



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, July 27, 2023
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:30 P.M.

- 1. Presentation on 2023 Water and Stormwater rate study - Kirk Johnson, Finance Director**

II. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

III. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the July 13, 2023 Meeting**

V. PRESENTATION

- 1. Presentation on Options for Vacant Building at 116 N Main Ave - Kirk Johnson, Finance Director**
- 2. 2nd Quarter 2023 Budget to Actual and Economic Update - Kirk Johnson, Finance Director**

VI. BUSINESS

- 1. Second Reading of Ordinance No. 1405 - Amendment to the Development**

Agreement for Paradise Point - Steve Stuart, City Manager

VII. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

2. Mayor

- a. Appointment of two Council Members to serve on the 2024 Budget Advisory Committee
- b. Appointment of a citizen to serve on the 2024 Budget Advisory Committee

3. City Manager

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Presentation on 2023 Water and Stormwater rate study

GOVERNING LEGISLATION

RCW 35.92 Municipal Utilities, RCW 80 Public Utilities, RCW 35.23.535 Utilities-Maintenance and Operation-Rates, City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Staff conduct a rate study approximately every five years and present the findings to the council. The council approves utility rates annually.

SUMMARY/BACKGROUND:

The City Council approved funding for a periodic utility rate study for water and stormwater rates. Staff included a review of the water rate tier structure to determine if any structural changes should be completed to incentivize water conservation. Staff also included a review of a storm water system development charge to determine if it is in the best interest to add the charge for growth related capital projects.

Staff contracted with FCS Group, a public sector utility and financial consultant, to complete the rate study for the city. FCS Group designed the current rate model used by the city for the past several years. Staff and the consultant team reviewed revenue requirements to continue to offer high quality water and storm water operations. The team also reviewed the potential needs for storm water related to the upcoming transition to phase 2 storm water permit requirements. The team also reviewed capital projects and funding requirements. The city collects Water SDC fees currently and reviewed the potential to collect Stormwater SDC fees. The presentation will cover the revenue requirements for both utilities and the potential impacts of a storm water SDC fee. The rate structure was already discussed with council in May 2023 and council approved changes to the tiered structure for water rates effective July 1, 2023.

BUDGET/FINANCIAL IMPACTS:

To be determined

RECOMMENDED ACTION OR MOTION:

Presentation only. Staff are only requesting directions on what to bring back to council during the 2024 annual budget process.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. City of Ridgefield Revenue Requirement SDC Council Presentation



Water & Stormwater 2023 Utility Rate Study



July 27, 2023

Presented by:
Doug Gabbard, Project Manager
Amanda Levine, Project Consultant

Agenda



Study Objectives & Process



Fiscal Policies & Assumptions



Stormwater System Development Charge



Revenue Requirement Forecast/Financial Plan



Recommendations

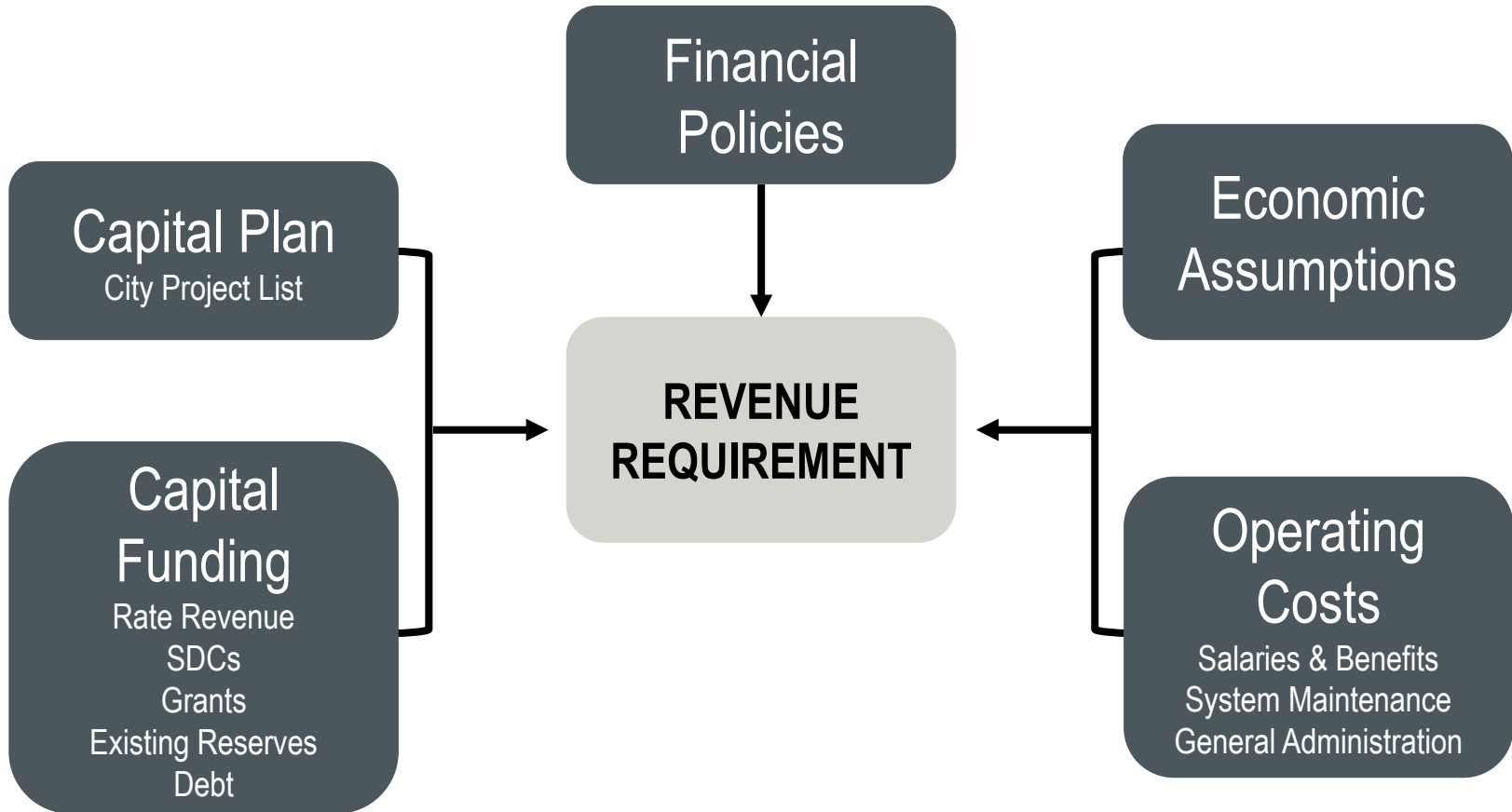


Key Study Objectives

- **Review the rate study assumptions**
- **Review the City's operating and capital needs**
- **Evaluate ongoing City expenses**
- **Review the stormwater utility SDC**
- **Review City rate forecast**



Overview of the Utility Rate Study Process



Fiscal Policies: Reserves

- This analysis assumes the following reserve structure:

Reserve	Purpose	Minimum Balance
Operating Fund	▪ Accommodate difference in revenue / expense cycles	▪ 60-90 days (16%) of operating expenses – ≈ \$669,000 based on 2023 water expenses (90 days) – ≈ \$224,000 based on 2023 stormwater expenses (60 days)
Capital Fund	▪ Segregate funds restricted for capital ▪ Protect against capital cost overruns ▪ Provide for emergency asset replacement	▪ 1% of plant-in-service – ≈ \$232,000 based on current water assets – ≈ \$210,000 based on current stormwater assets

“The operations and maintenance reserve for Enterprise Funds (water and stormwater) will be set at 90 days of prior year actual operating expenses less any one time or capital outlay expenses for water and 60 days of prior year actual operating expenses less any one time or capital outlay expenses for stormwater.” – Priority #2 Operations & Maintenance Reserve

“The amount allocated will be calculated at 1% of prior year net capital assets. The amount will come from a portion of the annual operating revenue generated in the fund that pays for these types of projects.” – Priority #5 Capital Reserve

Goal: Maintain combined operating/capital balance equal to at least 180 days of operating expenses (policy recommended by bond rating agencies)



Key Assumptions

- **Annual Cost Inflation**

- » General: 4.00%
- » Labor: 4.50%
- » Construction: 4.00%

- **Annual Growth Rates**

- » Water Customer Growth: 3.73% in 2024, 7.67% thereafter
 - ≈ an average of 1,295 new water customers (MCEs) per year
- » Stormwater Customer Growth: 4.00%
 - ≈ an average of 553 new stormwater customers per year

- **Operating Forecast**

- » Rate revenues forecasted based on City's 2022 actuals
- » Other operating revenue based on 2023 & 2024 Budget
- » Expenses based on 2023 Budget (escalated)
- » Taxes calculated on projected revenues



Characteristics of SDCs

One-time charges, not ongoing rates

Provide revenue for capital as growth occurs

Include future & existing infrastructure costs



Properties which are already developed do not pay SDCs unless they redevelop to more intense use

For general facilities, not “local” facilities

Recover proportionate share of cost of capacity

For capital only, in both calculation and in use



State Law for Cities – Updated Calculation



WASHINGTON STATE LEGISLATURE

Revised Code of Washington (RCW) 35.92.025

Cities and towns are authorized to charge property owners seeking to connect to the water or sewerage system of the city or town as a condition to granting the right to so connect, in addition to the cost of such connection, such reasonable connection charge as the legislative body of the city or town shall determine proper in order that such **property owners shall bear their equitable share of the cost of such system**. The equitable share **may include interest charges** applied from the date of construction of the water or sewer system until the connection, or for a period **not to exceed ten years, at a rate commensurate with the rate of interest applicable to the city or town at the time of construction** or major rehabilitation of the water or sewer system, or at the time of installation of the water or sewer lines to which the property owner is seeking to connect but not to exceed ten percent per year: PROVIDED, That the aggregate amount of interest shall not exceed the equitable share of the cost of the system allocated to such property owners. Connection charges collected shall be considered revenue of such system.

- ✓ **Equitable share**
- ✓ **Can include up to 10 years of interest**
- ✓ **No stated limit on timeline for future facilities included in the charge**
- ✓ **No mention of excluding grant funded or donated facilities (conservatively excluded)**



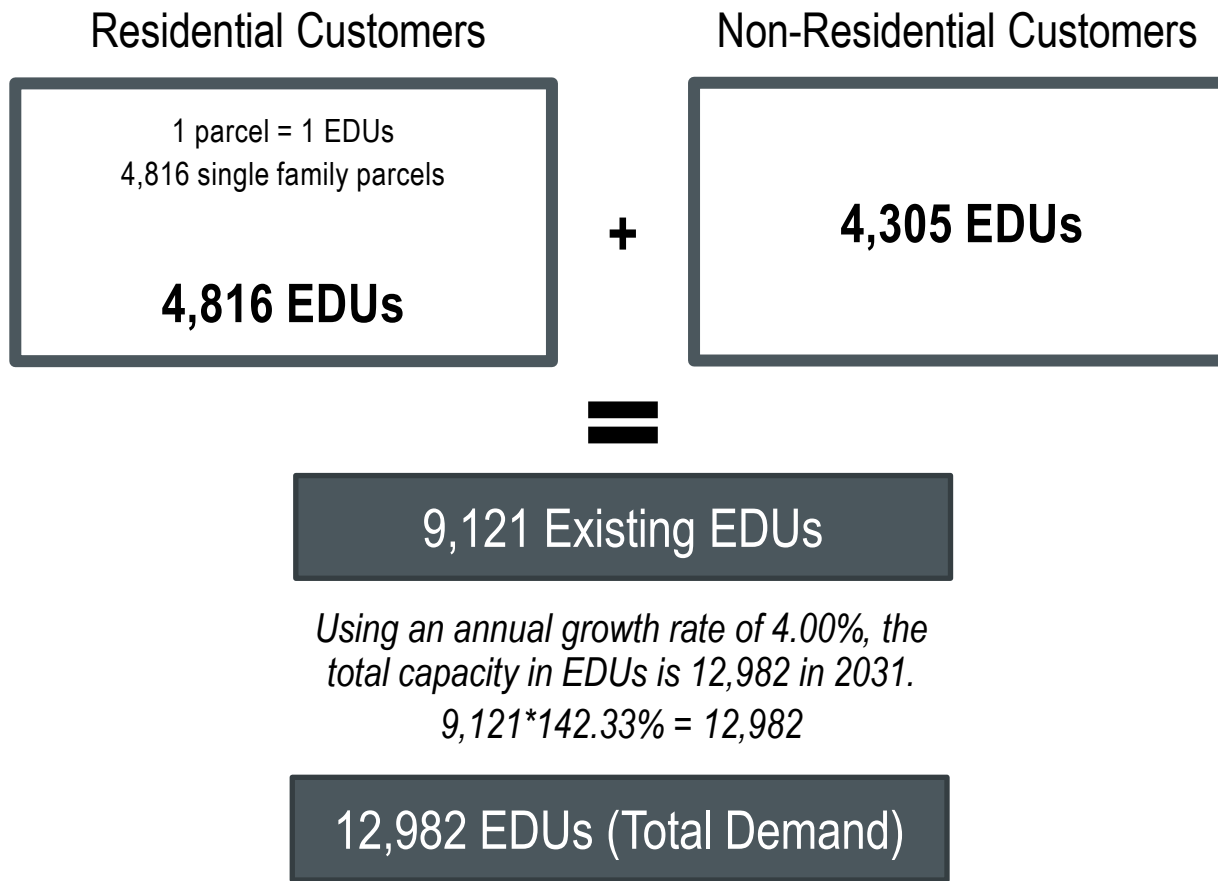
General SDC Methodology

$$\begin{array}{|c|} \hline \text{System} \\ \text{Development} \\ \text{Charge} \\ \hline \end{array} = \frac{\begin{array}{|c|} \hline \text{Allocable Cost Basis} \\ \text{(Current CIP \& Assets)} \\ \hline \end{array}}{\begin{array}{|c|} \hline \text{Applicable System} \\ \text{Demand (Customer Base)} \\ \hline \end{array}}$$

- Eligible capital costs are called the “cost basis;” numerator in calculation
- Cost basis divided by applicable customer base; denominator in calculation

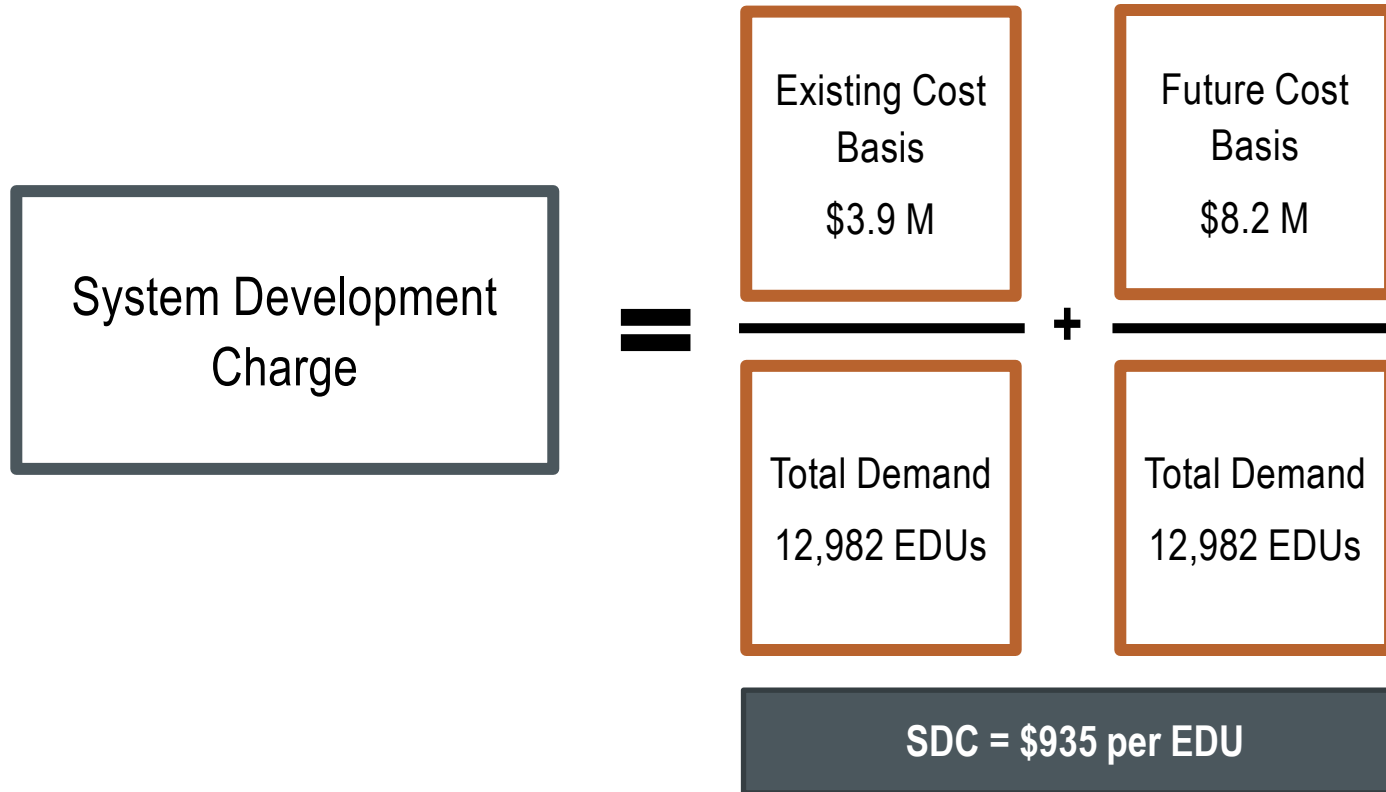


City of Ridgefield Customer Base





City SDC Methodology





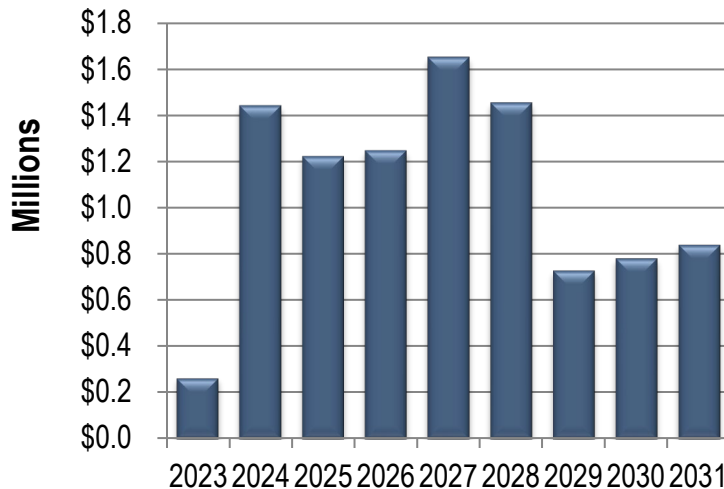
SDC Timing – Why Now?

- **New 2023 – 2031 Water Capital Improvement Plan (CIP)**
- **New revenue source**
- **Future growth**
 - » Major growth expected within the City
 - » Developers paying for their share of growth

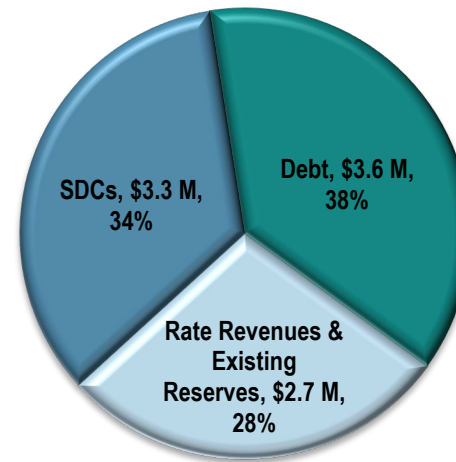


Stormwater Utility Capital Needs Forecast

Capital Costs by Year (2023 – 2031)



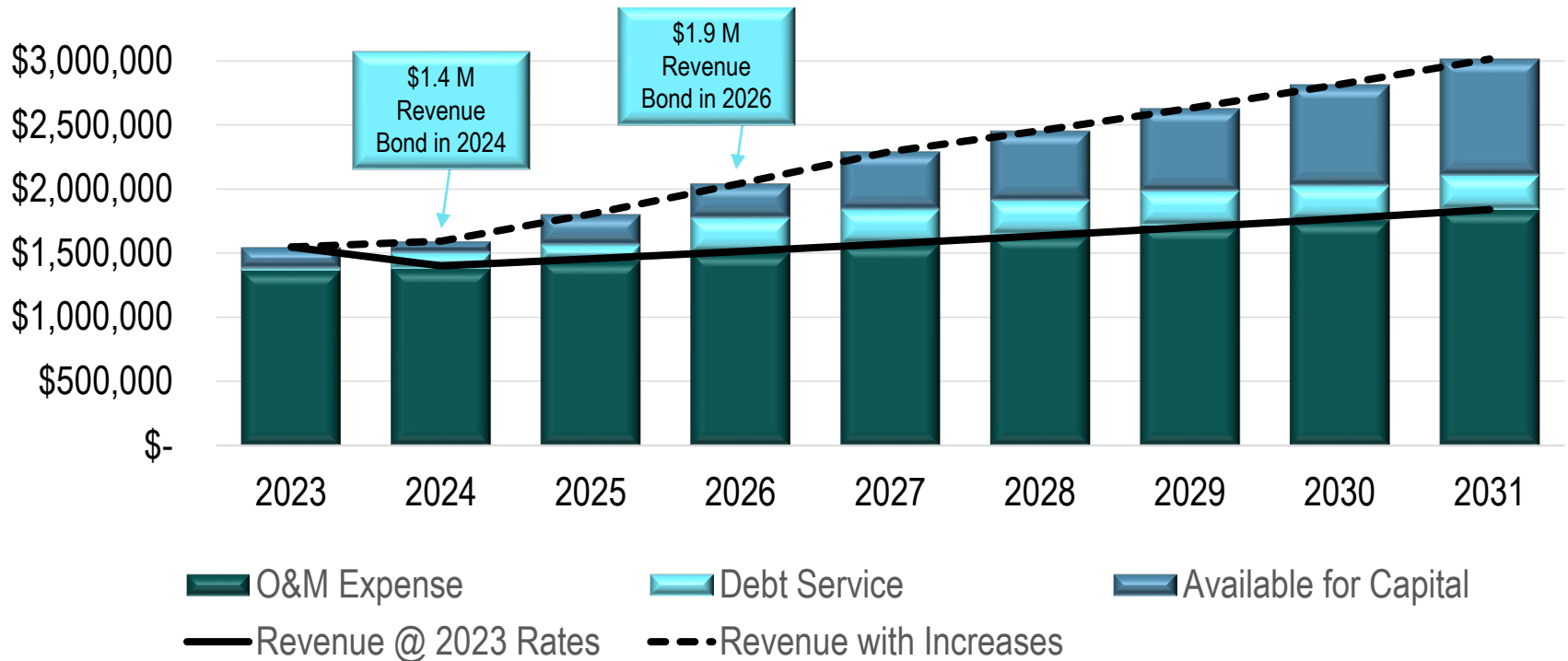
Capital Funding Strategy (2023 – 2031)



- **\$9.6 million in capital projects from 2023 – 2031**
- **City cash expected to cover $\approx$ 100% of the planned project costs**
 - » 34% (\$3.3 M) expected to be funded by SDCs
 - » 38% (\$3.6 M) expected to be funded by debt, increasing annual debt service by $\approx$ \$252,000 in 2031
 - » 28% (\$2.7 M) expected to be funded by rate revenues and existing reserves



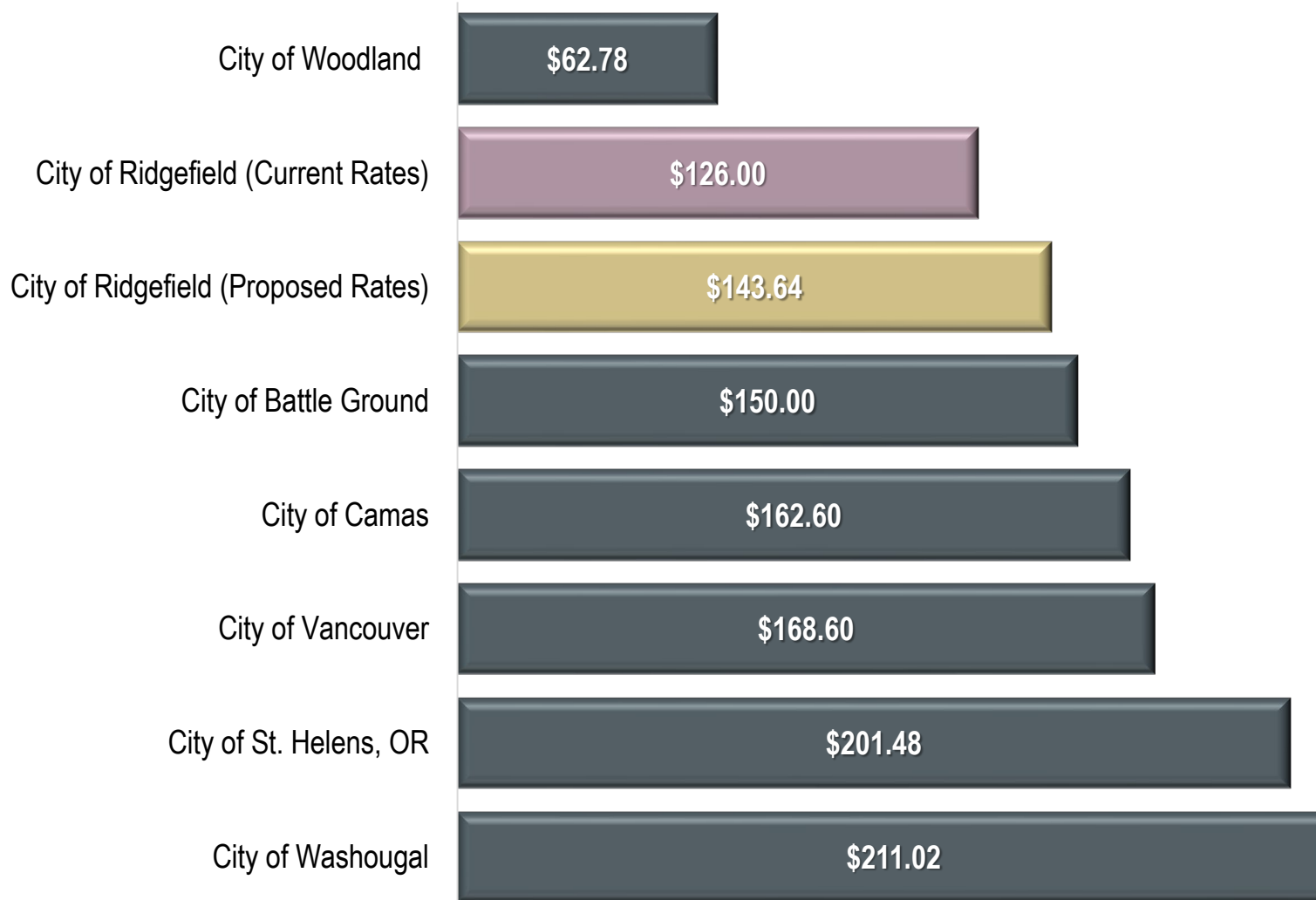
Stormwater Utility Revenue Requirement Forecast



Stormwater Rate Revenue Forecast	Existing	Proposed					
	2023	2024	2025	2026	2027	2028	2029
Annual Rate Revenue Increase		14.00%	9.00%	9.00%	8.00%	3.00%	3.00%
Bimonthly Bill per EDU	\$21.00	\$23.94	\$26.09	\$28.44	\$30.72	\$31.64	\$32.59
Change From Prior Year		+\$2.94	+\$2.15	+\$2.35	+\$2.28	+\$0.92	+\$0.95



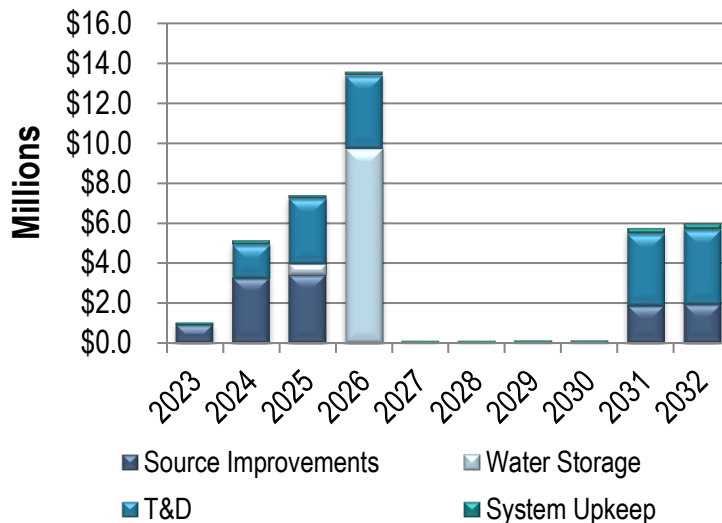
Annual Stormwater Charge Per EDU



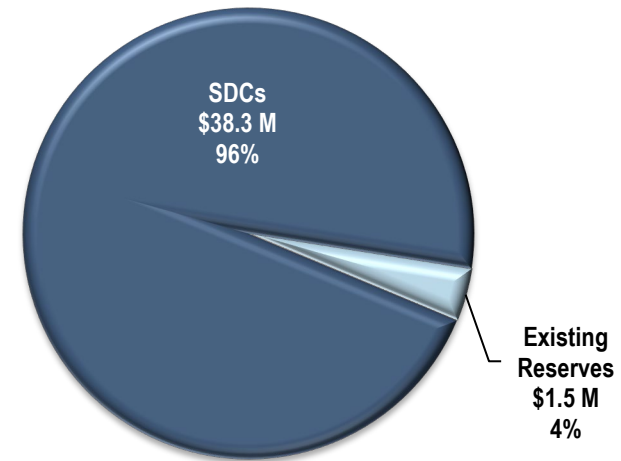


Water Utility Capital Needs Forecast

Capital Costs by Year (2023 – 2032)



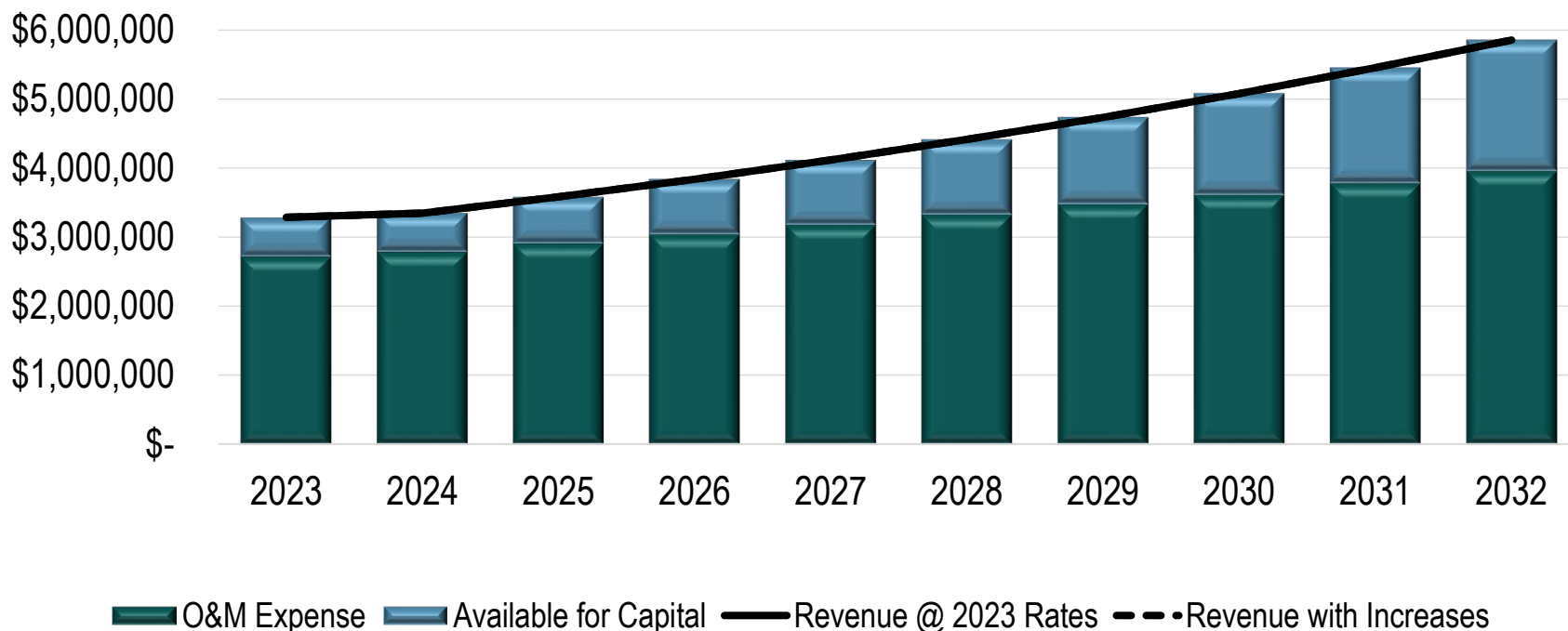
Capital Funding Strategy (2023 – 2032)



- **\$39.9 million in capital projects from 2023 – 2032**
 - » Source Improvements: \$11.5 M
 - » Water Storage: \$10.3 M
 - » T&D: \$16.0 M
 - » System Upkeep: \$2.1 M
- **City cash expected to cover $\approx$ 100% of the planned project costs**
 - » 96% (\$38.3 M) expected to be funded by SDCs
 - » 4% (\$1.5 M) expected to be funded by existing reserves



Water Utility Revenue Requirement Forecast



Water Rate Revenue Forecast	Existing	Proposed					
	2023	2024	2025	2026	2027	2028	2029
Annual Rate Revenue Increase		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Bimonthly Residential Bill @ 1,400 cf	\$61.05	\$61.05	\$61.05	\$61.05	\$61.05	\$61.05	\$61.05
Change From Prior Year		+\$0.00	+\$0.00	+\$0.00	+\$0.00	+\$0.00	+\$0.00

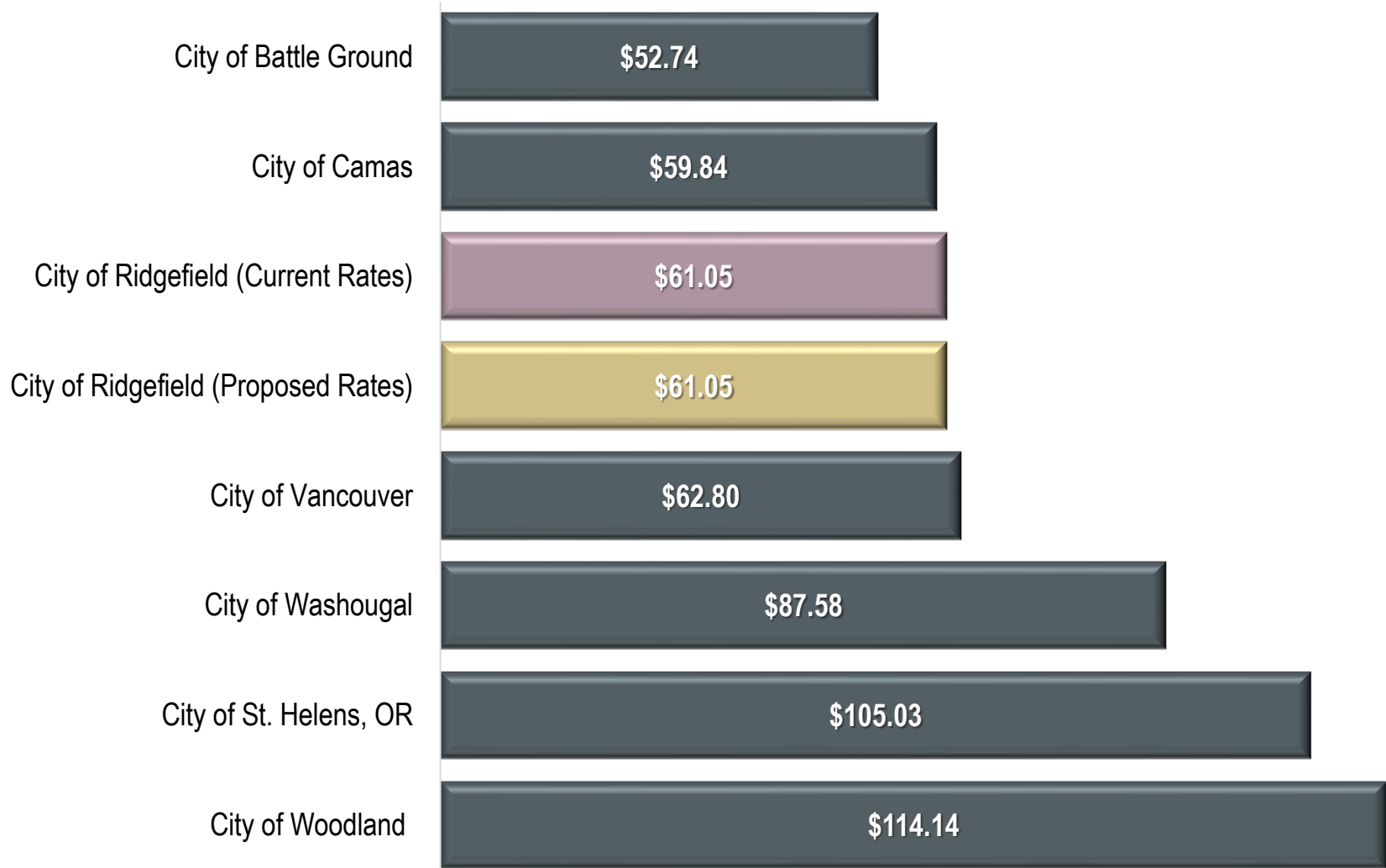


Rate Schedule

Water Rates	Existing	Proposed					
	2023	2024	2025	2026	2027	2028	2029
Bimonthly Base Rate							
1 inch and under	\$45.25	\$45.25	\$45.25	\$45.25	\$45.25	\$45.25	\$45.25
1.5 inch	\$90.49	\$90.49	\$90.49	\$90.49	\$90.49	\$90.49	\$90.49
2 inch	\$144.79	\$144.79	\$144.79	\$144.79	\$144.79	\$144.79	\$144.79
3 inch	\$271.46	\$271.46	\$271.46	\$271.46	\$271.46	\$271.46	\$271.46
4 inch	\$452.46	\$452.46	\$452.46	\$452.46	\$452.46	\$452.46	\$452.46
6 inch	\$904.89	\$904.89	\$904.89	\$904.89	\$904.89	\$904.89	\$904.89
8 inch	\$1,447.83	\$1,447.83	\$1,447.83	\$1,447.83	\$1,447.83	\$1,447.83	\$1,447.83
10 inch	\$5,203.15	\$5,203.15	\$5,203.15	\$5,203.15	\$5,203.15	\$5,203.15	\$5,203.15
12 inch	\$9,727.62	\$9,727.62	\$9,727.62	\$9,727.62	\$9,727.62	\$9,727.62	\$9,727.62
Commercial Usage Charge - \$/cf	\$0.0306	\$0.0306	\$0.0306	\$0.0306	\$0.0306	\$0.0306	\$0.0306
Residential Usage Charge - \$/cf							
Usage Block 1 (1-1,000)	\$0.0062	-	-	-	-	-	-
Usage Block 2 (1,001-2,000)	\$0.0240	-	-	-	-	-	-
Usage Block 3 (2,001-4,000)	\$0.0266	-	-	-	-	-	-
Usage Block 4 (over 4,000)	\$0.0302	-	-	-	-	-	-
Residential Usage Charge - \$/cf (July 1 Update)							
Usage Block 1 (1-1,000)	-	\$0.0059	\$0.0059	\$0.0059	\$0.0059	\$0.0059	\$0.0059
Usage Block 2 (1,001-2,000)	-	\$0.0217	\$0.0217	\$0.0217	\$0.0217	\$0.0217	\$0.0217
Usage Block 3 (2,001-3,500)	-	\$0.0240	\$0.0240	\$0.0240	\$0.0240	\$0.0240	\$0.0240
Usage Block 4 (3,501-5,000)	-	\$0.0273	\$0.0273	\$0.0273	\$0.0273	\$0.0273	\$0.0273
Usage Block 5 (over 5,000)	-	\$0.0459	\$0.0459	\$0.0459	\$0.0459	\$0.0459	\$0.0459
Industrial Usage Charge - \$/cf (July 1 Update)	-	\$0.0321	\$0.0321	\$0.0321	\$0.0321	\$0.0321	\$0.0321

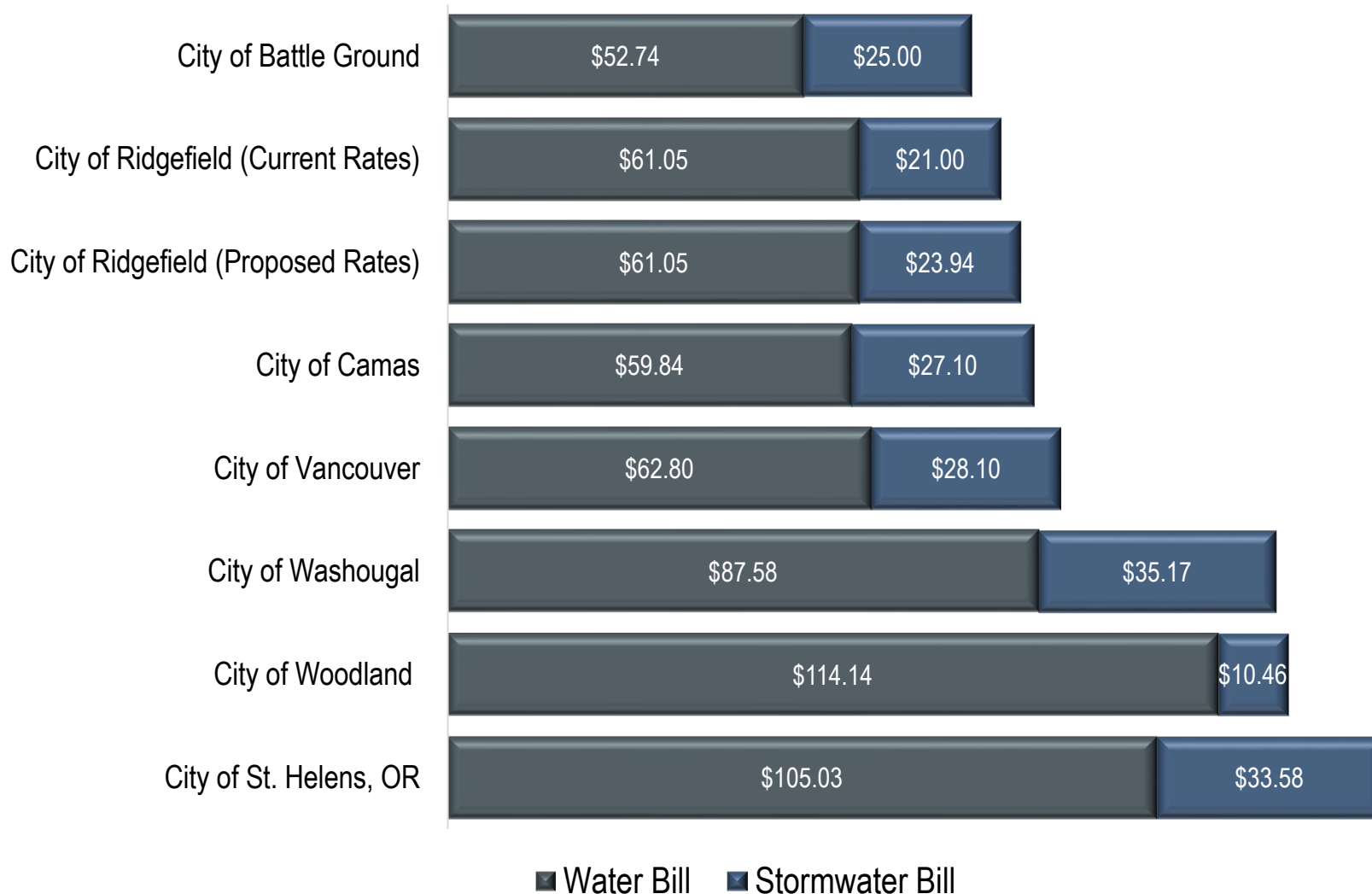


Bimonthly Single-Family Water Bill @ 1,400 cf





Combined Bimonthly Single-Family Water & Stormwater Bill





Recommendations

- **No water rate increases needed**
 - » Inflationary increases recommended after stormwater utility is stabilized
- **Adopt stormwater rate increases of**
 - » 14% in 2024
 - » 9% 2025-2026
 - » 8% in 2027
 - » 3% thereafter
- **Monitor financial status regularly, considering adjustments as needed**
 - » Revisit 2027 – 2029 rate increases around 2026

Thank you! Questions?

Doug Gabbard, Project Manager
(503) 374-1707
dougg@fcsgroup.com

Amanda Levine, Project Consultant
(425) 615-6509
amandal@fcsgroup.com

www.fcsgroup.com

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

City Council approves claims and/or payroll of the City on a regular basis

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor details attached

RECOMMENDED ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. July 27, 2023 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ALLISON SENNETT	3834	3834-20230727	Public Works	J. Barhitte Retirement Gift and Mileage Reimb. - Sennett	18.34
			Administration	J. Barhitte Retirement Gift and Mileage Reimb. - Sennett	31.18
ALLISON SENNETT Total					49.52
ANDREW MARVITZ	3279	3279-20230724	Public Safety	Active Shooter Instructor Training Meals per Diem - Marvitz	370.00
ANDREW MARVITZ Total					370.00
ARBORSCAPE LTD INC	3562	23-62708	Public Works	Tree Assessment Seven Wells	516.33
ARBORSCAPE LTD INC Total					516.33
BERK CONSULTING INC	3883	10781-06-23F	Public Safety	2023 Police Services Study	5,260.00
BERK CONSULTING INC Total					5,260.00
BLAIRCO INC	1493	22C-1585A	Public Works	PW Ops Replace HVAC Unit	17,156.77
BLAIRCO INC Total					17,156.77
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202305B	Public Works	05.2023 Customer Web Payments	21.90
		2827-202306B	Public Works	06.2023 Customer Web Payments	21.90
		2827-202306A	Public Works	06.2023 Customer Web Payments	724.13
		2827-202305A	Public Works	05.2023 Customer Web Payments	4,254.52
BLUEFIN PAYMENT SYSTEMS - EPAY Total					5,022.45
BRIDGETOWER OPCO LLC	3585	745624836	Public Works	Ad to Bid Systemic Horizontal Curve Safety	910.20
		745624817	Public Works	Ad to Bid - 11th & S Timm Rd Safety Improvement	869.20
		745622518	Public Works	Ad to Bid - S Royle Rd 15th St to 5th Way	553.50
BRIDGETOWER OPCO LLC Total					2,332.90
BRIGHTLY SOFTWARE INC.	3044	INV-218250	Genl Govt/Facilities	09.2023-08.2024 SmartGov Subscription and Portal	(130.64)
			Community Development	09.2023-08.2024 SmartGov Subscription and Portal	15,776.94
		INV-215708	Genl Govt/Facilities	09.2023-08.2024 SmartGov Connector BlueBeam	(11.43)
			Community Development	09.2023-08.2024 SmartGov Connector BlueBeam	1,381.03
BRIGHTLY SOFTWARE INC. Total					17,015.90
CFM STRATEGIC COMMUNICATIONS INC.	2551	27452	Genl Govt/Facilities	05.2023 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
Champery Rental REO LLC	UB*00903	(blank)	Genl Govt/Facilities	Refund Check 015712-000 804 Pioneer St	70.52
Champery Rental REO LLC Total					70.52
CHUCK GREEN	3889	3889-20230718	Public Works	WSDOT Route Jurisdiction Meeting Meals per Diem - Green	38.00
CHUCK GREEN Total					38.00
CINTAS CORPORATION NO 2	3497	5166914119	Genl Govt/Facilities	PW Crew Supplies	36.88
			Public Works	PW Crew Supplies	610.07
		5166321428	Genl Govt/Facilities	07.2023 First Aid Supplies - PW Ops	7.86
			Public Works	07.2023 First Aid Supplies - PW Ops	129.99
			Community Development	07.2023 First Aid Supplies - PW Ops	16.05
		5166321424	Genl Govt/Facilities	07.2023 First Aid Supplies - CH	18.54
		5166321496	Genl Govt/Facilities	07.2023 First Aid Supplies - RACC	22.37
			Community Development	07.2023 First Aid Supplies - RACC	62.63
		5166321444	Public Safety	07.2023 First Aid Supplies - PD	27.46
CINTAS CORPORATION NO 2 Total					931.85
CITY OF BATTLE GROUND	92	INV00431	Judicial	06.2023 Court Costs / Public Defender	20,923.83
CITY OF BATTLE GROUND Total					20,923.83

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

CITY OF RIDGEFIELD - EPAY PERMITS	95	PLZ-23-0017B	Public Works	Refund - Gee Creek Culvert Shorline Review PLZ-23-0017	(150.00)
		PLZ-23-0017A	Public Works	Gee Creek Culvert Shoreline Review PLZ-23-0017	150.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					0.00
CITY OF RIDGEFIELD WATER & STORM - EPAY	96	009787-006-0623	Public Works	Roundabout 45th & 3rd	50.95
		009272-000-0623	Public Works	1308 N Heron Dr Hayden Park - Storm	21.00
				1308 N Heron Dr Hayden Park - Water	178.12
		009787-009-0623	Genl Govt/Facilities	487 S 56th Pl. - Storm	41.82
				487 S 56th Pl. - Water	6.37
			Public Works	487 S 56th Pl. - Storm	691.80
				487 S 56th Pl. - Water	118.34
			Community Development	487 S 56th Pl. - Storm	85.39
		009787-007-0623	Public Works	1101 S Hillhurst Rd - Storm	21.00
				1101 S Hillhurst Rd - Water	84.29
		009457-000-0623	Public Works	Columbia Hills Irrigation Tract D Cispus Way	320.93
		005815-000-0623	Genl Govt/Facilities	109 W Division WWTP-Storm / CRWWD Portion	441.00
				109 W Division - WWTP - Water/ CRWWD Portion	131.66
			Public Works	109 W Division WWTP-Storm	441.00
				109 W Division - WWTP - Water	131.65
		005811-000-0623	Public Works	Abrams Park Kitchen - Storm	441.00
				Abrams Park Kitchen & Irrigation - Water	52.51
		007097-000-0623	Public Works	2311 N 5th Way Crow's Nest Park - Storm	42.00
				2311 N 5th Way Crow's Nest Park - Water	203.63
		005032-000-0623	Genl Govt/Facilities	101 S Main -Storm	63.00
				101 S Main - Water	351.85
		009787-010-0623	Genl Govt/Facilities	IRR 487 S 56th Pl.	18.31
			Public Works	IRR 487 S 56th Pl.	302.96
			Community Development	IRR 487 S 56th Pl.	37.39
		006404-000-0623	Genl Govt/Facilities	230 Pioneer St City Hall - Water	104.46
				230 Pioneer St City Hall - Storm	147.00
		006405-000-0623	Public Works	119 N 3rd Ave Community Park - Water	184.00
				119 N 3rd Ave Community Park - Storm	42.00
		009787-004-0623	Public Works	Green Gables Tract-C Irrigation M	243.89
		005436-010-0623	Public Works	5054 Pioneer Street - Storm	21.00
		009787-005-0623	Public Works	Park & Ride Lot	231.00
		006398-000-0623	Public Safety	116 N Main Ave PD - Water	71.34
				116 N Main Ave PD - Storm	84.00
		010935-000-0623	Public Works	Cedar Creek Irrigation Tract-B	233.54
		009787-002-0623	Public Works	Green Gables Tract-D Irrigation M	353.97
		008428-000-0623	Public Works	Cedar Ridge Park - Water	248.16
				Cedar Ridge Park - Storm	21.00
		009787-003-0623	Public Works	Green Gables Tract-D Irrigation MET	413.52
		012825-000-0623	Public Works	IRR West End S Sevier Rd	572.68
		005806-000-0623	Public Works	Abrams Soccer Field - Water	1,575.13
		006420-000-0623	Public Works	315 N 3rd Ave Davis Park	624.13
		007183-000-0623	Public Works	618 Lark Dr Lark Park - Water	229.98
				618 Lark Dr Lark Park - Storm	21.00
		006419-000-0623	Public Works	301 N 3rd Ave CDD - Storm	42.00

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

CITY OF RIDGEFIELD WATER & STORM - EPAY	96	005812-001-0623	Public Works	Abrams Park Chlorine Injector - Storm	21.00
		005807-000-0623	Public Works	Abrams Park Restrooms - Storm	21.00
				Abrams Park Restrooms - Water	174.46
		010821-000-0623	Public Works	Water Tower (Cemetery)	63.00
		009787-011-0623	Public Works	IRR Horns Corner Park	2,308.23
		005488-000-0623	Public Works	Cemetery Water Spigots	48.90
		005436-009-0623	Public Works	6007 N Ridgefield Woods Dr - Irrigation	183.68
		005810-000-0623	Public Works	Abrams Park Standpipe - Water	52.96
		009787-000-0623	Public Works	Green Gables Tract-Q Irrigation M	175.45
		010889-000-0623	Public Works	Junction Well & Reservoir	147.00
		009787-008-0623	Public Works	IRR Seven Wells PH3 Tract H	305.52
		005207-000-0623	Public Works	Blue Heron Community Garden	77.79
		009427-000-0623	Public Works	Columbia Hills Irrigation Tract B Wind River	238.77
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					13,559.53
CITYGATE ASSOCIATES LLC	3913	31285	Public Works	Public Works Staff Study	8,084.00
CITYGATE ASSOCIATES LLC Total					8,084.00
CLARK COUNTY	102	0102-20230727	Public Works	2023 Chip Seal Reimbursement	5,000.00
		CI053070	Public Safety	Q3.2023 CRESA Emergency Management	3,785.00
		CI053142	Judicial	01.2023-06.2023 Probable Cause Billing	343.50
		CI053111	Public Safety	Q3.2023 CRESA Dispatch/Radio Operations and ER&R	28,565.25
		CI053235	Public Safety	Q1.2023 Jail Beds	7,519.66
CLARK COUNTY Total					45,213.41
CLARK COUNTY FIRE DISTRICT #5	104	10944	Genl Govt/Facilities	Q3.2023 Safety Consortium	42.17
			Public Works	Q3.2023 Safety Consortium	697.83
CLARK COUNTY FIRE DISTRICT #5 Total					740.00
CLARK COUNTY TREASURERS OFFICE	554	SIF202306	Genl Govt/Facilities	School Impact Fees	557,040.00
CLARK COUNTY TREASURERS OFFICE Total					557,040.00
CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202306	Genl Govt/Facilities	487 S 56th Pl.	40.03
				230 Pioneer Ave	206.06
			Public Safety	101 Mill St Ste B	124.60
				116 N Main Avenue	184.51
			Public Works	911 N 65th Ave Intertie 2 - Water	103.30
				301 N 3rd Ave	98.33
				Overlook Park - Electricity	44.94
				City Park/Water Well	5,771.70
				SR/Pioneer ST & S 65 AVE	52.78
				487 S 56th Pl.	652.09
				109 W Division St - Electricity	36.29
				1504 NW Intertie 3 - Water	1,186.05
				535 N Abrams Park Rd.	58.38
				255 S 56th Pl - Electricity	2,834.54
				N 35th Ave and Pioneer St	52.22
				337 S Royal Rd.	125.35
				512 N Allen Dr - Electricity	26.83
				Traffic Signal - Hillhurst/Royal Rd.	54.17
				SR/Pioneer St & S 56 PL	113.43
				400 N Abrams Park Rd	1,102.24

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202306	Public Works	800 NE 264 St Intertie 1 - Water	8,113.13	
				Municipal Lighting Lease	9,312.56	
				3701 N 3rd Cir - Electricity	27.07	
				N Abrams Park/E Division	232.18	
				2300 N 3rd Way Bellwood Trail Lights	31.56	
				214 S Riverview Dr	352.25	
				N 3 Av & Simons St	48.78	
				N 1st Cir & N 65th Ave - Park & Ride	52.62	
				Pioneer St. & Gee Creek Loop - Electricity	27.23	
				Community Development	487 S 56th Pl.	81.72
Public Works	487 S 56th Pl.	10.01				
CLARK PUBLIC UTILITIES - EPAY Total					31,156.95	
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	0741-202306	Genl Govt/Facilities	487 S 56th Pl - Sewer	3.98	
				230 Pioneer St City Hall - Sewer	266.00	
				109 W Division WWTP - CRWWD Portion - Sewer	88.86	
			Public Safety	116 N Main Ave PD - Sewer	52.38	
				487 S 56th Pl - Sewer	52.29	
			Public Works	109 W Division WWTP - Sewer	88.87	
				255 S 56th Pl Well & Reservoir - Sewer	38.26	
				Abrams Park Former Mgr House - Sewer	42.97	
				Abrams Park Kitchen - Sewer	38.26	
				Abrams Park Restrooms - Sewer	89.45	
				101 S Main Ave/Overlook Park - Sewer	213.63	
				487 S 56th Pl - Sewer	8.33	
				Public Works	487 S 56th Pl - Sewer	1.31
				CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total		
CLARK-COWLITZ FIRE RESCUE	3047	ART22-11-2023.04	Genl Govt/Facilities	04.2023 AWC Grant # ART22-11 Reimbursement	8,850.12	
CLARK-COWLITZ FIRE RESCUE Total					8,850.12	
COLUMBIAN PUBLISHING	116	43063	Community Development	Paradise Found Development Agreement	79.20	
		43164	Public Works	Ad to Bid - S Royle Rd 15th St to 5th Way	409.20	
COLUMBIAN PUBLISHING Total					488.40	
COMCAST - EPAY	2271	2271-202307	Genl Govt/Facilities	RACC Internet	52.84	
				PW Ops Center Communications	13.27	
				PW Ops Internet	10.24	
				City Hall Communications	474.18	
			Public Safety	PD - 116 Main	350.46	
				PD - 101 Mill	394.66	
			Public Works	PW Ops Center Communications	219.51	
				PW Ops Internet	169.60	
			Community Development	RACC Internet	147.95	
				PW Ops Center Communications	27.09	
				PW Ops Internet	20.96	
COMCAST - EPAY Total					1,880.76	
COMCAST BUSINESS - EPAY	1666	177152846	Genl Govt/Facilities	07.2023 PW Ops Communications	82.08	
			Public Works	07.2023 PW Ops Communications	1,357.74	
			Community Development	07.2023 PW Ops Communications	167.58	
		175451950	Genl Govt/Facilities	07.2023 City Hall Communications	413.55	

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

COMCAST BUSINESS - EPAY Total					2,020.95		
COMMERCIAL APPRAISAL & CONSULTING	3928	A230097	Public Works	Royle Rd - Ridgefield Storage Property File 2 Appraisal	750.00		
		A230098	Public Works	Royle Rd - Ridgefield Storage Property File 3 Appraisal	750.00		
COMMERCIAL APPRAISAL & CONSULTING Total					1,500.00		
DAVID AND CATHLEEN STANDAL	1607	1466	Public Safety	2018 Chevy Tahoe - Body Repair & Graphic Removal	2,758.09		
DAVID AND CATHLEEN STANDAL Total					2,758.09		
DEPARTMENT OF LICENSING	3387	3387-20230727	Administration	Notary License - Diana Allen	30.00		
DEPARTMENT OF LICENSING Total					30.00		
DEPARTMENT OF LICENSING - EPAY	154	RG0001356-2023	Genl Govt/Facilities	CPL Fees	21.00		
		RG0001351-2023	Genl Govt/Facilities	CPL Fees	18.00		
		74245926	Genl Govt/Facilities	07.2023 Annual Driving Record Request	12.26		
			Public Safety	07.2023 Annual Driving Record Request	150.00		
			Public Works	07.2023 Annual Driving Record Request	202.72		
			Community Development	07.2023 Annual Driving Record Request	85.02		
		RG0001378-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001362-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001379-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001371-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001367-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001352-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001372-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001377-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001375-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001373-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001361-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001382-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001376-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001370-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001353-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001366-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001360-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001358-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001374-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001381-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001357-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001380-2023	Genl Govt/Facilities	CPL Fees	18.00		
		72817652	Public Safety	Driving Records	15.00		
		RG0001359-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001354-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001364-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001383-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001368-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001355-2023	Genl Govt/Facilities	CPL Fees	21.00		
		RG0001363-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001365-2023	Genl Govt/Facilities	CPL Fees	18.00		
		RG0001369-2023	Genl Govt/Facilities	CPL Fees	18.00		
		DEPARTMENT OF LICENSING - EPAY Total					1,065.00

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

DOWL LLC	3731	243214846.02-11	Public Works	06.2023 Refuge Park Design/Construction	2,544.75
DOWL LLC Total					2,544.75
ELCOR INC	2081	16341	Public Safety	2023 Microsoft Annual Licenses	6,429.79
			Public Works	2023 Microsoft Annual Licenses	5,971.42
			Community Development	2023 Microsoft Annual Licenses	5,059.80
			Information Technology	2023 Microsoft Annual Licenses	8,003.49
		MSG-16340	Public Safety	ELCOR 06.2023 IT Services	3,856.01
			Public Works	ELCOR 06.2023 IT Services	3,133.77
			Community Development	ELCOR 06.2023 IT Services	3,373.36
			Information Technology	ELCOR 06.2023 IT Services	6,998.45
		16409	Public Works	RORC Internet Firewall	797.64
		16342	Public Safety	2023 Microsoft Annual Licenses	26.35
			Public Works	2023 Microsoft Annual Licenses	24.47
			Community Development	2023 Microsoft Annual Licenses	20.73
			Information Technology	2023 Microsoft Annual Licenses	32.80
		16447	Public Safety	PD Hard Drive Mounting Bracket & SSD	45.21
		16446	Public Safety	PD Sonic Wall Licensing	1,423.04
		16450	Public Safety	PD Rack Misc. Hardware	165.48
		16449	Information Technology	DP to HDMI Cable - Burley	9.33
		16451	Public Safety	PD Rack Misc. Hardware	5.91
		16445	Information Technology	Parks Assistant Laptop	1,462.54
		16448	Information Technology	Video Card - Burley	293.49
ELCOR INC Total					47,133.08
ELMERS FLAG AND BANNER	170	18547	Genl Govt/Facilities	US and WA State Flags - CH/Abrams/PW Ops	169.62
			Public Works	US and WA State Flags - CH/Abrams/PW Ops	471.14
			Community Development	US and WA State Flags - CH/Abrams/PW Ops	26.77
ELMERS FLAG AND BANNER Total					667.53
EXCEL DESIGNS LLC	2861	38305	Public Safety	PD Hats and Logo Printing	97.62
EXCEL DESIGNS LLC Total					97.62
FDM DEVELOPMENT INC.	3926	288	Public Works	Royle Rd Roundabout Construction - ROW	750.00
FDM DEVELOPMENT INC. Total					750.00
FIDELITY NATIONAL TITLE - EPAY	677	612888943	Public Works	ROW for Royle Rd Prj Parcel 213966000	37,035.39
FIDELITY NATIONAL TITLE - EPAY Total					37,035.39
GALINA BURLEY	3766	3766-20230727	Public Works	06.2023 Mileage Reimbursement - Burley	89.74
GALINA BURLEY Total					89.74
GC SYSTEMS INC	3454	43537	Public Works	Well 11 Maintenance - Valve	770.72
GC SYSTEMS INC Total					770.72
GRAYLING ENGINEERS PLLC	3877	772	Public Works	06.2023 Water Main Replacement - Pioneer to Shobert	5,870.00
GRAYLING ENGINEERS PLLC Total					5,870.00
HARRY'S KEY SERVICE INC.	982	44255	Public Safety	Rekey New PD Server Room Locks	186.31
HARRY'S KEY SERVICE INC. Total					186.31
HARRY'S LAWN AND POWER EQUIPMENT	214	245109	Public Works	Parks Spray Gun	37.59
		245110	Public Works	Parks Mower Maintenance	426.42
HARRY'S LAWN AND POWER EQUIPMENT Total					464.01
HD SUPPLY INC.	3886	INV00063170	Public Works	Water Supplies - PVC Check Valve	264.58
		INV00063045	Public Works	Hach DPD Free Chlorine Reagent	270.10
HD SUPPLY INC. Total					534.68

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

HONEY BUCKETS	223	553563087	Genl Govt/Facilities Public Works	06.27.2023-07.24-2023 PW Shop Port-a-Potty 06.27.2023-07.24-2023 PW Shop Port-a-Potty	59.81 989.19
HONEY BUCKETS Total					1,049.00
INTERMEDIA.NET INC.	3804	2307376011	Information Technology	06.2023 Voice Service Charges	87.23
INTERMEDIA.NET INC. Total					87.23
JACOBS ENGINEERING GROUP INC.	3349	W3X87401-11	Public Works	05.2023 Screen Design/Engineering Services	18,561.15
JACOBS ENGINEERING GROUP INC. Total					18,561.15
JANEAN Z PARKER	2199	200	Public Works Community Development Legal	06.2023 Legal Services 06.2023 Legal Services 06.2023 Legal Services	68.75 1,306.25 3,712.50
JANEAN Z PARKER Total					5,087.50
JONES LANDSCAPE INC.	743	54372 54373 54371	Public Works Public Works Public Works	Landscaping Pioneer & N 65th Ave Median/North Side Landscaping Pioneer & Royal and S Royal & S 3rd Landscaping Pioneer & S 56th Pl Median/North Side	7,413.34 6,546.46 7,413.34
JONES LANDSCAPE INC. Total					21,373.14
JUDY CHIPMAN	3757	3757-20230727	Council	AWC Conference Airfare Reimbursement - Chipman	626.00
JUDY CHIPMAN Total					626.00
KARL JOHANSSON	3569	21001-27	Public Works	06.2023 YMCA Site Plan	320.00
KARL JOHANSSON Total					320.00
KINDNESS 911	3377	25	Public Safety	2023-2024 Kindness 911 Annual Fee	2,500.00
KINDNESS 911 Total					2,500.00
KIRK JOHNSON	1716	1716-20230727	Finance	05.2023-06.2023 Mileage Reimb. - Kirk Johnson	266.06
KIRK JOHNSON Total					266.06
KYLE JOHNSON	3851	3851-20230726	Public Works	Electrical Journeyman Training Meals per Diem - Kyle Johnson	204.00
KYLE JOHNSON Total					204.00
LES SCHWAB TIRES WOODLAND	272	42600544862	Public Works	Street Sweeper Tire Repair	277.90
LES SCHWAB TIRES WOODLAND Total					277.90
MACKAY AND SPOSITO INC.	899	47164	Public Works	05.2023 Skate Park Alternatives Study	2,710.79
MACKAY AND SPOSITO INC. Total					2,710.79
MARIUS L MALATTIA	1817	174	Community Development	06.2023 Design Reviews	600.00
MARIUS L MALATTIA Total					600.00
MAUL FOSTER ALONGI INC.	834	54835 54836	Genl Govt/Facilities Genl Govt/Facilities	06.2023 Remedial Action 06.2023 On-Call Services - Park Laundry	786.25 4,786.25
MAUL FOSTER ALONGI INC. Total					5,572.50
NAPA AUTO PARTS	498	378887 377206	Public Works Public Works	Sweeper Maint. & Storm Supplies Armorall Tire Foam	124.61 7.87
NAPA AUTO PARTS Total					132.48
NICHOLAS M MINZGHOR	3924	936	Public Safety	Active Shooter Instructor	1,500.00
NICHOLAS M MINZGHOR Total					1,500.00
NORTHSTAR CHEMICAL INC.	1019	256481	Public Works	Sodium Hypochlorite	1,371.80
NORTHSTAR CHEMICAL INC. Total					1,371.80
NORTHWEST NATURAL GAS - EPAY	315	0315-202306	Genl Govt/Facilities Public Safety	PW Shop - Natural Gas PW Ops - Natural Gas PW Ops #B - Natural Gas City Hall - Natural Gas Police Department - Natural Gas PD The Bluffs - Natural Gas	1.58 1.19 2.90 32.07 23.32 62.55

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

NORTHWEST NATURAL GAS - EPAY	315	0315-202306	Public Works	PW Shop - Natural Gas	25.72
				PW Ops - Natural Gas	19.40
			Community Development	PW Ops #B - Natural Gas	47.26
				PW Ops - Natural Gas	2.43
			Public Works	PW Shop - Natural Gas	0.40
				PW Ops - Natural Gas	0.30
				PW Ops #B - Natural Gas	0.73
NORTHWEST NATURAL GAS - EPAY Total					219.85
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	P21026-2900-16	Genl Govt/Facilities	Royle Road S 19th to 460 LF N of S 15th	(2,521.71)
			Public Works	Royle Road S 19th to 460 LF N of S 15th	50,434.25
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					47,912.54
ONE CALL CONCEPTS	326	3069095	Public Works	06.2023 Excavation Notifications/Modern Ticket Delivery	188.76
ONE CALL CONCEPTS Total					188.76
PACIFIC OFFICE AUTOMATION - LEASE	1564	80305549	Genl Govt/Facilities	07.2023 Copier Lease - PD/CH/RACC/PWUTIL	767.42
			Public Safety	07.2023 Copier Lease - PD/CH/RACC/PWUTIL	562.47
			Public Works	07.2023 Copier Lease - PD/CH/RACC/PWUTIL	42.10
			Community Development	07.2023 Copier Lease - PD/CH/RACC/PWUTIL	447.66
			Public Safety	New PD Station Equipment Relocation	163.05
PACIFIC OFFICE AUTOMATION - LEASE Total					1,982.70
PATRICIA NEWHOUSE	2644	2644-20230727	Public Works	Supplies & Mileage Reimbursement - Newhouse	50.79
			Council	Supplies & Mileage Reimbursement - Newhouse	95.07
			Human Resources	Supplies & Mileage Reimbursement - Newhouse	45.53
			Administration	Supplies & Mileage Reimbursement - Newhouse	88.69
PATRICIA NEWHOUSE Total					280.08
PATRICK HILDRETH BRAND AND DESIGN	2372	2569	Genl Govt/Facilities	Partrick Hildreth Brand & Design	38.27
			Public Works	Partrick Hildreth Brand & Design	105.30
			Information Technology	Partrick Hildreth Brand & Design	191.43
PATRICK HILDRETH BRAND AND DESIGN Total					335.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071859.001-10	Public Works	06.2023 Horns Corner Park	411.00
		0071742.000-14	Public Works	05.2023 Mayors Meadow to Reiman Rd Design	1,406.25
		0071742.000-15	Public Works	06.2023 Mayors Meadow to Reiman Rd Design	2,822.25
PBS ENGINEERING AND ENVIRONMENTAL Total					4,639.50
PFM FINANCIAL ADVISORS LLC	2910	126013	Finance	Financial Advisory Services	5,037.50
PFM FINANCIAL ADVISORS LLC Total					5,037.50
PORTLAND ENGINEERING INC	2082	11882	Public Works	06.2023 AA003 Ridgefield Service 2023	1,739.74
PORTLAND ENGINEERING INC Total					1,739.74
POSTMASTER	348	0348-20230727	Genl Govt/Facilities	Postage Replenishment - 2023 Summer/Fall Event Mailer	2,185.26
POSTMASTER Total					2,185.26
PROVIDENCE HEALTH & SERVICES OREGON	3530	41555	Public Safety	DOT Physical Exams	65.00
			Public Works	DOT Physical Exams	100.00
PROVIDENCE HEALTH & SERVICES OREGON Total					165.00
PUBLIC SAFETY TESTING	354	2023-747	Public Safety	Q2.2023 Subscription Fees	130.00
PUBLIC SAFETY TESTING Total					130.00
RIDGEFIELD HARDWARE	376	0376-202306	Genl Govt/Facilities	06.2023 Operational Supplies	228.52
			Public Safety	06.2023 Operational Supplies	258.52
			Public Works	06.2023 Operational Supplies	547.89
			Community Development	06.2023 Operational Supplies	0.53

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

RIDGEFIELD HARDWARE Total					1,035.46
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-202306	Public Works	06.2023 Operational Supplies & Maintenance	1,082.65
RIDGEFIELD LANDSCAPE PRODUCTS Total					1,082.65
RIDGEFIELD SCHOOL DISTRICT	378	1002200159	Genl Govt/Facilities	06.2023 RACC Operating Expenses	401.63
			Community Development	06.2023 RACC Operating Expenses	1,539.58
RIDGEFIELD SCHOOL DISTRICT Total					1,941.21
ROYAL THRONE LLC	2909	2909-20230727	Genl Govt/Facilities	2023 F2T Restroom Rental	1,000.00
ROYAL THRONE LLC Total					1,000.00
SPECIAL ASPHALT PRODUCTS	3580	INVC093014	Genl Govt/Facilities	Streets Crack Seal Machine Rental	(261.00)
			Public Works	Streets Crack Seal Machine Rental	3,261.00
SPECIAL ASPHALT PRODUCTS Total					3,000.00
SPRINGBROOK - GROUP EPAY	3544	230721926	Public Works	06.2023 UB Web Payments	107.06
SPRINGBROOK - GROUP EPAY Total					107.06
SPRINGBROOK SOFTWARE LLC	3444	INV-013770	Public Works	06.2023 Customer Web Payments	544.18
SPRINGBROOK SOFTWARE LLC Total					544.18
STATE AUDITOR'S OFFICE	524	L155647	Finance	05.2023 Audit Services	5,252.10
STATE AUDITOR'S OFFICE Total					5,252.10
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-033-640-189	Genl Govt/Facilities	04.2023 B&O and Excise Tax Return	545.68
			Public Works	04.2023 B&O and Excise Tax Return	4,370.77
		0-034-511-381	Genl Govt/Facilities	06.2023 B&O and Excise Tax Return	3,628.89
			Public Works	06.2023 B&O and Excise Tax Return	5,822.64
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					14,367.98
STEVE STUART	2075	2088-202318	Executive	WSDOT Route Jurisdiction Meeting Meals per Diem - Stuart	38.00
STEVE STUART Total					38.00
SUMMIT LAW GROUP PLLC	413	146363	Human Resources	2023 Public Labor Law Update Annual Subscription	391.32
SUMMIT LAW GROUP PLLC Total					391.32
THE MASTERS TOUCH LLC	1786	P87321	Public Works	06.2023 UB Final Bills - Postage	29.52
		87003	Public Works	06.2023 UB Statements	1,276.01
		P87003	Public Works	06.2023 UB Statements - Postage	1,902.90
		87321	Public Works	06.2023 UB Final Bills	89.79
THE MASTERS TOUCH LLC Total					3,298.22
THE PARR COMPANY	964	26661287	Public Works	Sidewalk Repair Concrete Mix	58.57
THE PARR COMPANY Total					58.57
TOWNZEN & ASSOCIATES INC.	3450	23-075	Community Development	06.2023 Building Plan Reviews	29,864.56
TOWNZEN & ASSOCIATES INC. Total					29,864.56
TYLER KING	2866	2866-20230727	Public Safety	Pants and Boots Reimbursement - King	255.51
		2866-20230724	Public Safety	Active Shooter Instructor Training Meals per Diem - King	370.00
TYLER KING Total					625.51
UNIFIRST CORPORATION	3904	2240005083	Genl Govt/Facilities	07.11.2023 PW Ops Mats and PW Uniforms	13.51
			Public Works	07.11.2023 PW Ops Mats and PW Uniforms	195.44
			Community Development	07.11.2023 PW Ops Mats and PW Uniforms	5.52
		2240005086	Genl Govt/Facilities	07.11.2023 Floor Mats - CH	16.46
		2240005085	Public Safety	07.11.2023 Floor Mats - PD	39.52
UNIFIRST CORPORATION Total					270.45
VAIRKKO TECHNOLOGIES LLC	3699	23775	Genl Govt/Facilities	07.2023 PD Scheduling Software	(12.39)
			Public Safety	07.2023 PD Scheduling Software	154.79
VAIRKKO TECHNOLOGIES LLC Total					142.40

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

VANCOUVER WATERSHEDS COUNCIL	3284	RID-2NDQTR2023	Genl Govt/Facilities	Q2.2023 Horns Corner Park Design	11,133.65
VANCOUVER WATERSHEDS COUNCIL Total					11,133.65
VERIZON WIRELESS - EPAY	452	9938353304	Genl Govt/Facilities	06.2023 Cellphone and Equipment	79.36
			Public Safety	06.2023 Cellphone and Equipment	703.65
			Public Works	06.2023 Cellphone and Equipment	436.64
			Community Development	06.2023 Cellphone and Equipment	281.46
			Council	06.2023 Cellphone and Equipment	516.01
			Finance	06.2023 Cellphone and Equipment	46.91
			Administration	06.2023 Cellphone and Equipment	281.46
			Executive	06.2023 Cellphone and Equipment	46.91
		9938353306	Genl Govt/Facilities	General iPad and cellphones	565.62
				PW iPad and cellphones	43.52
			Public Safety	PD iPad and cellphones	696.13
				PD Cell Equipment	684.79
			Public Works	PW iPad and cellphones	1,317.82
				PWSTW Cell Equipment	65.20
			Community Development	CDD iPad and cellphones	30.89
			Council	Council iPad and cellphones	43.52
			Administration	Admin iPad and cellphones	261.07
		9938353305	Public Works	06.2023 Hillhurst Ped Crossing	105.18
VERIZON WIRELESS - EPAY Total					6,206.14
W.W.GRAINGER INC.	206	9766355722	Genl Govt/Facilities	Water Supplies - Valve	(15.33)
			Public Works	Water Supplies - Valve	191.49
W.W.GRAINGER INC. Total					176.16
WA STATE TREASURER'S OFFICE	642	0642-Q2.2023A	Genl Govt/Facilities	Q2.2023 Building Code Fees	1,362.50
WA STATE TREASURER'S OFFICE Total					1,362.50
WALTER E. NELSON COMPANY	3553	1804904	Genl Govt/Facilities	Abrams Park Paper Supplies & PW Ops Seatcovers	2.26
			Public Works	Abrams Park Paper Supplies & PW Ops Seatcovers	80.95
			Community Development	Abrams Park Paper Supplies & PW Ops Seatcovers	4.64
		1805201	Genl Govt/Facilities	CH Paper Products	59.32
WALTER E. NELSON COMPANY Total					147.17
WAPITI NW LLC	2545	40279	Community Development	2013 Ford Escape - K. Rashed	1,316.60
		40280	Genl Govt/Facilities	2015 Ford F-550 - PW Truck	128.18
			Public Works	2015 Ford F-550 - PW Truck	2,120.10
		40278	Genl Govt/Facilities	2019 Ford F-350 - D. Smith	34.33
			Public Works	2019 Ford F-350 - D. Smith	652.28
		40324	Public Works	2015 Ford F-350 - J. Strickler	2,664.08
WAPITI NW LLC Total					6,915.57
WELLS FARGO - EPAY	1681	202306-7036	Executive	Stuart Ridgefield Hardware sunblock-waterfront dev. Mtg	15.21
				Stuart Rosauers Food & Dru Mtg w/Councilors re City issues/agend	49.20
				Stuart El Rancho Viejo Meeting re commercial project in Ridgefie	57.50
				Stuart Old Liberty Theater Llc Mtg w/Councilors re City issues/a	29.14
				Stuart Event 2023 Wcma Summe 2023 annual WCCMA Conference Regist	375.00
				Stuart Sq Sugars Barbecue Economic development partners meeting	19.51
				Stuart The Columbian Circ 2 May-June Renewal Fee for Newspaper S	9.99
				Stuart The Columbian Circ 2 June-July Monthly Newspaper Subscrip	9.99
				Stuart Sq Little Cantina Economic development partners meeting	15.64

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

WELLS FARGO - EPAY

1681

202306-5756

Genl Govt/Facilities

Rubio Www Costco Com RACC paper plates and cleaning supplies	22.30
Rubio Canva 03803-36365931 DeMoss - design subscription charges	119.40
Rubio Eclinchier Basic Plan Social Media Publishing and Analytics	(5.66)
Rubio Mailchimp Social Media and Email Marketing Software-additi	(0.35)
Rubio Amazon Web Services Web Audio Backup - Use/Sales Tax	(0.05)
Rubio Eztextingcom DeMoss - Text Marketing Solutions	86.96
Rubio Primo Water FI PW Ops Water Delivery Service	7.85
Rubio Siptrunk Inc PD Telephone Service	220.38
Rubio Primo Water FI PW Ops Water Delivery Service	105.84
Rubio Www Costco Com RACC paper plates and cleaning supplies	62.44
Rubio Primo Water FI PW Ops Water Delivery Service	16.44
Rubio Government Finance Offic GFOA Avoiding Fraud training - Ac	85.00
Rubio Government Finance Offic GFOA Intro to Government Accounti	85.00
Rubio Dropbox Flmj45w94g7y File Sharing - Events	21.73
Rubio Dropbox Th2t19jst1m2 File Sharing - Public Records	13.03
Rubio Eclinchier Basic Plan Social Media Publishing and Analytics	60.66
Rubio Amazon Web Services Web Audio Backup	0.61
Rubio Adobe Creative Cloud Software - DeMoss	43.47
Rubio J2 Efax Services EFax Software	189.90
Rubio Eztextingcom DeMoss - Text Marketing Solutions	375.67
Rubio Zoom.Us 888-799-9666 Meeting Platform	60.86
Rubio Mailchimp Social Media and Email Marketing Software	42.66
Rubio Spotify CH Monthly Music	10.86
Giles Amzn Mktp Us Ou0h85aa3 Backup Phone Screen Protectors	7.60
Giles Amzn Mktp Us H365l63c3 J Johnston Bluetooth Receiver	0.99
Giles Amzn Mktp Us Ax5jw6dl3 4th of July Parade Candy	1,856.70
Giles Amazon.Com L68wz1uw3 Amzn Josh J. File Jackets/Hanging Fil	2.12
Giles Amazon.Com Od2f33kc3 PW Shop Gas Cans	15.11
Giles Amzn Mktp Us K98bc3rr3 Finance City Days Booth Supplies	10.85
Giles Amazon.Com B12vp4kr3 Amzn PWFAC Fire Extinguishers	5.66
Giles Amzn Mktp Us Hm5fa0x03 PW Ops Highlighters	1.39
Giles Amzn Mktp Us F42dg6003 Boards/Commissions iPad Charger	38.92
Giles Amazon.Com Lr37l1bc3 Amzn PW Ops Coffee	0.82
Giles Amzn Mktp Us H365l63c3 PW Ops Magnifying Glass	0.94
Giles Amzn Mktp Us Dk7482d23 PW Ops Pencil Erasers	0.44
Giles Amazon.Com Uj0ss9to3 Amzn RACC Coffee	16.10
Giles Amazon.Com Ir8nn8b53 PW Shop Funnels	2.80
Giles Amazon.Com Nt5ht36l3 PW OPS Dish Soap	1.06
Giles Amzn Mktp Us Gk1pq6f73 06.2023 Big Paddle Supplies	216.44
Giles Amzn Mktp Us Wf2iu1xb3 PW Ops Ink Pens	1.38
Giles Amzn Mktp Us Wf2iu1xb3 Frank S. Sticky Note Flags	0.40
Giles Amazon.Com L68wz1uw3 Amzn PW Ops File Folders	1.24
Giles Amzn Mktp Us 8p0m33bt3 Jon E First Aid Kit	2.17
Giles Amzn Mktp Us 8p0m33bt3 Steve T First Aid Kit	4.34
Giles Amzn Mktp Us H365l63c3 F. Schmidt Magnifying Glass	1.03
Giles Amzn Mktp Us Lr6383qg3 Am PW Ops Flash Drives	1.39
Giles Amzn Mktp Us 8p0m33bt3 Tammi N First Aid Kit	21.75

Public Safety

Public Works

Community Development

Finance

Information Technology

202306-3035

Genl Govt/Facilities

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

WELLS FARGO - EPAY

1681

202306-3035

Genl Govt/Facilities

Giles Amzn Mktp Us Cw3nb1lc3 Events - Dragon Boat Ladder	21.49
Giles Amazon.Com B12vp4kr3 Amzn J. Embry Fire Extinguisher	2.71
Giles Amzn Mktp Us Oc9y993o3 CDD Power Strip	21.73
Giles Amzn Mktp Us Mz3pr5yp3 CH Trash Can Liners	7.60
Giles Amzn Mktp Us le4c51mb3 CH Binders	5.97
Giles Amzn Mktp Us 7t74f4wq3 Emergency Preparedness Kits	748.94
Giles Amzn Mktp Us 5j9fe74d3 Events Helium Tank	72.82
Giles Amazon.Com Nt5ht36l3 PW OPS Binders	0.72
Giles Amazon.Com Wu20u7z73 RACC Post-it Notes	5.15
Giles Amzn Mktp Us 4q33y49d3 Code Enforcement Pliers	9.61
Giles Amzn Mktp Us Gh4in37x3 Mosquito Repellant	82.42
Giles Amzn Mktp Us N20qy0j13 Events-Paper for Small Dog Photo Co	17.28
Giles Amzn Mktp Us Fd57z7yx3 Photography Light Kit	163.04
Giles Amazon.Com 0597k72c3 Amzn RACC Tissue	7.06
Giles Amzn Mktp Us Canceled-Photography Lighting Kit	(163.04)
Giles Amazon.Com Gn1bs8kj3 Amzn Events Cricut Blade	17.38
Giles Amzn Mktp Us Qp8nh4hw3 RACC Screwdriver Kit	4.00
Giles Amzn Mktp Us S956i9vi3 06.2023 Big Paddle Supplies	54.29
Giles Amzn Mktp Us 8f94f4633 Am 06.2023 Big Paddle Supplies	6.95
Giles Amzn Mktp Us le4c51mb3 HR Binders	36.95
Giles Amzn Mktp Us l29in6p33 Photography Backdrops	39.12
Giles Amazon.Com Uj0ss9to3 Amzn RACC Notepads	5.83
Giles Amzn Mktp Us 887en1ej3 Code Enforcement Labels	18.10
Giles Amzn Mktp Us l05dj0x63 Events Small Dog Photo Contest Supp	10.93
Giles Amazon.Com Ht9mj9263 Code Enforcement Pry Bar	21.72
Giles Amazon.Com B12vp4kr3 Amzn Code Enforcement Fire Extinguish	27.14
Giles Amazon.Com Zr29v0bp3 Amzn CH Labels	32.13
Giles Amzn Mktp Us Do2972gk3 Tripod for Board Meetings	35.75
Giles Amzn Mktp Us Nf66s6fw3 City Hall Light Bulbs	27.16
Giles Amzn Mktp Us 2i8hb7sx3 Photography Lightbox	163.04
Giles Amzn Mktp Us 791md4vr3 PD Vent Chest Seals/Bandages	172.50
Giles Amzn Mktp Us Returned PD Desk Pads	(84.30)
Giles Amzn Mktp Us Uq3oj9893 PD Safety Vests	44.26
Giles Amzn Mktp Us Yi9no9ic3 PD Dining Table Set	244.55
Giles Amazon.Com Yn2kd0gp3 PD Post-it Notes	16.19
Giles Amzn Mktp Us Ww5xp5j73 PD Traffic Cones/Sharps Container	244.43
Giles Amzn Mktp Us 7w8lv3383 PD Barricade Tape	28.24
Giles Amzn Mktp Us D50hp5at3 Am PD Broom and File Rack	56.22
Giles Amzn Mktp Us U32kb8bu3 PD Webcam Lens Caps	43.44
Giles Amzn Mktp Us E90fl26x3 PD Trash Bags	32.56
Giles Amzn Mktp Us O34x65ig3 Am PD Dust Mop	39.12
Giles Amzn Mktp Us 322pm6hn3 PD Glowsticks/First Aid Supplies	249.28
Giles Amzn Mktp Us Oh0l80473 PD Quick Adjust Sling	33.70
Giles Amazon.Com Yn2kd0gp3 PD Command Hooks	13.39
Giles Amzn Mktp Us Of76y0jx3 PD Phone Case	11.29
Giles Amzn Mktp Us Xv9jx3f23 PD Trash Can	144.35
Giles Amazon.Com U121970u3 PD Wheel Paint and Trash Bags	58.15

Public Safety

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

WELLS FARGO - EPAY

1681

202306-3035

Public Safety

Giles Amzn Mktp Us Ht0f02uk3 PD Cork Board/Board Bar 135.18

Giles Amzn Mktp Us 0h0l80473 PD Pens 20.72

Giles Amzn Mktp Us 596uf8e33 PD Phone Case 16.62

Giles Amzn Mktp Us Nb21w4yb3 PD Pencil Pouch 5.42

Giles Amazon.Com T05i69zn3 PD Batteries 24.99

Giles Amzn Mktp Us 8f39b85j3 PD Stop-Slow Paddle Signs 136.84

Giles Amzn Mktp Us 2e7ji9p53 PD Safety Vests 11.05

Public Works

Giles Amzn Mktp Us H365l63c3 J Johnston Bluetooth Receiver 4.66

Giles Amazon.Com L68wz1uw3 Amzn Josh J. File Jackets/Hanging Fil 10.00

Giles Amazon.Com Od2f33kc3 PW Shop Gas Cans 249.89

Giles Amazon.Com B12vp4kr3 Amzn PWFAC Fire Extinguishers 48.62

Giles Amzn Mktp Us Hm5fa0x03 PW Ops Highlighters 22.94

Giles Amazon.Com Lr37l1bc3 Amzn PW Ops Coffee 13.49

Giles Amzn Mktp Us Dp5xj6lm3 Parks Mower Oil Filters 32.61

Giles Amzn Mktp Us H365l63c3 PW Ops Magnifying Glass 15.56

Giles Amzn Mktp Us Dk7482d23 PW Ops Pencil Erasers 7.34

Giles Amazon.Com Ir8nn8b53 PW Shop Funnels 46.36

Giles Amazon.Com Nt5ht36l3 PW OPS Dish Soap 17.55

Giles Amazon.Com Lr37l1bc3 Amzn Cemetery Index Cards 9.77

Giles Amzn Mktp Us Wf2iu1xb3 PW Ops Ink Pens 22.75

Giles Amzn Mktp Us Wf2iu1xb3 Frank S. Sticky Note Flags 0.80

Giles Amazon.Com L68wz1uw3 Amzn PW Ops File Folders 20.46

Giles Amzn Mktp Us 8p0m33bt3 Jon E First Aid Kit 19.55

Giles Amzn Mktp Us El7hi9rv3 J. Van Dyke iPad Keyboard 16.52

Giles Amzn Mktp Us 8p0m33bt3 Steve T First Aid Kit 17.38

Giles Amzn Mktp Us H365l63c3 F. Schmidt Magnifying Glass 2.07

Giles Amzn Mktp Us Lr6383qg3 Am PW Ops Flash Drives 22.93

Giles Amazon.Com B12vp4kr3 Amzn J. Embry Fire Extinguisher 24.43

Giles Amazon.Com 3d3zo0fh3 STW Office Supplies 25.62

Giles Amzn Mktp Us Xh11m7hq3 Storm Dry Erase Markers/Cleaning Sp 15.73

Giles Amzn Mktp Us 4c58a0b83 STW Clipboards 45.09

Giles Amzn Mktp Us Bh2pr0qe3 STW Wall Clock/Batteries 70.58

Giles Amazon.Com Nt5ht36l3 PW OPS Binders 11.86

Giles Amzn Mktp Us N51ph4xq3 STW Phone Cases/Screen Protectors 114.60

Giles Amzn Mktp Us 5o04b80p3 UB Yellow Doorhangers 54.34

Giles Amzn Mktp Us Ne0ho2pb3 Parks Toddler Swing 65.21

Giles Amzn Mktp Us Bh2pr0qe3 STW Binders/Label Tape 31.19

Giles Amzn Mktp Us 0v66h96k3 STW Screen Protectors/Batteries 29.04

Community Development

Giles Amzn Mktp Us H365l63c3 J Johnston Bluetooth Receiver 8.47

Giles Amazon.Com 126pf9vp3 Amzn CDD Printer Ink 46.41

Giles Amazon.Com L68wz1uw3 Amzn Josh J. File Jackets/Hanging Fil 18.17

Giles Amzn Mktp Us Hm5fa0x03 PW Ops Highlighters 2.83

Giles Amazon.Com Lr37l1bc3 Amzn PW Ops Coffee 1.67

Giles Amzn Mktp Us H365l63c3 PW Ops Magnifying Glass 1.92

Giles Amzn Mktp Us Dk7482d23 PW Ops Pencil Erasers 0.91

Giles Amazon.Com Uj0ss9to3 Amzn RACC Coffee 45.07

Giles Amzn Mktp Us Wf2iu1xb3 PW Ops Ink Pens 2.81

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

WELLS FARGO - EPAY

1681

202306-3035

Community Development

Giles Amzn Mktp Us Wf2iu1xb3 Frank S. Sticky Note Flags	6.82
Giles Amazon.Com L68wz1uw3 Amzn PW Ops File Folders	2.53
Giles Amzn Mktp Us El7hi9rv3 J. Van Dyke iPad Keyboard	16.52
Giles Amzn Mktp Us H365l63c3 F. Schmidt Magnifying Glass	17.54
Giles Amzn Mktp Us Lr6383qg3 Am PW Ops Flash Drives	2.83
Giles Amzn Mktp Us Fa2p46ur3 CDD Emergency Response Class Suppli	58.64
Giles Amzn Mktp Us Xv3296us3 Am CDD Wireless Mouse	14.45
Giles Amazon.Com Nt5ht36l3 PW OPS Binders	1.46
Giles Amzn Mktp Us 115eg8e13 CDD Markers for Emergency Response	57.60
Giles Amazon.Com Wu20u7z73 RACC Post-it Notes	14.42
Giles Amazon.Com 0597k72c3 Amzn RACC Tissue	19.79
Giles Amzn Mktp Us Qp8nh4hw3 RACC Screwdriver Kit	11.20
Giles Amazon.Com 9c1zm78c3 CDD Printer Ink	108.36
Giles Amazon.Com Uj0ss9to3 Amzn RACC Notepads	16.34
Giles Amzn Mktp Us 2q19h3qz3 CDD Insp Water Pressure Test Gauges	52.12
Giles Amzn Mktp Us Dt6y45c83 Am CDD Mouse Pads	9.76
Giles Amzn Mktp Us G34lb2xk3 Council 4th of July Float Decor	24.33
Giles Amzn Mktp Us Bj6vq3wc3 Rachel Coker Parting Gift	14.12
Giles Amzn Mktp Us 3i7l11g63 Am Rachel Coker Thanks You Gift	10.32
Giles Amzn Mktp Us My2b20jt3 Am Rachel Coker Thank You Gift	10.21
Giles Amzn Mktp Us Q93nb6fs3 FIN Classification Folders	29.82
Giles Amzn Mktp Us li3wp8nv3 FIN Classification Folders	27.69
Giles Amzn Mktp Us Returned Keyboard/Mouse- Diana A.	(37.79)
Giles Amzn Mktp Us 3j7lx8ks3 Diana Keyboard and Mouse	37.79
Giles Amzn Mktp Us El7hi9rv3 J. Van Dyke iPad Keyboard	8.26
Giles Amzn Mktp Us Kh0ek4a83 Galina TV Monitor	323.92
Giles Amzn Mktp Us Nf66s6fw3 Retirement Party Decor	33.67
Giles Amzn Mktp Us Dj2gj4c93 Retirement Party Decor	86.92
Green Inst Of Transp Eng Green-Reg ITE Annual Meeting	96.75
Green Inst Of Transp Eng Green-Reg ITE Annual Meeting	354.75
Green El Rancho Viejo Parks strategy Mtg with Galina Burley	31.79
Green Inst Of Transp Eng Green-Reg ITE Annual Meeting	193.50
Doriot Natw Natw.Org 2023 NNO Banners-Sales Tax	(27.14)
Doriot Natw Natw.Org 2023 NNO Banners	339.14
Doriot The Home Depot #4718 Moving boxes for PD move to new poli	52.63
Doriot Wal-Mart #2947 PD Kitchen Utinsels	108.33
Doriot Wal-Mart #3742 PD Power strip cord/adaptors	99.66
Doriot Costco Whse #0772 Black tubs and metal tool box for stora	197.67
Doriot Costco Whse #0772 Heavy duty metal racks for PD new polic	663.02
Doriot Papa Murphy'S Wa210 PW/PD Pizza Lunch on Moving Day	115.14
Freimuth The Davenport Grand AWC Annual Conference Lodging-Chipm	498.38
Freimuth The Davenport Grand AWC Annual Conference Lodging-Burkl	803.62
Freimuth Costco By Instacart Wellness Snacks	539.94
Freimuth Fred-Meyer #0614 All Hands Breakfast	60.00
Freimuth Ic Instacart 5343 All Hands Breakfast	154.93
Freimuth Starbucks Store 03314 All Hands Coffee	43.44
Melroy Northside Ford Trucks Kellys F150 truck repair	29.20

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

WELLS FARGO - EPAY

1681

202306-0187	Genl Govt/Facilities	Melroy Rosauers Food & Dru PWFAC Water and ice	5.34
		Melroy Usps Po 5471680444 PWFAC shipping for headset repair.	1.10
	Public Safety	Melroy Sunset Heating And Coolin Water heater Repair-116 N Main	1,195.70
		Melroy JI Mini Mart & Gas Fuel PD New Explorer	35.00
		Melroy Henco Plumbing Services Water heater Repair-116 N Main	1,195.70
	Public Works	Melroy Northside Ford Trucks Kellys F150 truck repair	262.84
		Melroy Rosauers Food & Dru PWFAC Water and ice	45.61
		Melroy Sandy'S Sign & Design Dog park signs.	113.92
		Melroy Usps Po 5471680444 PWFAC shipping for headset repair.	4.74
		Melroy Sandy'S Sign & Design Dog park signs	75.95
	Public Works	Melroy Usps Po 5471680444 PWFAC shipping for headset repair.	4.71
202306-9437	Genl Govt/Facilities	Hoots Dawson Precision GLOCK GEN5 GUN SIGHTS-Use/Sales Tax	(11.30)
		Hoots Lightning X Products TRAUMA BAGS-NEW PD VEHICLES-Use/Sales	(15.66)
		Hoots Sirchie Acquisition Compa FINGERPRINT KITS FOR NEW OFFICER	(7.76)
		Hoots Raider Fire Protection FIRE EXTINGUISHERS-NEW PD VEHICLES-	(19.05)
	Public Safety	Hoots Dawson Precision GLOCK GEN5 GUN SIGHTS	141.20
		Hoots Hobby-Lobby #930 BASKETS FOR CUBBOARDS-NEW PD Station	12.96
		Hoots Usps Po 5471680444 POSTAGE-CD MAILED TO KELSO DETECTIVE	4.75
		Hoots Galls NAME PLATES FOR NEW OFFICERS	26.95
		Hoots In C & H Precision Weapo LEO ADAPTER FOR GUNS	153.05
		Hoots Tlo Transunion BACKGROUND INVESTIGATIONS	96.96
		Hoots Blue Force Gear Inc ACTIVE SHOOTER BAGS	293.33
		Hoots Usps Po 5471680444 POSTAGE-MAIL DIGITAL EVIDENCE TO DETECT	1.50
		Hoots Costco Whse #0772 KITCHEN CLEANING SUPPLIES	70.67
		Hoots Raider Fire Protection FIRE EXTINGUISHERS-NEW PD VEHICLES	238.05
		Hoots Sirchie Acquisition Compa FINGERPRINT KITS FOR NEW OFFICER	96.90
		Hoots Fairfield Inn & Suites HOTEL FOR PATRICK MORGAN TRAINING	1,123.04
		Hoots Opticsplanet Inc. HANDCUFF CASE-ROB CUNETA	44.30
		Hoots Lightning X Products TRAUMA BAGS-NEW PD VEHICLES	195.64
202306-4870	Genl Govt/Facilities	Johnson Wa Vehicle Licensing Report of sale to DOL-surplus vehic	27.30
	Public Safety	Johnson Wa Dol Lic & Reg 51307 Title fee-2023 Ford Explorer Patr	63.51
	Finance	Johnson The Columbian Circ 2 Monthly Newspaper Subscription	18.00
		Johnson Government Finance Office Application fee-ACFR award sub	460.00
		Johnson Government Finance Office Application fee-PAFR award w/G	250.00
202306-4252	Genl Govt/Facilities	Blake Rosauers Food & Dru PW Shop - bottled water	10.51
	Public Works	Blake Rosauers Food & Dru PW Shop - bottled water	173.99
202306-0794	Information Technology	Knottnerus Dnh Domain Hosting Srvcs Website backup	5.42
	Human Resources	Knottnerus Hyatt Regency Long Beach Deposit Refund-Rebooked unde	(115.73)
	Administration	Knottnerus Hyatt Regency Long Beach Deposit Refund-Rebooked unde	(173.61)
202306-7051	Genl Govt/Facilities	Blehm Wal-Mart #5929 PW/CDD Returned water jugs	(221.36)
	Administration	Blehm Attorney & Notary Supply Notary live webinar-D. Allen	135.00
202306-7069	Community Development	Ferriss Starbucks Store 63631 Coffee-CDD Lean Training	21.74
		Ferriss Usps Po 5471680444 OFM Annexation documents mailer	2.46
	Council	Ferriss Association Of Washington Refund-AWC duplicate charge	(475.00)
	Information Technology	Ferriss Citrix Systems Inc. Sharefile Account	1,171.94
202206-0311	Genl Govt/Facilities	Freimuth Wm Supercenter #5929 Returned Water Jugs	(110.70)
	Public Works	Freimuth Evergreen Rural Water ERWW Fall Conf Reg - Strickler	375.00

City of Ridgefield

Claims Payment Report

For Approval on:

July 27th, 2023

WELLS FARGO - EPAY	1681	202206-0311	Human Resources	Freimuth Ic Costco By In Car Wellness Snacks	576.55
				Freimuth Hallmark Resort - Cann 2022 Wellness Weekend Getaway	470.55
		202306-7739	Genl Govt/Facilities	Coleman Cricut Refund Events Cricut Supplies	(23.03)
				Coleman Cricut Events Cricut Supplies	23.03
				Coleman Old Liberty Theater Llc BP raffle Gift Cards	30.00
				Coleman Rosauers Food & Dru Dog Park ribbon cutting food	49.36
		202306-4262	Community Development	Blake In Killa Bites Catering Comp Plan Consult Interviews-Steve	66.95
		202306-7002	Public Works	Thamert Country Cafe PWSTW Interviews Lunch-Thamert/Neblock/Rada	74.80
		202306-6996	Administration	Demoss The Columbian Circ 2 Subscription-Columbian online newspa	9.99
		202306-7028	Public Works	Brunson Indu Software Sol Software Support-SCADA Syatem	635.90
WELLS FARGO - EPAY Total					23,090.30
WEX BANK - EPAY	3552	90161038	Genl Govt/Facilities	06.2023 PW Fuel	527.33
			Public Safety	06.2023 PD Fuel	3,558.77
			Public Works	06.2023 PW Fuel	7,093.03
			Community Development	06.2023 CDD Fuel	508.34
WEX BANK - EPAY Total					11,687.47
WILCO FARM STORE	655	B90647/6	Public Works	Parks Pesticides/Water Tank Parts	140.43
WILCO FARM STORE Total					140.43
WOODLAND SAW AND CYCLE INC.	2223	3067	Public Works	Storm Equipment Repair	339.85
WOODLAND SAW AND CYCLE INC. Total					339.85
Grand Total					1,097,678.09

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Approval of Minutes from the July 13, 2023 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s).

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT:

ATTACHMENTS:

1. 07-13-2023



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JULY 13, 2023**

Regular Meeting - 5:00 PM

I. PUBLIC BRIEFING - 5:00 P.M.

1. Public Briefing: Local Tax Increment Financing - Kirk Johnson, Finance Director

City Council received a presentation from the staff and consultants on Local Tax Increment Financing.

Comments received during a public briefing can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

II. GENERAL SESSION CALL TO ORDER - 6:30 PM

1. Flag Salute

2. Roll Call

Present:

Mayor Jennifer Lindsay
Mayor Pro Tem Rob Aichele
Council Member Matt Cole
Council Member Lee Wells
Council Member Ron Onslow
Council Member Judy Chipman
Council Member Clyde Burkle

3. Late changes to the agenda

III. INTRODUCTION AND SWEARING-IN CEREMONY FOR LIEUTENANT ANDREW - CHIEF DORIOT

IV. INTRODUCTION AND SWEARING-IN CEREMONY FOR OFFICER BENTON - CHIEF DORIOT

V. INTRODUCTION AND SWEARING-IN CEREMONY FOR OFFICER COBLENTZ - CHIEF DORIOT

VI. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written

comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

VII. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Ron Onslow
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the June 29, 2023 Meeting**

VIII. BUSINESS

1. **Motion - Awards for On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair Contracts - Chuck Green, Public Works Director**

The City's Public Works Department frequently has small and medium size repair and construction projects which require outside contractors. Previously, each request required a separate, full procurement. Recent changes in state law now enable jurisdictions to have on-call contracts with contractors to do these minor projects without the need to go out for full procurements each time. The City of Battle Ground has been using this on-call services arrangement to hire contractors for this type of work. Because this system has been efficient and effective in deploying a range of small and medium repair and construction service work orders, the City of Ridgefield desires to use a similar process. The City of Ridgefield sought bids from highly qualified contractors to construct and repair utilities related to minor tasks, as designated by City staff, and provide all equipment, labor, cleanup, parts and supplies needed to complete the specified work, in accordance with these Contract Provisions and the attached Special Provisions.

Up to two (2) contractors are to be awarded contracts.

Three bids were received and the two lowest bidders are: Parker Pacific Excavating of Ridgefield, WA and Halme Excavating of Battle Ground, WA. The work shall be for one (1) year with an option to renew up to four (4) additional years. The total amount for the life of the contract shall not exceed \$300,000 per contractor and all work is subject to prevailing wage requirements. Each work order performed under these contracts will be provided on an as-needed basis at hourly rates with an individual work order value not to exceed \$50,000.

I MOVE TO AWARD THE ON-CALL EMERGENCY, FACILITY AND UTILITY AND INFRASTRUCTURE CONSTRUCTION AND REPAIR CONTRACTS TO PARKER PACIFIC EXCAVATING AND HALME EXCAVATING IN AMOUNT NOT TO EXCEED \$300,000 FOR EACH CONTRACT.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Judy Chipman

SECONDER:	Council Member Matt Cole
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

2. Resolution No. 629 - The Bluffs Suite 210 Fee Waiver Approval - Claire Lust, Community Development Director

The City of Ridgefield has two programs pertaining to fee waivers in the downtown area. Ridgefield Municipal Code (RMC) 18.070.140 (C) authorizes the City Council to grant a partial or full transportation impact fee (TIF) exemption for development projects created within the downtown area including the central mixed use (CMU) zoning district and the downtown transition area (DTA); provided, any exemption shall be paid into the impact fee fund established under RMC 18.070.180 out of general funds or other lawful sources of funding. RMC 3.70.030-060 authorizes the City Council to waive development fees (not including system development charges, Washington State Building Code Council surcharges, or fees collected on behalf of outside agencies) for developments in the CMU or Waterfront Mixed Use (WMU) zoning districts. The applicant must demonstrate that the project is for the redevelopment of the property and the meets or exceeds the development and design standards for the underlying zone. No federal, state, or local rule or regulation may prohibit the waiver. The waiver shall not apply to any fees or portions of any fees that the City would be required to remit to the State or another government entity. Fee waiver requests must be submitted prior to final City approval of the projects; provided, however, that no fees paid to the City will be reimbursed. In reviewing a fee waiver request under RMC 3.70, Council may also consider the following factors:

1. The nature of the development project and the impact the redevelopment will have on downtown and waterfront areas;
2. Comparable waivers or deferrals issued by the City;
3. Any other identified public benefit resulting from the development project; and
4. Any other factor the City deems appropriate.

On February 8, 2023, the applicant (FDM Development) requested a fee waiver for The Bluffs development project located at 101 Mill Street. At the time, the project included the shell building and three tenant improvements (TI): Port of Ridgefield TI, Ridgefield Police Department TI, and FDM Development Suites TI. Council adopted Resolution No. 625 waiving the known eligible fees in the amount of \$42,911.80 on March 9, 2023. On May 8, 2023, the applicant submitted for an additional tenant improvement permit for The Bluffs Suite 210 (COM-23-0029, Franklin Dean Suites 210 Tenant Improvement). The applicant subsequently requested a fee waiver for Suite 210. Staff finds that the project is eligible for fee waivers under RMC 18.070.140 and 3.70.030-060 due to its location in the CMU zone. Pertaining to the additional eligibility criteria in RMC 3.70.050, the project is for redevelopment of the subject property and was found to meet or exceed the CMU development and design standards through the land use review and approval process (site plan file no. PLZ-19-0124). No federal, state, or local rule or regulation would prohibit the waiver. To date, the applicant has paid \$0.00 in development fees for The Bluffs Suite 210 (see Attachment A). The total fee amount remaining due is \$15,100.85. Of this amount, **\$15,075.85** is eligible to be waived. The remaining \$25.00 is the Washington State surcharge, which may not be waived per RMC 3.70.030. The TIF waived (up to \$10,259.80 out of the \$15,075.85 total) would be required to be paid into the impact fee fund out of general funds per RMC 18.070.140.C.

MOTION: MOVED TO APPROVE RESOLUTION NO. 629 AS PRESENTED, WAIVING THE BLUFFS SUITE 210 DEVELOPMENT FEES IN THE AMOUNT OF \$15,075.85.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Lee Wells
SECONDER:	Council Member Ron Onslow
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

3. Second Reading of Ordinance No. 1406 - Spring 2023 Ridgefield Municipal Code (RMC) Amendments - Claire Lust, Community Development Director

City Council held a public hearing and first reading of Ordinance No. 1406 on June 29, 2023. No public testimony was received. Councilors discussed building permit exemption thresholds for accessory structures, shooting ranges, and tree branches encroaching in the right-of-way. Attachment B has revisions to the proposed text amendments based on this discussion (Attachment A has the proposed text amendments as presented on June 29):

Accessory structures: No change to proposed text amendments. Codify 120-sf threshold for requiring a building permit for accessory structures. Matches current practice and existing 120-sf threshold for accessory structures that can encroach up to three feet into side and rear yard setbacks.

Shooting ranges: Update proposed text amendments to prohibit outdoor firearm ranges. Add Clark Cowlitz Fire Rescue to list of required approvers for all shooting ranges including firearm ranges, archery ranges, and axe throwing lounges.

Trees: Remove "All limbs of trees, shrubs, bushes, weeds, or any other vegetative growth which are less than fourteen feet above the surface of any street or less than nine feet above the surface of any sidewalk" from proposed items to be added to the list of nuisances subject to code enforcement. Public Works and Community Development will coordinate on a more comprehensive update to tree trimming standards outside the scope of this code update.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1406 WITH ATTACHMENT B AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Ron Onslow
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

IX. PUBLIC HEARING/BUSINESS

PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 1405 - AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR PARADISE POINT.

The developer, HSR through RDGB Royal Farms LLC, RDGF River View Estates LLC, and RDGS Real View, LLC, is obligated under a Development/Pre-Annexation Agreement to construct and dedicate to the City certain road, park, and trail improvements as part of the Paradise Point PUD Subdivision. The City has identified a need for community park amenities in the area within its Comprehensive Plan and the parties have agreed to certain park and trail system improvements. The City has also identified a need for transportation circulation infrastructure in the area within its Comprehensive Plan and Capital Improvement Plan. The City is required to provide transportation impact fee credits and park impact fee credits for the construction and dedication of system improvements which are above and beyond the

mitigation required for impacts the development creates. The developer is seeking to amend terms of the Agreement to phase required street/park/trail improvements to match when development/need arises. The Agreement specifies that dedication of property for referenced park/trails occurs prior to or at final plat for Phase 1 of the development. In the Agreement, development of referenced park/trails/collector is to occur prior to final plat for the 130th single family lot. Developer is seeking a change to coordinate property and development dedication at the earlier of Phase 4 or 5 Final Plat, with a failsafe date of 9/30/26 and Bond to assure the work is completed. Therefore, under the proposed amendment, the parties have agreed the developer will construct the improvements and dedicate them to the City. The developer agrees to contribute toward maintenance of the park and trail improvements and to set forth these maintenance provisions of the development agreement in any HOA recorded covenants related to the property to be approved by the City and binding on the Paradise Point lots.

MAYOR LINDSAY OPENED THE PUBLIC HEARING: 7:29PM

No testimony received.

MAYOR CLOSED THE PUBLIC HEARING: 7:29PM

First reading conducted.

X. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Cole - We have a great community and had a great 4th of July event.

Council Member Chipman - Attended sausagefest event, Raptors games, neighbors helping neighbors, CRWWD meeting.

Council Member Wells - Attended 4th of July event, pre-application conference, City Manager briefing, retirement party for James Barhitte.

Council Member Aichele - Attended a pre-application conference.

Council Member Burkle - Attended the 4th of July event.

Council Member Onslow - Attended C-Tran audit exit interview, sausagefest event, retirement for James Barhitte, 4th of July event.

2. Mayor

Attended many of the same meetings and events, also attended the ECHO meeting.

3. City Manager

City Manager Steve Stuart - Provided an update on projects.

Public Works Director Chuck Green - Royle Road project and Costco grading updates were provided.

Kudos to public works staff for completing ditch cleaning maintenance earlier in the week.

Community Development Director Claire Lust - Kudos to planning staff for their work on code amendments.

Deputy City Manager Lee Knottnerus - Main Street Day event update.

Police Chief Cathy Doriot - Acknowledged Sergeant Jeff Pettit for his years of service and retirement.

XII. ADJOURN

7:53PM.

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Presentation on Options for Vacant Building at 116 N Main Ave

GOVERNING LEGISLATION

RCW 39.33 - Intergovernmental Disposition of Property

PREVIOUS COUNCIL ACTION TAKEN:

The council has approved purchases, sales and leases of property in past decisions.

SUMMARY/BACKGROUND:

The City of Ridgefield police department has recently moved to a new location for police offices. The current offices located at 116 N Main Ave are vacant and staff are asking for directions on what the council would like to do going forward with the property. The PD station consists of two parcels, 067990-000 which includes the existing parking lot and is 4,792 sq ft or 0.11 acres. The second parcel is 067889-000 and includes the building and the parcel size is 4,792 sq ft or 0.11 acres. The building was built around 2000 and has approximately 1,342 sq ft of office space.

The city is currently working with the Washington State Department of Ecology to complete a cleanup of contaminated parcels adjacent to the current parking lot and police station. The city will be acquiring the parcel, commonly referred to as Park Laundry, in the cleanup process. There are multiple options for consideration listed below. Staff are requesting directions from council on which options should be brought back for action, if any.

- Sell both parcels, including the parking lot and buildings (116 N Main Ave, Jail and Shed).
- Sell only parcel 067889-000; 116 N Main old police station building.
- Sell only parcel 067990-000; parking lot next to old police station.
- Retain both parcels; combine with park laundry after cleanup and sell as a total package.
- Lease both parcels, including building and parking lot to a for-profit entity.
- Lease both parcels, including building and parking lot to a non-profit entity (This could include the city for additional space).
- Lease only the building parcel and retain access to the parcel with the parking lot.
- How long would we sign a lease agreement?
- What do we do with the jail?

BUDGET/FINANCIAL IMPACTS:

To be determined based on council direction.

RECOMMENDED ACTION OR MOTION:

Provide directions for staff. Staff will come back to council for final approval at a later date.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

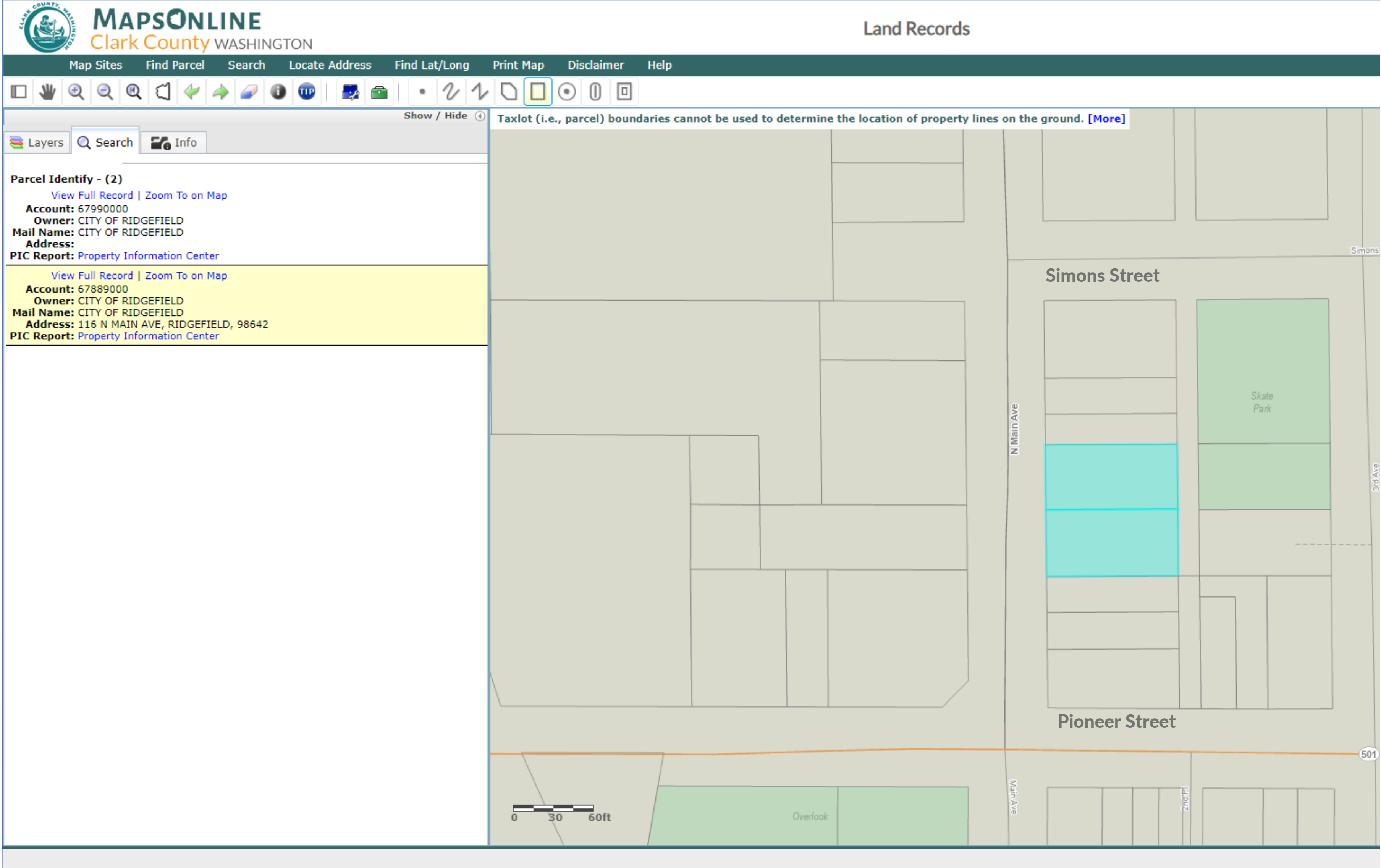
1. 116 N Main Ave Presentation



116 N Main Ave



Parcel 067889-000 and 067990-000



Building 1,324 sq ft, Both Lots are 4,792 sq ft. 0.11 acres



116 N Main Ave Parcel 067889-000



Parcel 067990-000



Lot 4,792 sq ft. 0.11 acres



Options for Consideration

- Sell both parcels, including the parking lot and buildings (116 N Main Ave, Jail and Shed).
- Sell only parcel 067889-000; 116 N Main old police station building.
- Sell only parcel 067990-000; parking lot next to old police station.
- Retain both parcels; combine with park laundry after cleanup and sell as a total package.
- Lease both parcels, including building and parking lot to a for-profit entity.
- Lease both parcels, including building and parking lot to a non-profit entity (This could include the city for additional space).
- Lease only the building parcel and retain access to the parcel with the parking lot.
- How long would we sign a lease agreement?
- What do we do with the jail?





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: 2nd Quarter 2023 Budget to Actual and Economic Update

GOVERNING LEGISLATION

City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

The council reviews financial reports quarterly. An economic update occurs annually at the beginning of the following year's budget process.

SUMMARY/BACKGROUND:

Review the budget to actual results for the 2nd quarter of 2023. Present an economic update specific to Ridgefield.

BUDGET/FINANCIAL IMPACTS:

No financial impact. Presentation only

RECOMMENDED ACTION OR MOTION:

No action requested. Presentation only

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. 2nd Qtr 2023 Budget Report



2nd Quarter 2023 Budget Report and Economic Update



2023 Reserves Per Policy

	O&M	Revenue Stab.	Debt Service	Separation	Capital	Capital Repair & Replace	2023 Reserves	2022 Reserves	% Change
General Fund	1,188,687	937,511	-	103,766	956,892	-	3,186,856	2,921,178	9.09%
Building & Permitting	363,132	263,907	-	38,928	-	-	665,967	619,191	7.55%
Water Fund	486,832	-	-	31,452	228,093	634,799	1,381,176	1,274,143	8.40%
Storm Fund	144,222	-	19,566	14,664	207,421	260,378	646,251	543,928	18.81%
Total	2,182,873	1,201,418	19,566	188,810	1,392,406	895,177	5,880,250	5,358,440	9.74%
Capital Repair and Replacement Minimum Target (2% of Historical Cost)									
	Historical	Target	Total	Balance	Variance	% Target			
Water Fund	24,377,288	2%	487,546	634,799	147,253	130%			
Storm Fund	21,974,173	2%	439,483	260,378	(179,105)	59%			

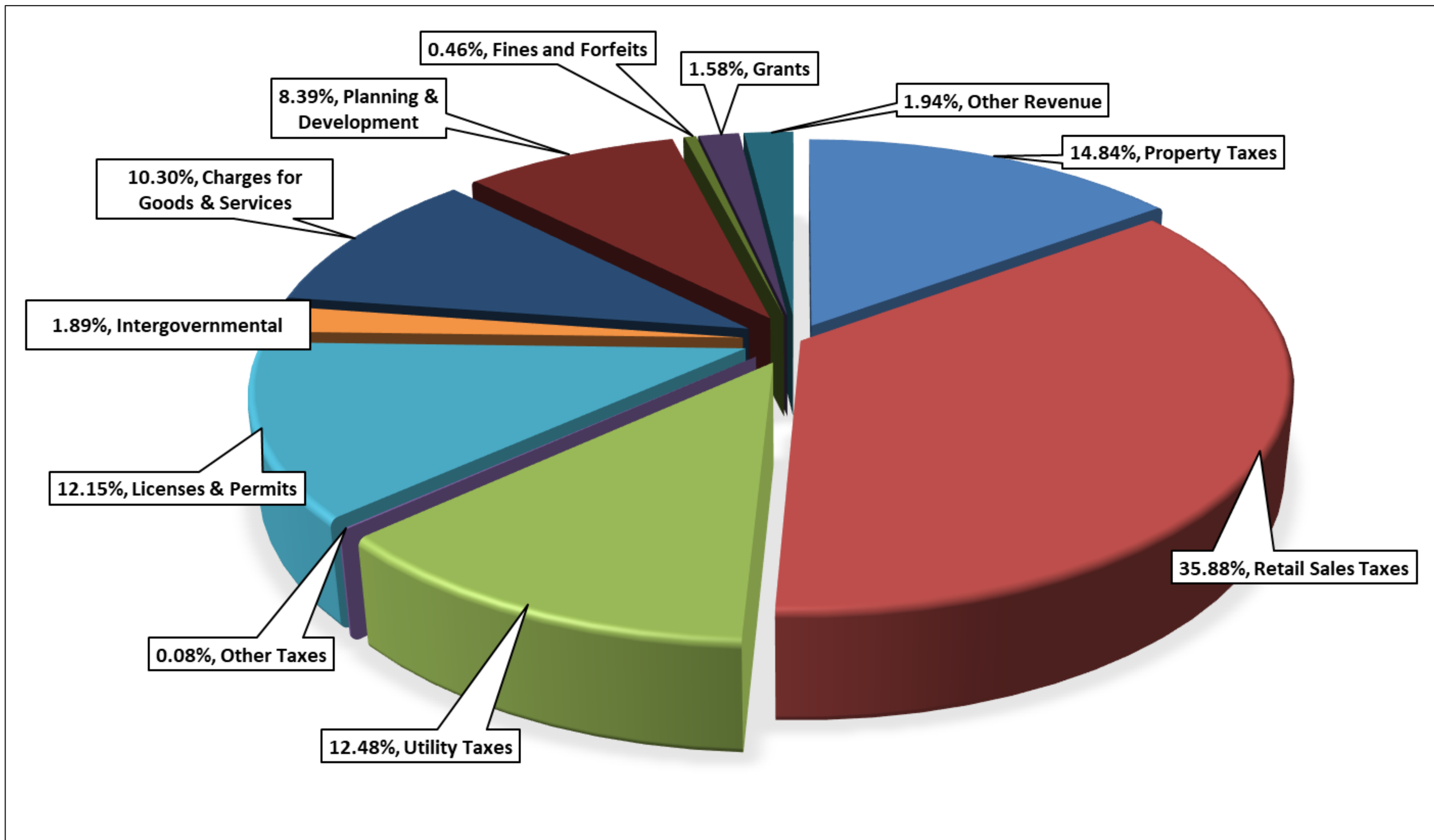


2nd Quarter 2023 General Fund Revenue

Revenue	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Property Taxes	\$ 1,222,127	\$ 2,220,000	55.1%	\$ 1,069,970	14.2%
Retail Sales Taxes	1,237,880	5,369,000	23.1%	1,440,319	-14.1%
Utility and Other Taxes	704,293	1,880,100	37.5%	635,577	10.8%
Licenses and Permits	606,196	1,818,760	33.3%	760,680	-20.3%
Planning and Development	542,780	1,255,000	43.2%	601,051	-9.7%
Fines Forfeits and Restitution	29,251	69,000	42.4%	24,343	20.2%
Charges for Goods and Services	16,439	59,800	27.5%	7,933	107.2%
Interfund Charges for Goods and Services	1,048,366	1,481,910	70.7%	309,460	238.8%
Intergovernmental/Grants/Other	462,560	809,660	57.1%	221,850	108.5%
Total General Fund Revenue	\$ 5,869,892	\$14,963,230	39.2%	\$ 5,071,183	15.7%



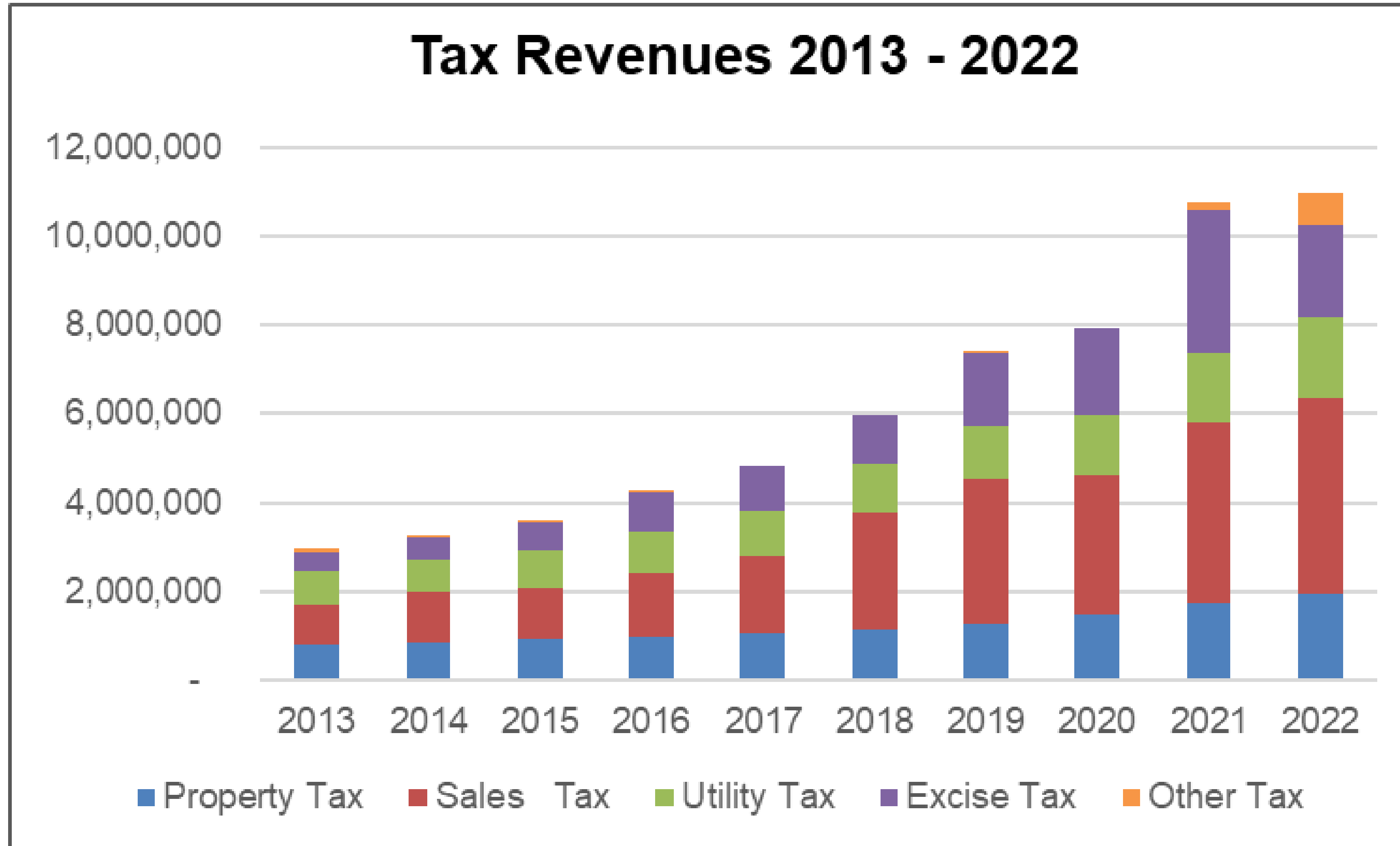
General Fund Revenue Sources



Source: City of Ridgefield Finance Department



Tax Revenue Sources

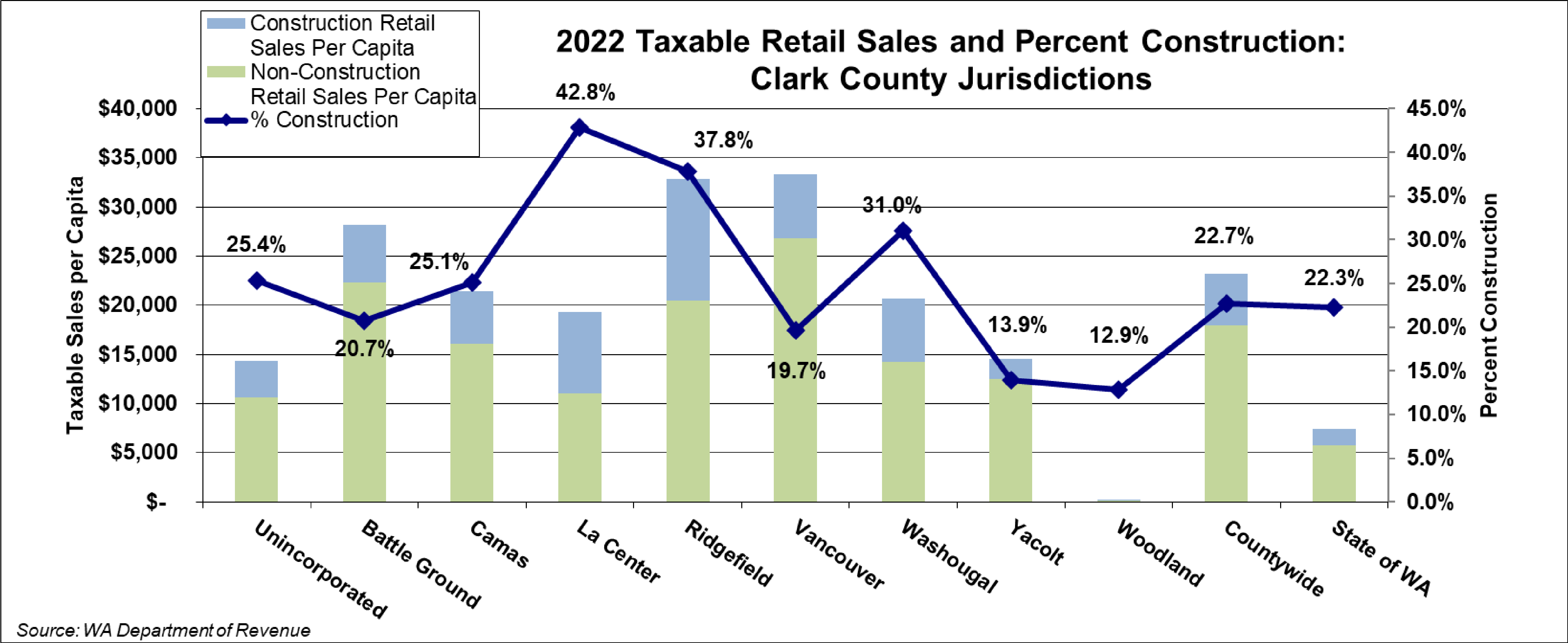


Source: City of Ridgefield Finance Department



General Fund Sales & Use Tax Revenue

Retail Sales & Construction Comparison

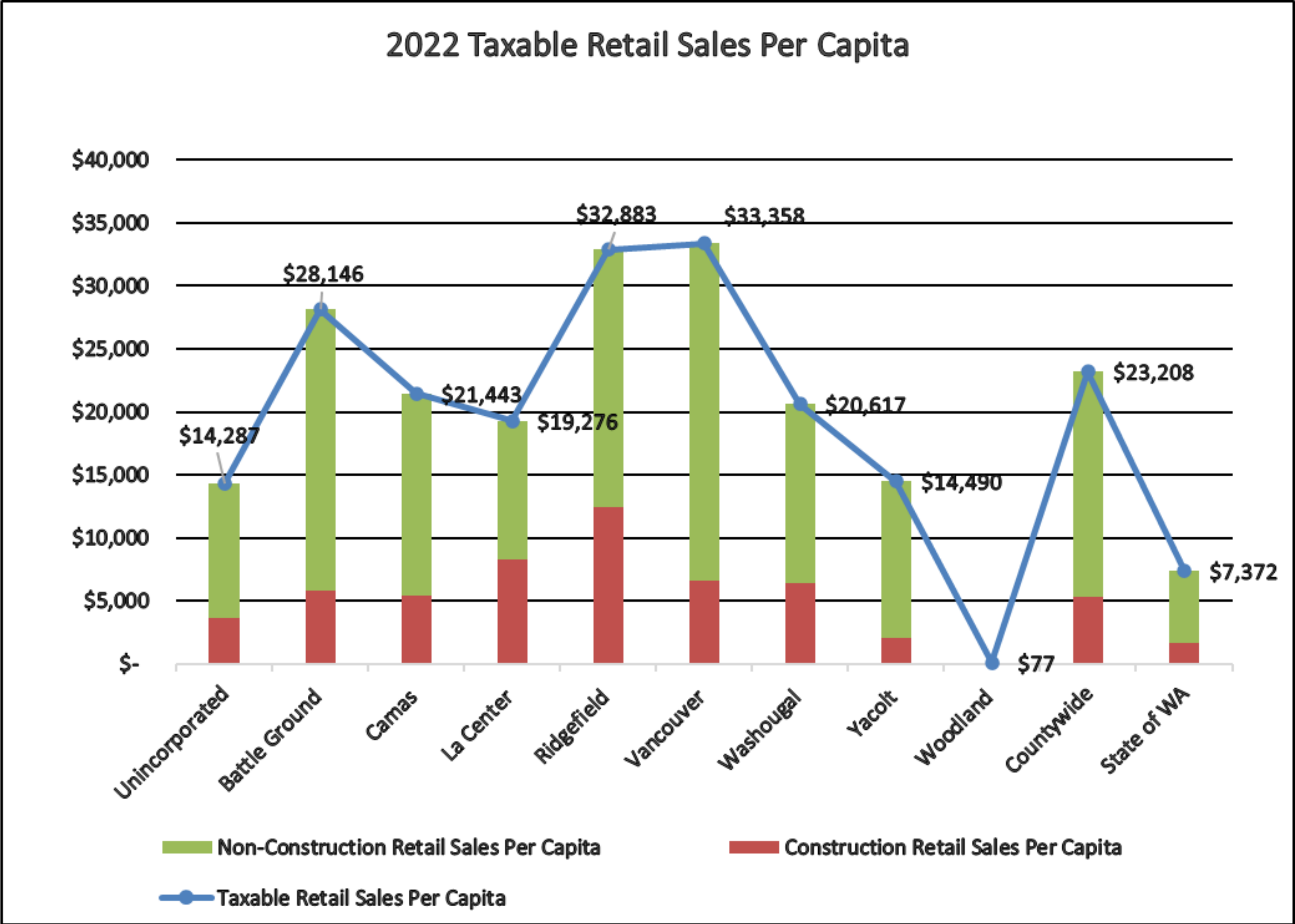


Woodland includes the Clark County portion only



General Fund Sales & Use Tax Revenue

Taxable Retail Sales Per Capita

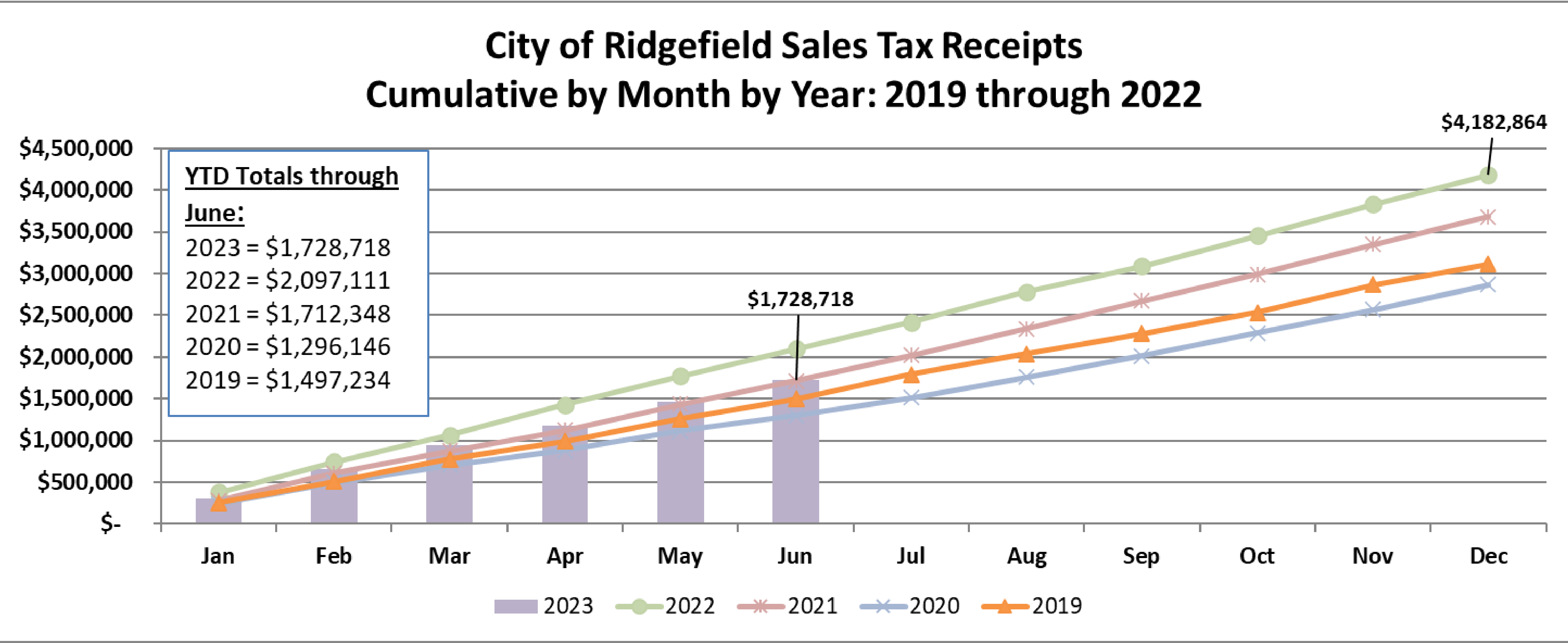


Source: WA Department of Revenue

Woodland includes Clark County portion only



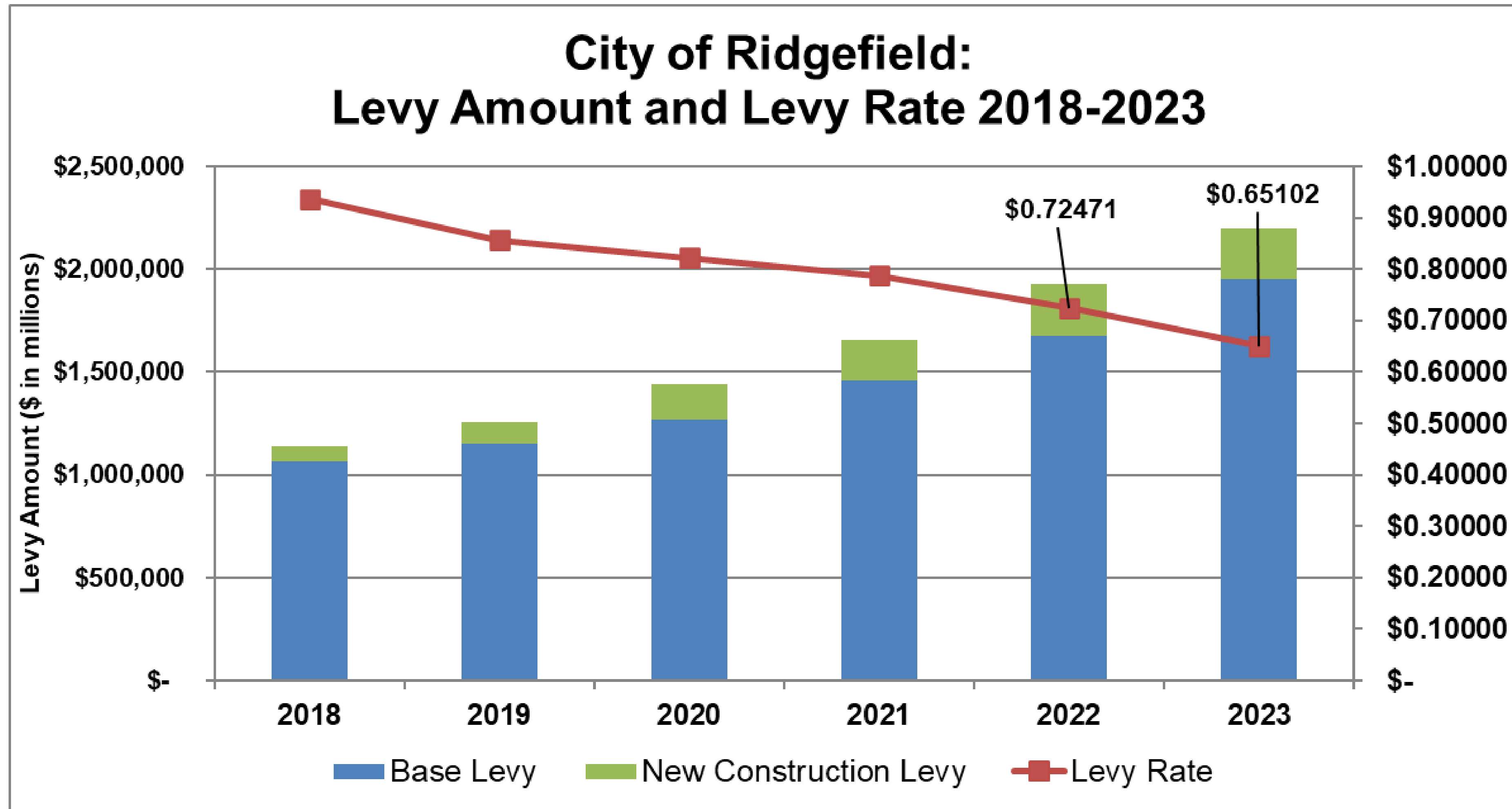
General Fund Sales & Use Tax Revenue



Source: City of Ridgefield Finance Department



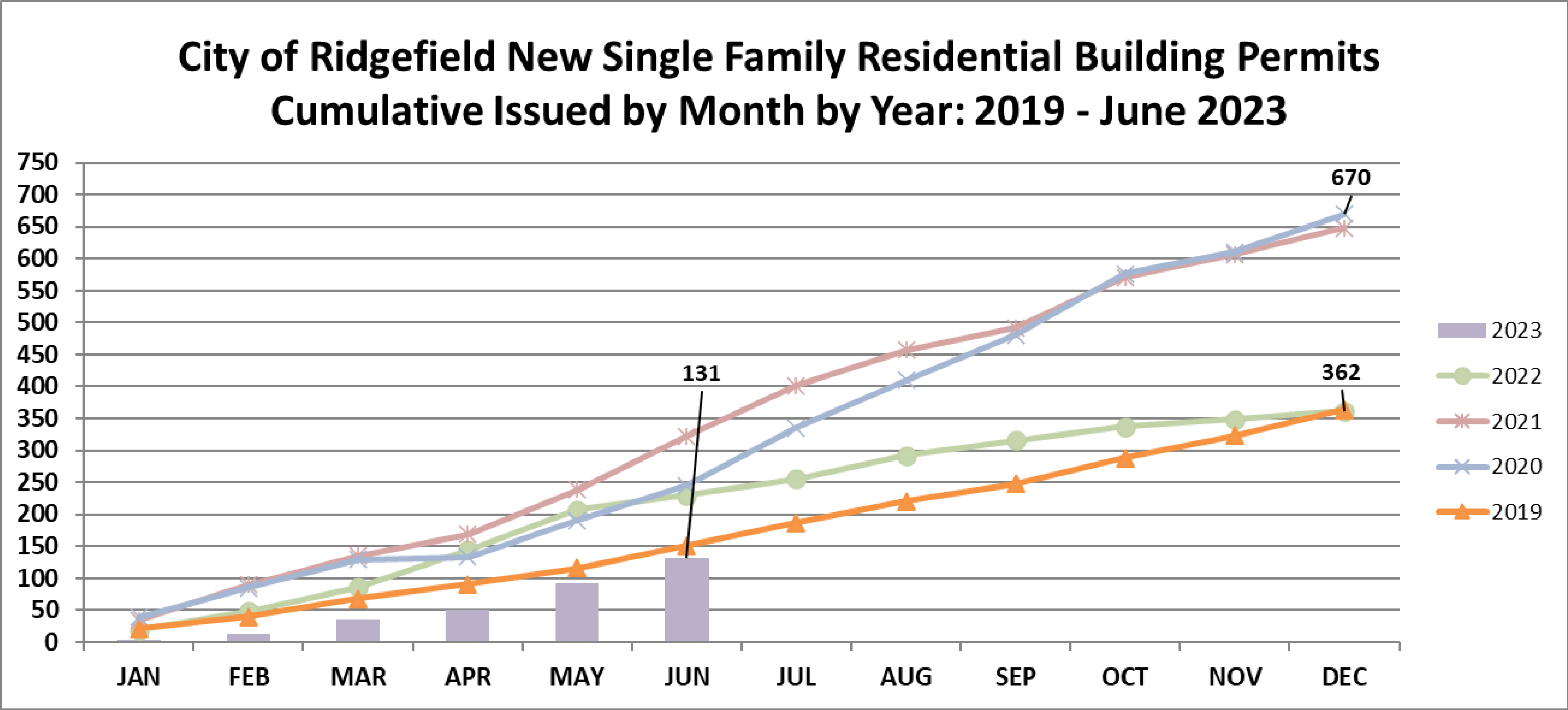
2nd Quarter 2023 General Fund Tax Revenue



Source: Clark County Assessors Office



2nd Quarter 2023 SFR Permitting



Source: City of Ridgefield Community Development Department

New housing starts down 8% nationally in June compared to May



2nd Quarter 2023 General Fund Expense

Expense	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Department					
City Council	\$ 51,637	\$ 135,200	38.2%	\$ 41,232	25.2%
Judicial	115,741	300,000	38.6%	99,923	15.8%
Executive	133,843	341,500	39.2%	122,649	9.1%
Finance	412,592	1,036,095	39.8%	363,344	13.6%
Legal	24,378	60,000	40.6%	19,438	25.4%
Human Resources	192,415	442,000	43.5%	153,155	25.6%
Administration	314,745	723,575	43.5%	249,305	26.2%
General Government/Facilities	1,135,409	2,000,350	56.8%	731,232	55.3%
Information Tech	228,554	435,000	52.5%	172,678	32.4%
Public Safety	2,074,210	4,503,225	46.1%	1,343,239	54.4%
Cemetery	21,548	50,550	42.6%	12,011	79.4%
Community Development	1,733,836	3,500,255	49.5%	966,926	79.3%
Parks	407,624	1,279,850	31.8%	310,943	31.1%
Transfer to Utility Capital Funds	-	850,000	0.0%	-	
Transfer to Storm Fund	-	200,000	0.0%	-	
Transfer to Equip Replace Fund	184,300	370,600	49.7%	215,000	-14.3%
Transfers - To Street Fund	400,000	848,750	47.1%	288,584	38.6%
Transfers To Capital - Streets	-	1,691,000	0.0%	-	
Transfers To Capital - Parks	-	-		1,167	
Total General Fund Expense	\$ 7,430,832	\$18,767,950	39.6%	\$ 5,090,826	46.0%
Total Net Revenue (Loss)	\$ (1,560,940)	\$ (3,804,720)	41.0%	\$ (19,643)	7846.5%



2nd Quarter 2023

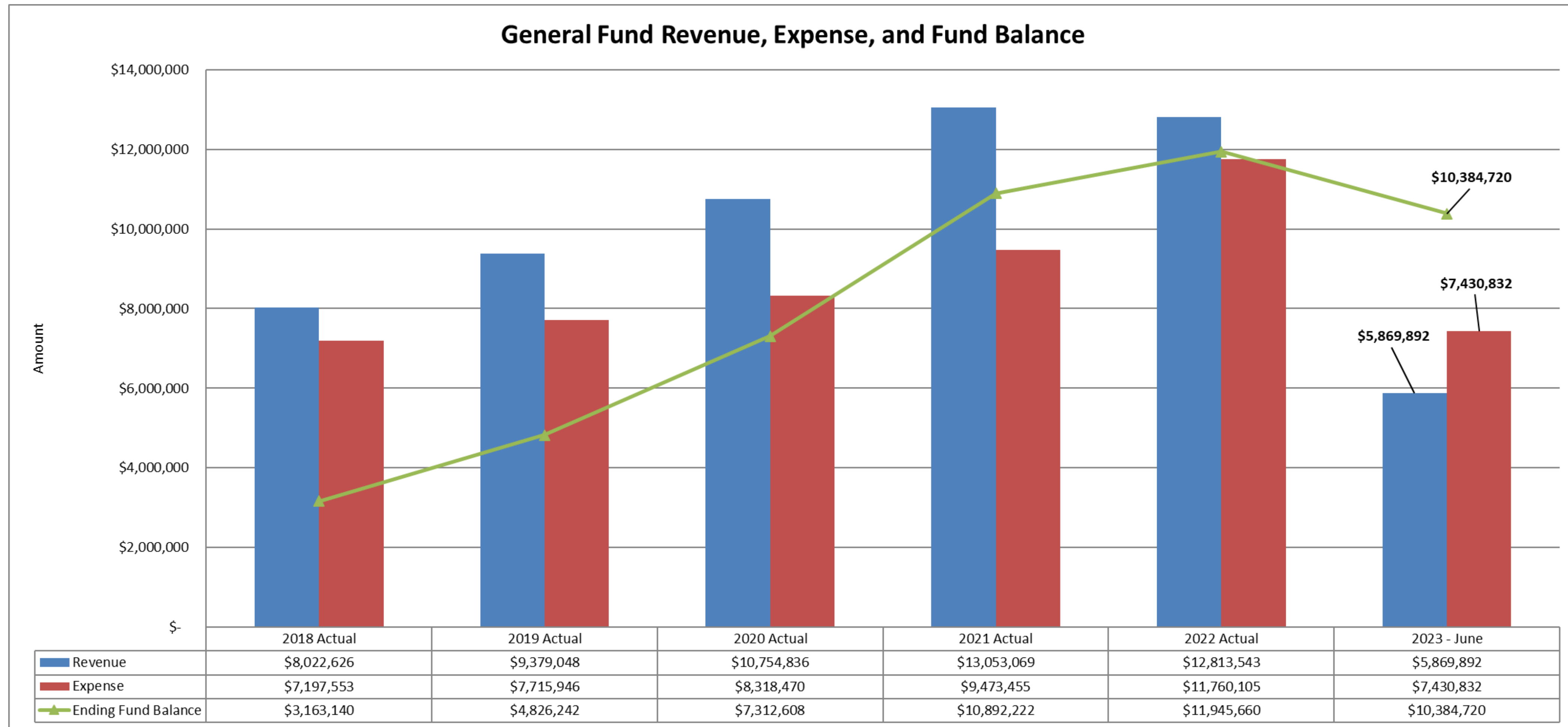
General Fund - Fund Balance

Fund Balance	2Q 2023 YTD Actual	2023 Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 11,945,660	\$11,945,660	\$ 10,892,222	9.7%
Net Increase (Decrease)	(1,560,940)	(3,804,720)	(19,643)	7846.5%
Ending Balance	10,384,720	8,140,940	10,872,579	-4.5%
Less: Reserved Amounts *	3,852,823	3,852,823	3,540,369	8.8%
Net Ending Available Fund Balance	\$ 6,531,897	\$ 4,288,117	\$ 7,332,210	-10.9%
* Includes Street Fund Reserves				



2nd Quarter 2023

General Fund - Fund Balance

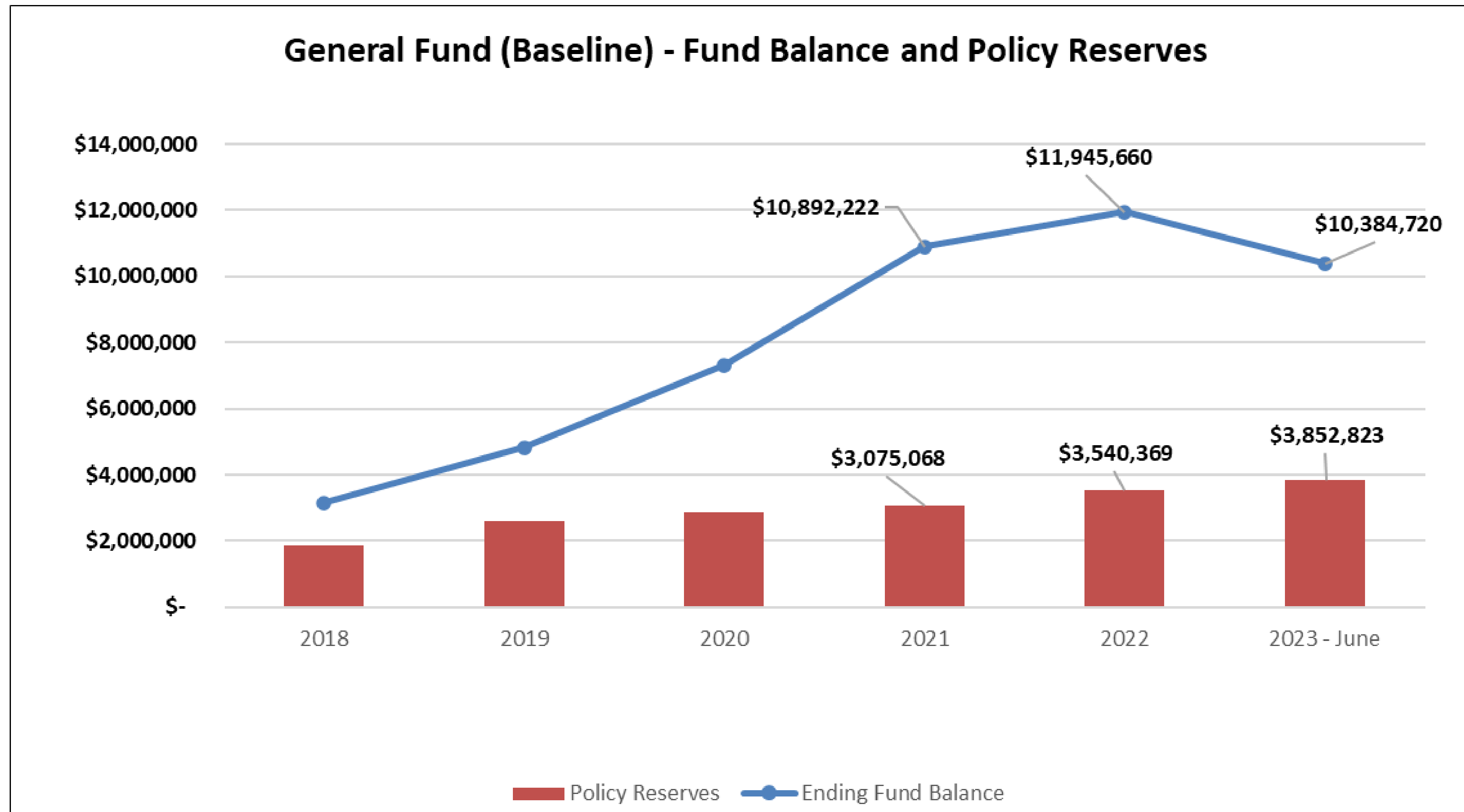


Source: City of Ridgefield Finance Department



2nd Quarter 2023

General Fund - Fund Balance



Source: City of Ridgefield Finance Department



2nd Quarter 2023

Street Fund

Revenue	2Q 2023	2023	2Q % of	2Q 2022	2Q 2023 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2022
Tax/Franchise Fees	\$ 51,692	\$ 136,300	37.9%	\$ 44,152	17.1%
Vehicle Motor Fuel Tax	91,013	281,530	32.3%	80,098	13.6%
Permits	12,277	20,000	61.4%	5,862	109.4%
Transfer In - General Fund	400,000	848,750	47.1%	288,584	38.6%
Other Revenue	3,036	25,525	11.9%	33,448	100.0%
Total Street Fund Revenue	\$ 558,018	\$ 1,312,105	42.5%	\$ 452,144	23.4%
Expense	2Q 2023	2023	2Q % of	2Q 2022	2Q 2023 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2022
Street Fund	\$ 545,528	\$ 1,309,125	41.7%	\$ 492,963	10.7%
Total Street Fund Expense	\$ 545,528	\$ 1,309,125	41.7%	\$ 492,963	10.7%
Total Net Revenue (Loss)	\$ 12,490	\$ 2,980	419.1%	\$ (40,819)	-130.6%
Fund Balance	2Q 2023	2023		2Q 2022	2Q 2023 v
	YTD Actual	Budget		YTD Actual	2Q 2022
Beginning Balance	\$ 133,720	\$ 133,720		\$ 52,505	154.7%
Net Increase (Decrease)	12,490	2,980		(40,819)	-130.6%
Ending Balance	146,210	136,700		11,686	1151.2%
Less: Reserved Amounts *	-	-		-	
Net Ending Available Fund Balance	\$ 146,210	\$ 136,700		\$ 11,686	1151.2%
*Reserves Maintained in General Fund					



2nd Quarter 2023

Special Revenue & Debt Service Funds

Drug Fund	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 55	\$ 1,510	3.6%	\$ 688	-92.0%
Expense	-	500	0.0%	60	-100.0%
Total Net Revenue (Loss)	\$ 55	\$ 1,010	5.4%	\$ 628	-91.2%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 9,189	\$ 9,189		\$ 5,485	67.5%
Net Increase (Decrease)	55	1,010		628	-91.2%
Net Ending Available Fund Balance	\$ 9,244	\$ 10,199		\$ 6,113	51.2%
Affordable Housing	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 81	\$ 33,000	0.2%	\$ 544	-85.1%
Expense	-	-	#DIV/0!	-	#DIV/0!
Total Net Revenue (Loss)	\$ 81	\$ 33,000		\$ 544	-85.1%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 67,176	\$ 67,176		\$ 42,972	56.3%
Net Increase (Decrease)	81	33,000		544	-85.1%
Net Ending Available Fund Balance	67,257	\$ 100,176		\$ 43,516	54.6%
Debt Service Fund	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 452,278	\$ 1,408,995	32.1%	\$ 459,764	-1.6%
Expense	452,278	1,408,995	32.1%	459,764	-1.6%
Total Net Revenue (Loss)	\$ -	\$ -		\$ -	
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ -	\$ -		\$ -	
Net Increase (Decrease)	-	-		-	
Net Ending Available Fund Balance	-	\$ -		\$ -	



2nd Quarter 2023

REET and TBD

Real Estate Excise Tax (REET)	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 820,515	\$ 2,705,000	30.3%	\$ 1,204,668	-31.9%
Expense	452,278	3,551,895	12.7%	459,764	-1.6%
Total Net Revenue (Loss)	\$ 368,237	\$ (846,895)	-43.5%	\$ 744,904	-50.6%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 4,501,079	\$ 4,501,079		\$ 3,945,659	14.1%
Net Increase (Decrease)	368,237	(846,895)		744,904	-50.6%
Ending Fund Balance	4,869,316	3,654,184		4,690,563	3.8%
Debt Service Reserve	1,413,553	1,413,553		1,408,995	0.3%
Net Ending Available Fund Balance	\$ 3,455,763	\$ 2,240,631		\$ 3,281,568	5.3%
Transportation Benefit District (TBD)	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 252,582	\$ 900,025	28.1%	\$ 105,370	100.0%
Expense	17,053	1,320,000	1.3%	-	
Total Net Revenue (Loss)	\$ 235,529	\$ (419,975)	-56.1%	\$ 105,370	100.0%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 586,915	\$ 586,915		\$ 192,402	205.0%
Net Increase (Decrease)	235,529	(419,975)		105,370	100.0%
Net Ending Available Fund Balance	822,444	\$ 166,940		\$ 297,772	176.2%



2nd Quarter 2023 Impact Fee Funds

Park Impact Fee (PIF)	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 220,786	\$ 972,750	22.7%	\$ 378,704	-41.7%
Expense	747,194	3,162,000	23.6%	376,585	98.4%
Total Net Revenue (Loss)	\$ (526,408)	\$ (2,189,250)	24.0%	\$ 2,119	-24942.3%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 2,649,061	\$ 2,649,061		\$ 3,417,058	-22.5%
Net Increase (Decrease)	(526,408)	(2,189,250)		2,119	-24942.3%
Net Ending Available Fund Balance	\$ 2,122,653	\$ 459,811		\$ 3,419,177	-37.9%
Traffic Impact Fee (TIF)	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 345,132	\$ 1,738,250	19.9%	\$ 366,027	-5.7%
Expense	1,693,297	3,490,000	48.5%	1,076,049	57.4%
Total Net Revenue (Loss)	\$(1,348,165)	\$ (1,751,750)	77.0%	\$ (710,022)	89.9%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 2,308,003	\$ 2,308,003		\$ 3,959,377	-41.7%
Net Increase (Decrease)	(1,348,165)	(1,751,750)		(710,022)	89.9%
Net Ending Available Fund Balance	\$ 959,838	\$ 556,253		\$ 3,249,355	-70.5%



2nd Quarter 2023

General Capital & Equipment Replacement Funds

General Capital Projects	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 2,808,596	\$ 46,573,300	6.0%	\$ 1,513,137	85.6%
Expense	2,782,216	45,919,300	6.1%	1,654,206	68.2%
Total Net Revenue (Loss)	\$ 26,380	\$ 654,000	-100.0%	\$ (141,069)	-118.7%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 1,037,341	\$ 1,037,341		\$ 1,025,374	1.2%
Net Increase (Decrease)	26,380	654,000		(141,069)	-118.7%
Net Ending Available Fund Balance	\$ 1,063,721	\$ 1,691,341		\$ 884,305	20.3%

Equipment Replacement (ERF)	2Q 2023 YTD Actual	2023 Budget	2Q % of Budget	2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Revenue	\$ 251,050	\$ 502,225	50.0%	\$ 307,458	-18.3%
Expense	519,433	920,800	56.4%	-	100.0%
Total Net Revenue (Loss)	\$ (268,383)	\$ (418,575)	64.1%	\$ 307,458	-187.3%
Fund Balance	2Q 2023 YTD Actual	2023 Budget		2Q 2022 YTD Actual	2Q 2023 v 2Q 2022
Beginning Balance	\$ 763,838	\$ 763,838		\$ 298,162	156.2%
Net Increase (Decrease)	(268,383)	(418,575)		307,458	-187.3%
Net Ending Available Fund Balance	\$ 495,455	\$ 345,263		\$ 605,620	-18.2%



2nd Quarter 2023

Water and Storm Water Operating Funds

Water Utility O&M	2Q 2023		2023	2Q % of	2Q 2022	2Q 2023 v		
	YTD	Actual	Budget	Budget	YTD Actual	2Q 2022		
Revenue	\$	1,330,493	\$	3,134,000	42.5%	\$	1,053,131	26.3%
Expense		1,015,907		2,764,120	36.8%		932,939	8.9%
Total Net Revenue (Loss)	\$	314,586	\$	369,880	85.1%	\$	120,192	161.7%
Fund Balance	2Q 2023		2023		2Q 2022	2Q 2023 v		
	YTD	Actual	Budget		YTD Actual	2Q 2022		
Beginning Balance	\$	2,537,142	\$	2,537,142		\$	2,458,452	3.2%
Net Increase (Decrease)		314,586		369,880			120,192	161.7%
Ending Balance		2,851,728		2,907,022			2,578,644	10.6%
Less: Reserved Amounts		1,379,660		1,379,660			1,274,143	8.3%
Net Ending Available Fund Balance	\$	1,472,068	\$	1,527,362		\$	1,304,501	12.8%
Stormwater Utility O&M	2Q 2023		2023	2Q % of	2Q 2022	2Q 2023 v		
	YTD	Actual	Budget	Budget	YTD Actual	2Q 2022		
Revenue	\$	614,326	\$	1,568,500	39.2%	\$	550,410	11.6%
Expense		658,158		1,659,161	39.7%		475,512	38.4%
Total Net Revenue (Loss)	\$	(43,832)	\$	(90,661)	48.3%	\$	74,898	-158.5%
Fund Balance	2Q 2023		2023		2Q 2022	2Q 2023 v		
	YTD	Actual	Budget		YTD Actual	2Q 2022		
Beginning Balance	\$	530,273	\$	530,273		\$	448,930	18.1%
Net Increase (Decrease)		(43,832)		(90,661)			74,898	-158.5%
Ending Balance		486,441		439,612			523,828	-7.1%
Less: Reserved Amounts		648,611		648,611			543,928	19.2%
Net Ending Available Fund Balance	\$	(162,170)	\$	(208,999)		\$	(20,100)	706.8%



2nd Quarter 2023

Water SDC and Utility Capital Fund

Water SDC	2Q 2023	2023	2Q % of	2Q 2022	2Q 2023 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2022
Revenue	\$ 593,434	\$ 2,050,000	28.9%	\$ 794,585	-25.3%
Expense	115,338	4,425,000	2.6%	32,055	259.8%
Total Net Revenue (Loss)	\$ 478,096	\$(2,375,000)	-20.1%	\$ 762,530	-37.3%
Fund Balance	2Q 2023	2023		2Q 2022	2Q 2023 v
	YTD Actual	Budget		YTD Actual	2Q 2022
Beginning Balance	\$ 9,218,798	\$ 9,218,798		\$ 8,299,333	11.1%
Net Increase (Decrease)	478,096	(2,375,000)		762,530	-37.3%
Net Ending Available Fund Balance	\$ 9,696,894	\$ 6,843,798		\$ 9,061,863	7.0%

Water Utility Capital Projects	2Q 2023	2023	2Q % of	2Q 2022	2Q 2023 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2022
Revenue	\$ 109,979	\$ 4,400,000	2.5%	\$ 23,857	
Expense	109,979	4,400,000	2.5%	23,857	361.0%
Total Net Revenue (Loss)	\$ -	\$ -		\$ -	
Fund Balance	2Q 2023	2023		2Q 2022	2Q 2023 v
	YTD Actual	Budget		YTD Actual	2Q 2022
Beginning Balance	\$ 16,536	\$ 16,536		\$ 16,536	0.0%
Net Increase (Decrease)	-	-		-	
Net Ending Available Fund Balance	\$ 16,536	\$ 16,536		\$ 16,536	0.0%

Storm Utility Capital Projects	2Q 2023	2023	2Q % of	2Q 2022	2Q 2023 v
	YTD Actual	Budget	Budget	YTD Actual	2Q 2022
Revenue	\$ -	\$ 1,045,000	0.0%	\$ 22,360	
Expense	-	1,045,000	0.0%	22,360	
Total Net Revenue (Loss)	\$ -	\$ -		\$ -	
Fund Balance	2Q 2023	2023		2Q 2022	2Q 2023 v
	YTD Actual	Budget		YTD Actual	2Q 2022
Beginning Balance	\$ -	\$ -		\$ -	
Net Increase (Decrease)	-	-		-	
Net Ending Available Fund Balance	\$ -	\$ -		\$ -	



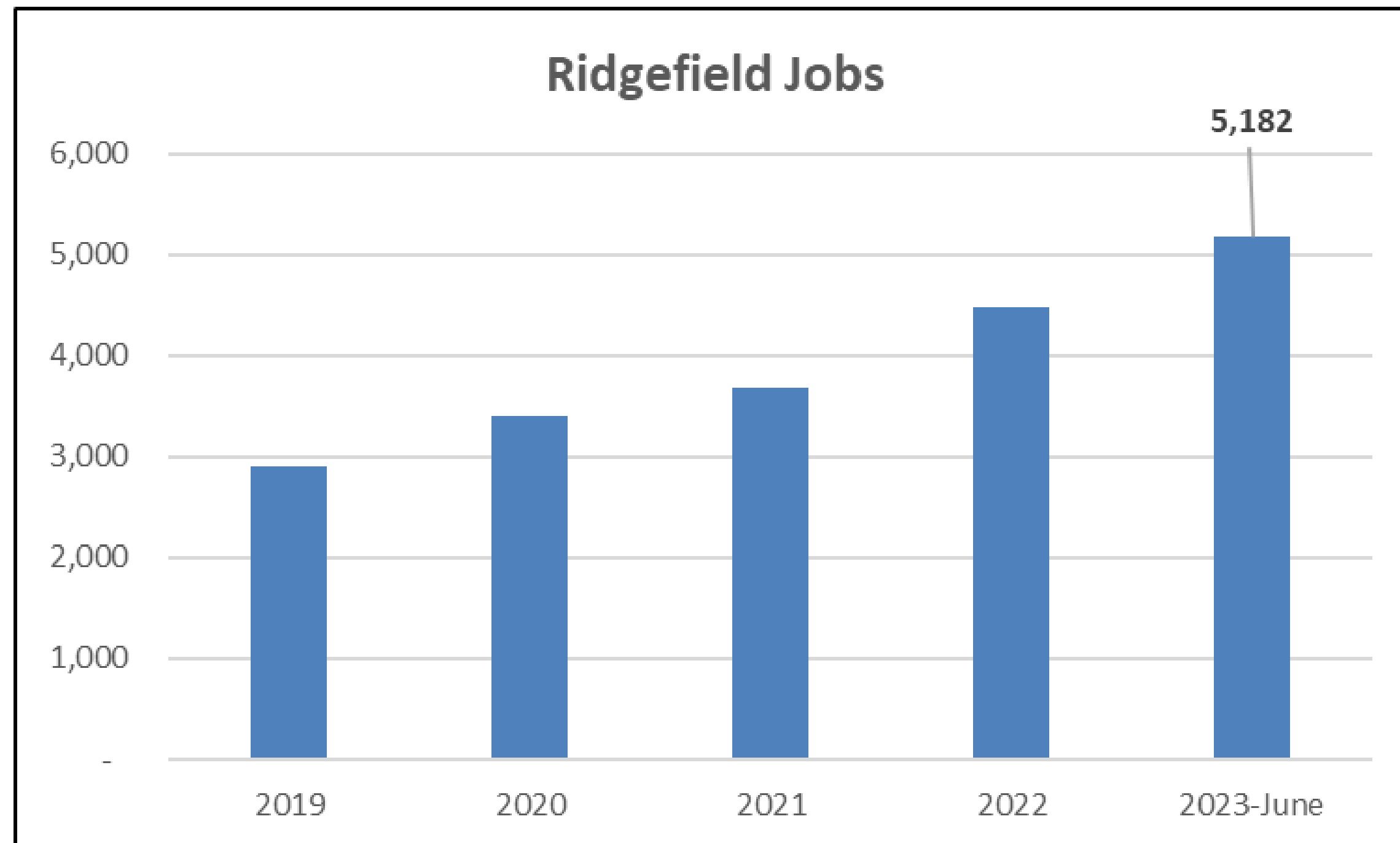
2nd Quarter 2023

Cash and City Investments

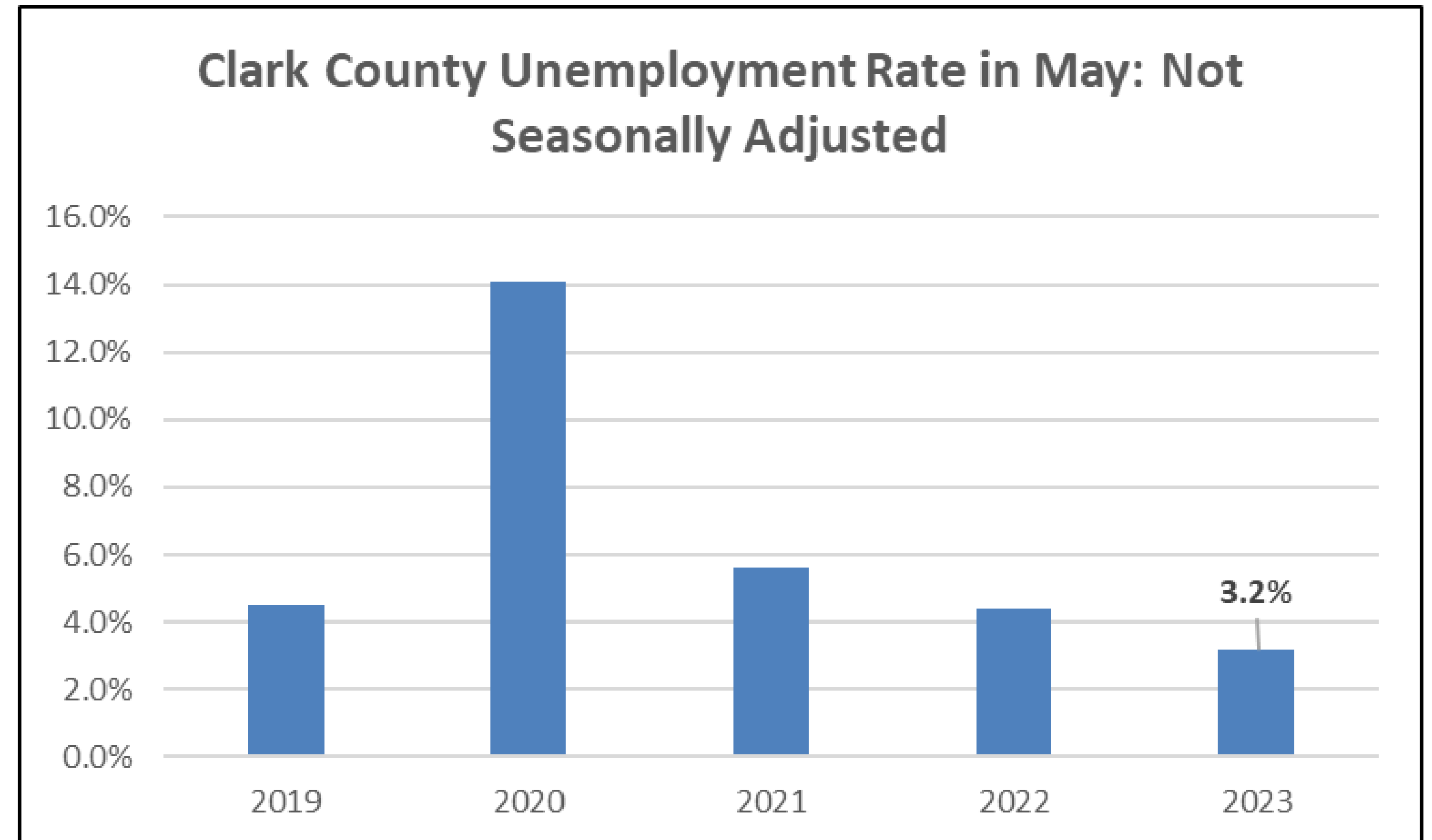
- Total Cash on Hand \$3,164,910
- Total investment portfolio \$31,733,629
 - Municipal bonds \$800,000
 - US Agency bonds \$15,902,966
 - Clark County investment pool \$5,140,328
 - Washington State local government investment pool \$9,890,335
 - Current yield on investment 3.21%. Goal is 2%
- Weighted average maturity 14.32 months



City of Ridgefield Economic Indicators



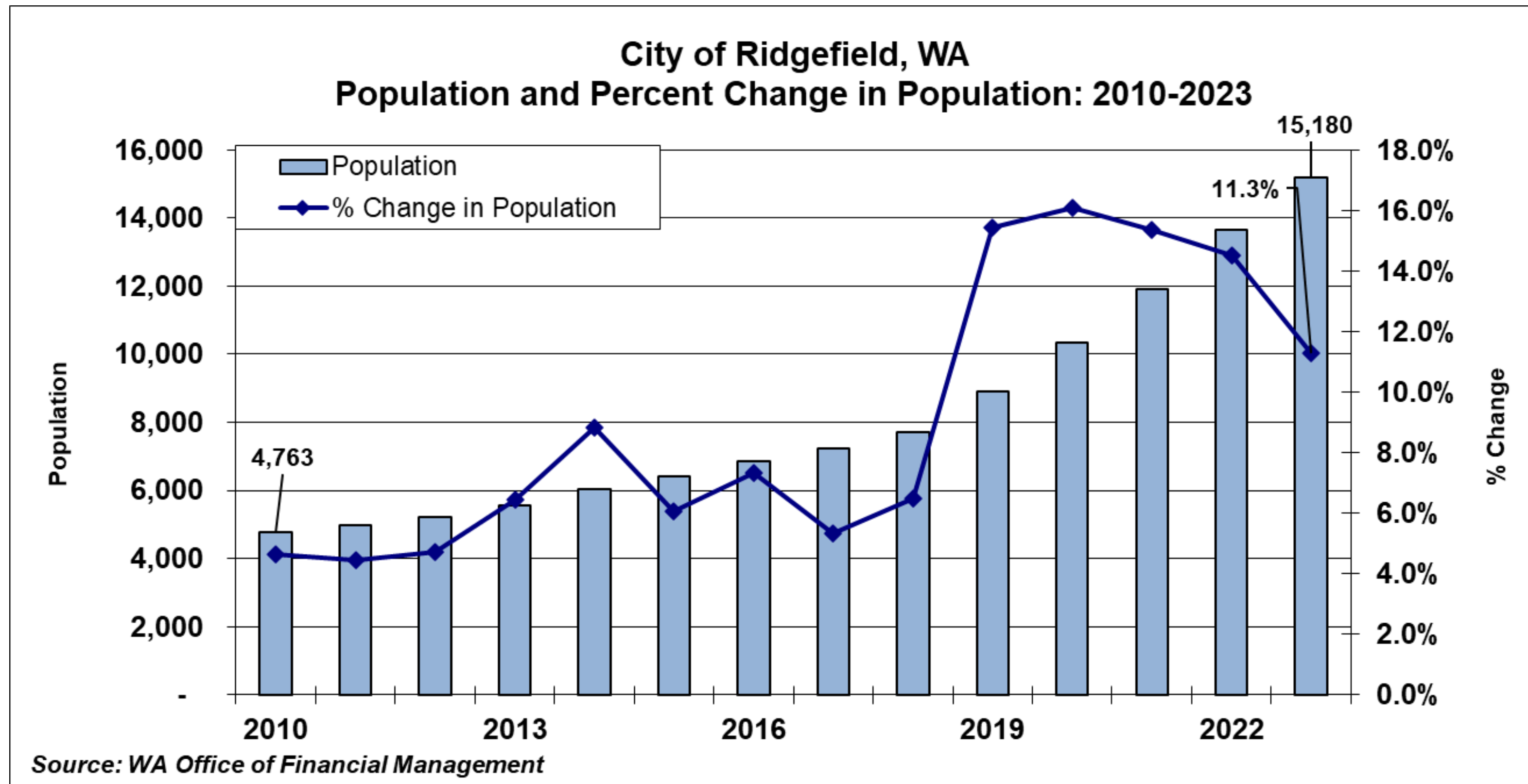
Source: WA State Department of Revenue
City of Ridgefield Finance Department



Source: WA State Employment Security Department



City of Ridgefield Economic Indicators

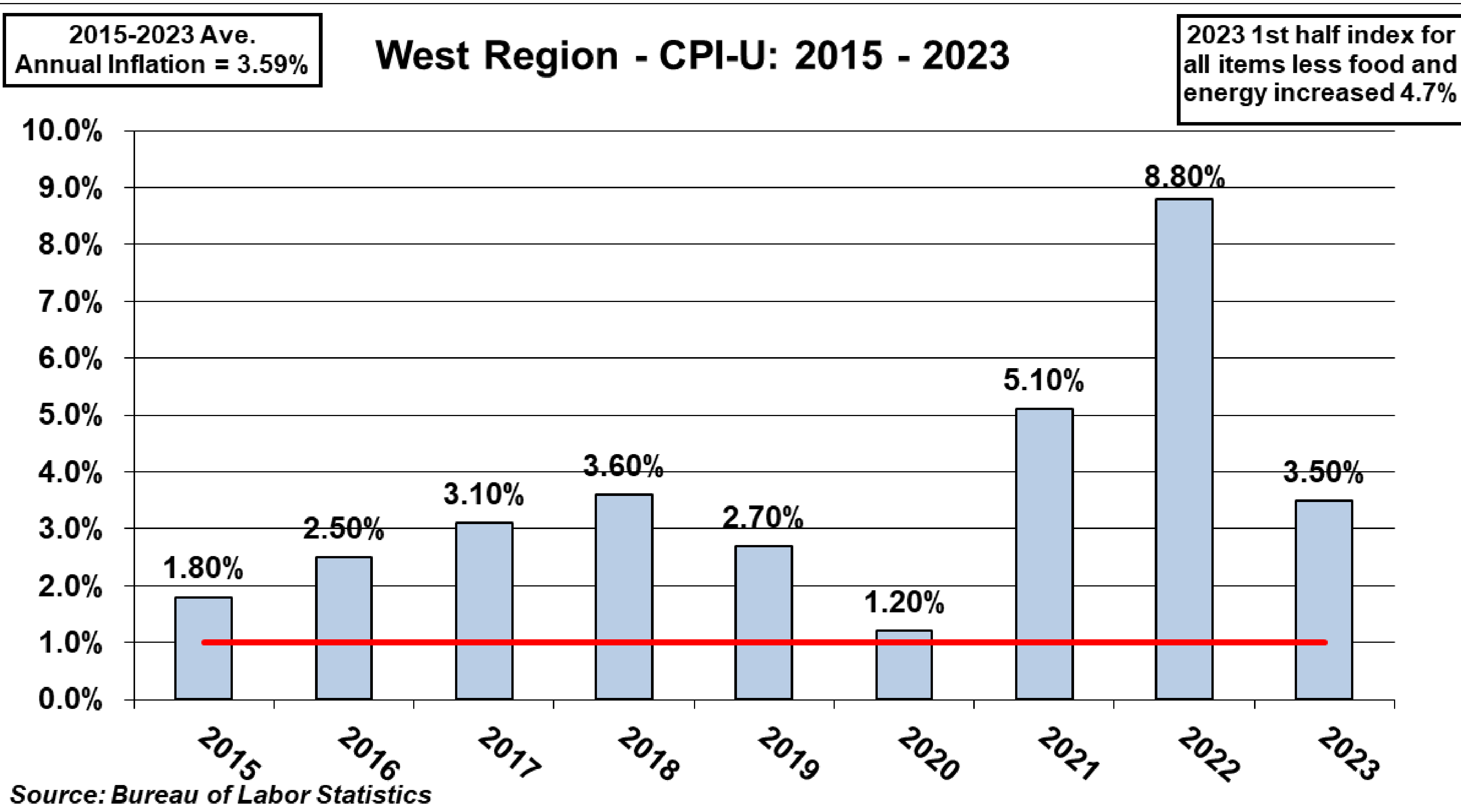


Ridgefield's population has grown 219% since 2010.

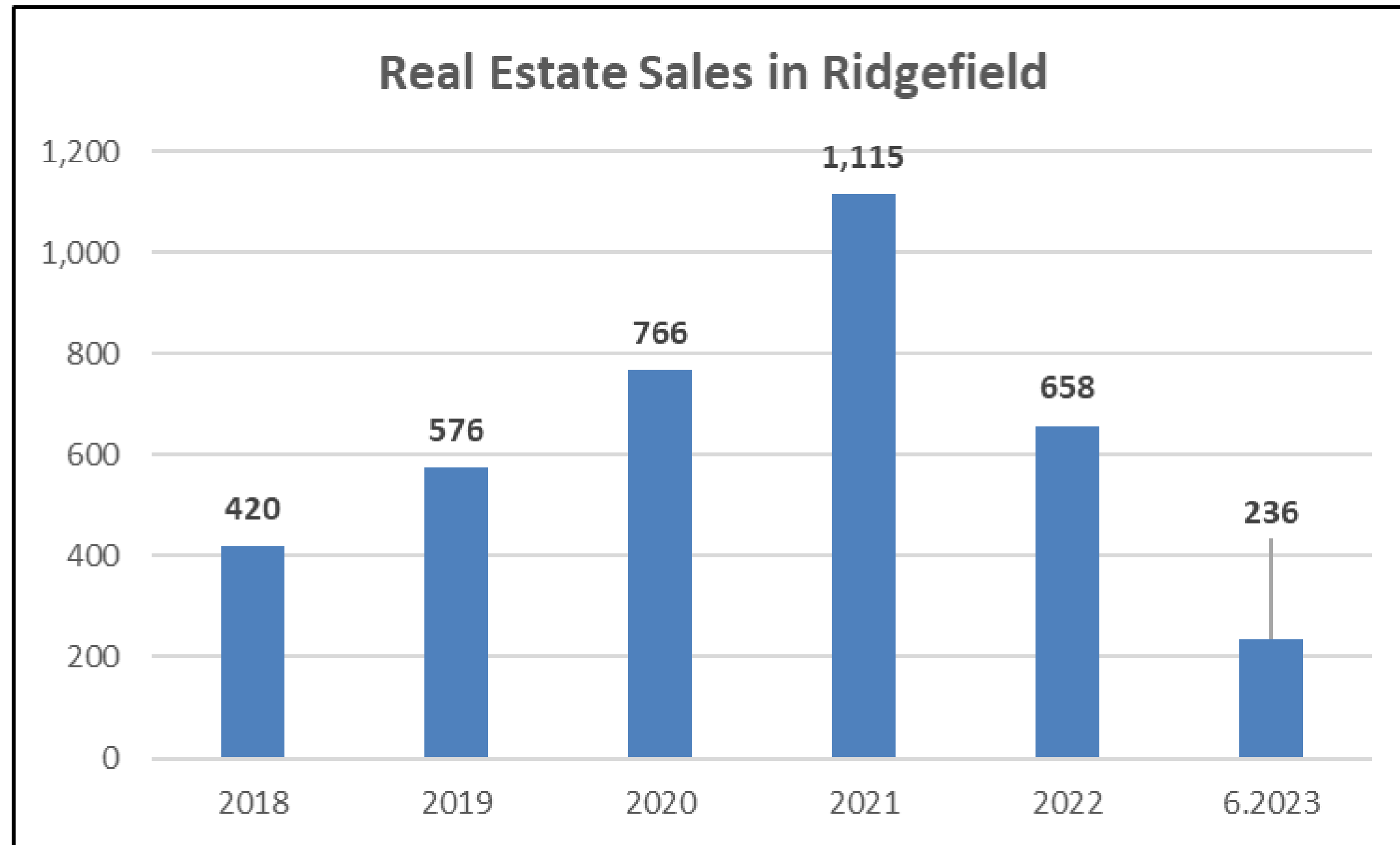
2023 population increased 11.3% over 2022



City of Ridgefield Economic Indicators



City of Ridgefield Economic Indicators

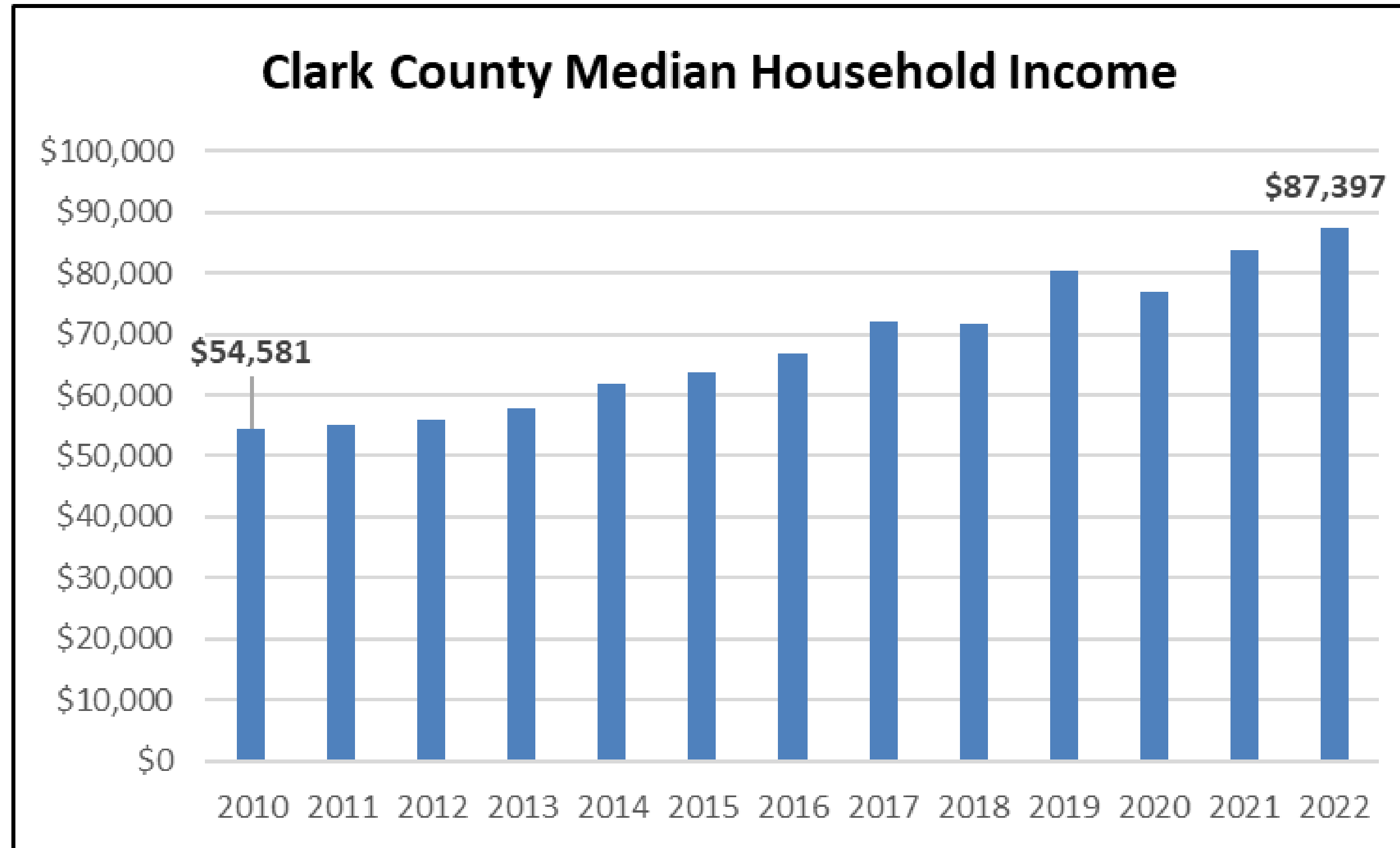


Source: Clark County Assessor's Office

- Real estate sales are down 28% compared to 2022
- As of July 13, the average 30-year fixed rate mortgage per the St Louis Federal Reserve was 6.96%. In July 2022, the average rate was 5.51%
- July 2023 median list price for homes in Ridgefield is \$674,610, with 59 homes listed for sale and a median time of 39 days on the market
- The median sale price in June was \$570,036 down 14% from June 2022, with a median days on the market of 16 days
- There is 1.6 months of current inventory in Ridgefield. A balanced market is between 6 – 7 months of inventory



City of Ridgefield Economic Indicators



- **Per U.S. Census Bureau 2021 Median Household Income in Ridgefield is \$107,861**





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Second Reading of Ordinance No. 1405 - Amendment to the Development Agreement for Paradise Point

GOVERNING LEGISLATION

RCW 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

The developer, HSR through RDGB Royal Farms LLC, RDGF River View Estates LLC, and RDGS Real View, LLC, is obligated under a Development/Pre-Annexation Agreement to construct and dedicate to the City certain road, park, and trail improvements as part of the Paradise Point PUD Subdivision. The City has identified a need for community park amenities in the area within its Comprehensive Plan and the parties have agreed to certain park and trail system improvements. The City has also identified a need for transportation circulation infrastructure in the area within its Comprehensive Plan and Capital Improvement Plan. The City is required to provide transportation impact fee credits and park impact fee credits for the construction and dedication of system improvements which are above and beyond the mitigation required for impacts the development creates.

The developer is seeking to amend terms of the Agreement to phase required street/park/trail improvements to match when development/need arises. The Agreement specifies that dedication of property for referenced park/trails occurs prior to or at final plat for Phase 1 of the development. In the Agreement, development of referenced park/trails/collector is to occur prior to final plat for the 130th single family lot. Developer is seeking a change to coordinate property and development dedication at the earlier of Phase 4 or 5 Final Plat, with a failsafe date of 9/30/26 and Bond to assure the work is completed.

Therefore, under the proposed amendment, the parties have agreed the developer will construct the improvements and dedicate them to the City. The developer agrees to contribute toward maintenance of the park and trail improvements and to set forth these maintenance provisions of the development agreement in any HOA recorded covenants related to the property to be approved by the City and binding on the Paradise Point lots.

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

"I move to adopt Ordinance No. 1405 as presented."

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

1. First Amendment to Paradise Point DA—Final for 2nd Reading 7-26-23

ORDINANCE NO. 1405

AN ORDINANCE OF THE CITY OF RIDGEFIELD WASHINGTON APPROVING THE FIRST AMENDMENT TO A DEVELOPMENT AGREEMENT WITH HSR DEV - PARADIES LLC FOR ROAD, PARK, AND TRAIL IMPROVEMENT, DEDICATION, MAINTENANCE AND ALLOCATION OF IMPACT FEE CREDITS

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, the City has the authority to enter into Development Agreement pursuant to RCW 36.70B.170; and

WHEREAS, HSR Dev – Paradise LLC owns property within the City of Ridgefield known as the Paradise Point PUD Subdivision (“Subdivision”) and which includes portions of eighteen tax parcels within the City of Ridgefield, Clark County, Washington. The tax parcels are known as APN 213065000, 21366000, 213067000, 213068000, 213069000, 213070000, 213071000, 213072000, 213073000, 213074000, 213075000, 213076000, 213077000, 213078000, 213080000, 213081000, 213082000, and 986062384. The legal description of area to be dedicated for parks and trails is attached as **Exhibit A**, (collectively “Park Property”).

WHEREAS, The City and RDGB Royal Farms LLC, a Washington limited liability company, RDGF River View Estates LLC, a Washington limited liability company, and RDGS Real View, LLC, a Washington limited liability company (collectively, “Predecessors”), entered into a Development and Pre-Annexation Agreement with an effective date of October 6, 2016 (“Agreement”).

WHEREAS, The Agreement governs the development, use, and mitigation of certain impacts associated with annexation and development of real property located in Ridgefield, Washington, as more particularly described in the Agreement.

WHEREAS, Contemporaneous with sale of the property to Owner, Predecessors assigned to Owner all rights and obligations under the Agreement.

WHEREAS, Owner and the City have agreed to amend certain terms and conditions of the Agreement, as set forth herein.

wner desires to defer construction of certain required improvements until such time as minimum occupancy and traffic volumes warrant the improvements and the City desires to defer dedication of the improved areas until such time as the construction of the required improvements are complete.

WHEREAS, HSR Dev - Paradise LLC is proposing to construct and dedicate certain system street, park, and trail improvements on the Subdivision

WHEREAS, the City has identified a need for these park improvements within its adopted Comprehensive Plan and associated Capital Facilities Plans, and wishes to provide certain impact fee credits associated with the construction of these improvements; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on July 13, 2023; and

WHEREAS, the City Council conducted a first reading of this ordinance on July 13, 2023

WHEREAS, the City and HSR Dev – Paradise LLC have reached agreement regarding amendments to certain terms and conditions of the Agreement;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with property owners to clarify the PIF eligibility, and park improvement construction, ownership, and maintenance responsibilities. .

Section 2. **Development Agreement Amendment Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement Amendment **attached** hereto as Exhibit “A” and authorizes the City Manager to execute the Amendment substantially in the form attached and to take such other actions as may be necessary to effect this Amendment.

Section 3. **Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 5. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS _____ DAY OF JULY 2023.

CITY OF RIDGEFIELD

Mayor, Jennifer Lindsey

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: July 13, 2023
First reading: July 13, 2023
Second Reading/Passage:
Date of Publication:
Effective Date:

When Recorded Return To:

City of Ridgefield,
Attn. City Manager
P.O. Box 605
Ridgefield, WA 98642

First Amendment to the Development and Pre-Annexation Agreement

This First Amendment to the Development and Pre-Annexation Agreement (the “Amendment”) is made and entered into this ____ day of July, 2023 between the City of Ridgefield, a municipal corporation, (“City”) and HSR Dev – Paradise, LLC, a Washington limited liability company (“Owner”) (collectively, the “Parties”).

EXPLANATORY STATEMENT

A. The City and RDGB Royal Farms LLC, a Washington limited liability company, RDGF River View Estates LLC, a Washington limited liability company, and RDGS Real View, LLC, a Washington limited liability company (collectively, “Predecessors”), entered into a Development and Pre-Annexation Agreement with an effective date of October 6, 2016 (“Agreement”).

B. The Agreement governs the development, use, and mitigation of certain impacts associated with annexation and development of real property located in Ridgefield, Washington, as more particularly described in the Agreement.

C. Contemporaneous with sale of the property to Owner, Predecessors assigned to Owner all rights and obligations under the Agreement.

D. Owner desires to defer construction of certain required improvements until such time as minimum occupancy and traffic volumes warrant the improvements and the City desires to defer dedication of the improved areas until such time as the construction of the required improvements are complete.

E. Owner and the City have agreed to amend certain terms and conditions of the Agreement, as set forth herein.

NOW, THEREFORE, in consideration of the foregoing Explanatory Statement, the covenants and agreements set forth below and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Explanatory Statement. The Explanatory Statement of this Amendment forms an integral part of this Amendment and is hereby incorporated by reference. Initially capitalized terms used in this Amendment shall have the meanings ascribed to them in the Agreement unless the context clearly requires otherwise.

2. Amendment.

Section 6 (A). Section 6 (A) of the Agreement is hereby deleted in its entirety and is replaced with the following language:

“Dedicate a minimum of 15 acres of real property to the City for a community city park in the area generally indicated on the Preliminary Plat attached hereto as Exhibit A (“Community Park Property”). The Parties have evaluated the development and Owner assures its compliance with Open Space requirements set forth in Ridgefield Code of Ordinances § 18.401.080.

The Community Park Property dedicated to the City shall count towards, and be a part of, the park and open space set aside requirements for a planned unit development and is not in addition to such requirements.

Owner shall develop Community Park Property to City of Ridgefield Community Park standards and the specific Park Master Plan to be adopted by the City Council on or before December 31, 2023 pursuant to a public participation process that considers Owner and community input. The development shall be completed consistent with the development of, and no later than final plat approval of the Phase abutting each area of Community Park Property, as depicted in Exhibit A.

Development of all Community Park Property as reflected on Exhibit A shall be completed no later than the date of final plat approval of the first to be approved of Phases 4 or 5, and Owner shall dedicate the completed Community Park Property to the City, to be held and maintained by the City, contemporaneous therewith.”

Section 6 (B). Section 6 (B) of the Agreement is hereby deleted in its entirety and is replaced with the following language:

“Owner shall dedicate a trail network connecting the Community Park to the Annexation Area and shall design the network for future expansion and connection of existing and planned future trails on adjacent properties as generally depicted on the Preliminary Plat attached hereto as Exhibit A (“Trail Network”).

The Trail Network dedicated to the City shall count towards, and be a part of, the park and open space set aside requirements for a planned unit development and is not in addition to such requirements.

Owner shall develop the Trail Network to City of Ridgefield trail standards which development shall be completed consistent with the development of, and no later than final plat approval of the Phase abutting each area of Trail Network, as depicted in Exhibit A.

Development of the trail network as reflected in Exhibit A shall be completed no later than the date of final plat approval of the first to be approved of Phases 4 or 5, and Owner shall dedicate the completed trail network to the City, to be held and maintained by the City, contemporaneous therewith.”

Section 6 (C). Section 6 (C) of the Agreement is hereby deleted in its entirety and is replaced with the following language:

“Owner shall dedicate a right-of-way for the East–West Collector Road as reflected on Exhibit A which will connect the development to N Royle Road (the “EWCR”).

The EWCR shall conform to the dimensions and layout of the City's standard collector cross section, and the conditions included in the Land Use Application, as approved. Owner shall construct the EWCR, including all underground utilities, according to the following schedule:

- The eastern half of the EWCR shall be completed no later than approval of the final plat for Phase 3 of the development, as reflected on Exhibit A.
- The western half of the EWCR shall be completed no later than final plat approval for the first to be approved of either Phase 4 or Phase 5, as reflected on Exhibit A.

Dedication of the EWCR, to thereafter be held and maintained by the City, shall occur no later than final plat approval for the first to be approved of either Phase 4 or Phase 5."

Section 6 (D) is added to the Agreement as follows:

"Final Plat approval for the first to be approved of either Phase 4 or Phase 5, as repeatedly referenced in the preceding Sections, shall occur no later than September 30, 2026. To ensure timely completion of improvements and dedication of same as contemplated hereunder, Owner shall obtain a cash bond, guaranteeing construction and dedication in the amount equal to 120% of the estimated costs of construction of all improvements, pursuant to Ridgefield Municipal Code 18.620.070 and 18.401.080."

Section 6(E) is added to the Agreement as follows:

6(E) Park Maintenance. The Owner is responsible for maintenance of the Community Park pursuant to Ridgefield Municipal Code 18.265.100 and 18.401.080 and to condition the plat and the HOA Covenants to maintain the Community Park and improvements to the City's adopted minimum Park maintenance standards. In lieu of such maintenance obligations, the Owner wishes to pay the City an annual payment that reflects the value of the maintenance obligations in consideration of the City's performance of such maintenance. The Owner and City agree that the payment amount shall be \$20,000 per year adjusted annually by 100% of the most recent Consumer Price Index increase for the All Urban Consumers (CPI-U) as supplied by the Bureau of Labor Statistics or the nearest comparable data. The Owner agrees to record this obligation on the final plat and include it in any relevant HOA covenants. The City agrees that this payment represents the estimated maintenance costs and any maintenance costs incurred by the City in excess of the payment amount shall be solely the responsibility of the City. The payment shall be due on January 31 of the year following the dedication of the Community Park to the City and each year thereafter. The Parties specifically acknowledge and agree that this Section is an ongoing maintenance agreement not related to the development of the Community Park or Owner's Property.

Section 7. Section 7 of the Agreement is hereby deleted in its entirety and is replaced with the following language:

"Upon dedication of each of the facilities identified in Paragraph 6, including the Community Park Property, the Trail Network, and the public roads, including the EWCR (the "Facilities"), Owner will receive a credit against City Impact Fees for improvement of the Facilities. City has classified the Facilities as system improvements under Ridgefield Municipal Code 18.070.150 and earmarked \$8,240,000, for impact fee credits, of which \$2,472,000 shall be available for the transportation

impact fees for the public benefit. Park impact fee credits to Owner shall be approved at the base rate of \$250,000 per acre, which has been determined to be the fair market value of the dedicated land, together with the actual construction costs of all improvements.”

Section 10 (f). Section 10 (f) of the Agreement is hereby amended to replace the Notice recipients with the following:

Notice to City:

Steve Stuart
City of Ridgefield
230 Pioneer Street
P.O. Box 608
Ridgefield, WA 98642
Steve.Stuart@ridgefieldwa.us
Julie.Ferriss@ridgefieldwa.us (with a copy to)

Notice to Owner:

Andy Swanson
HSR Dev – Paradise, LLC
500 E Broadway St #120
Vancouver WA 98660
andy@hsr-capital.com
Joel@sterlingdesign.biz (with a copy to)

Notice to Owner’s Representative:

Rachel Goldfarb
Praedium Law Group, PLLC
1111 Main St., Ste. 416
Vancouver, WA 98660
rachel@praediumlawgroup.com

3. Conflict and Amendment. Except as set forth in this Amendment, the Agreement shall continue in full force and in accordance with its terms. If there is conflict between the Agreement and this Amendment, this Amendment controls. This Amendment may be supplemented, amended, or modified only by the mutual written agreement of the Parties, their successors or assigns.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the date first written above.

City of Ridgefield

By:
Its:

Date: _____

Attest:

By:

Approved as to Form

By:

HSR Dev – Paradise, LLC

By:
Its:

Date: _____

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Appointment of two Council Members to serve on the 2024 Budget Advisory Committee

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT:

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: July 27, 2023

AGENDA ITEM NAME: Appointment of a citizen to serve on the 2024 Budget Advisory Committee

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT:

ATTACHMENTS:

None