		\$3,025.00		\$ 2,875.00		\$ 3,000.00		\$ 3,025.00		\$ 3,025.00		\$ 2,950.00	
Subtotal Schedule A (Non-Taxable)				\$63,841.53	\$ 23,141.50		\$ 55,083.00		\$ 55,320.00		\$ 56,040.00		\$ 58,488.60		\$ 67,041.30		\$ 96,480.00		
Subtotal Schedules B&C (Taxaable)				\$53,845.00	\$ 53,820.00		\$ 45,445.00		\$ 51,175.00		\$ 53,400.00		\$ 53,845.00		\$ 53,845.00		\$ 52,510.00		
Schedules B&C Sales Tax 8.8%				\$ 4,738.36	\$ 4,736.16		\$ 3,999.16		\$ 4,503.40		\$ 4,699.20		\$ 4,738.36		\$ 4,738.36		\$ 4,620.88		
Total (Basis of Award)				\$ 122,424.89	\$ 81,697.66		\$ 104,527.16		\$ 110,998.40		\$ 114,139.20		\$ 117,071.96		\$ 125,624.66		\$ 153,610.88		

****BID RESCINDED****

*Camas business license not obtained

*Camas business license not obtained

*Proposal Not Signed