



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, September 26, 2024
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:00 P.M.

- 1. 2025 Budget - Personnel, Initiatives and Capital Projects - 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. PROCLAMATION

- 1. Disability Employment Awareness Month**

IV. 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.

V. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the September 12, 2024 Meeting**

VI. BUSINESS

- 1. Resolution No. 654 - Approval to Submit a Department of the Interior Bureau of Reclamation Grant Application - Kirk Johnson, Finance Director**
- 2. Motion - Ridgefield Recreation and Community Center Project Management Contract - Steve Stuart, City Manager**

3. **Motion - Approval of Permanent Park Improvement Proposal for Davis Park - Corey Crownhart, Park Manager**
4. **Motion - Agreement for Right-of-Way and Temporary Construction Easement Acquisition from the Schmitz Family for the Pioneer Widening and 50th Place Roundabout Project - Chuck Green, Public Works Director**
5. **Motion - Agreement for Right-of-Way and Temporary Construction Easement Acquisition from the Haagenon Family for the Pioneer Widening and 50th Place Roundabout Project - Chuck Green, Public Works Director**

VII. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1430 - Changes to posted and unposted speed limits for portions of Pioneer Street, S. 15th Street, S 35th Place, S. 10th Way, S 25th Place, S. 4th Way, S. Wells Drive, S 11th Street, Union Ridge Parkway and S Hillhurst Road - Chuck Green, Public Works Director**
2. **Public Hearing and First Reading of Ordinance No.1431 - Establishing Temporary Speed Limits for portions of S. Royle Road and Pioneer Street. - Chuck Green, Public Works Director**
3. **Public Hearing and First Reading of Ordinance No. 1432 - Greely Farms Development Agreement Amendment - Steve Stuart, City Manager**

VIII. 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.

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. **Council**
2. **Mayor**
3. **City Manager**

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: 2025 Budget - Personnel, Initiatives and Capital Projects

GOVERNING LEGISLATION

RCW 35A.33, City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

The council adopts an annual operating and capital budget. The 2024 annual budget was adopted on December 7, 2023, by Ordinance No. 1415.

SUMMARY/BACKGROUND:

Introduction and discussion on personnel requests, initiatives, and capital projects for 2024.

BUDGET/FINANCIAL IMPACTS:

Refer to attached presentation.

RECOMMENDED ACTION OR MOTION:

Presentation and Discussion/Direction

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

The 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. September 26, 2024 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

September 26th, 2024

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACTIVE CONSTRUCTION INC.	4038	C2024-019-2	Public Works	08.2024 Pioneer Widening Construction	705,803.48
ACTIVE CONSTRUCTION INC. Total					705,803.48
ASSOCIATED CONSULTANTS INC.	1030	24-138-03	Community Development	Pioneer Village Building 13 Plan Review	475.00
ASSOCIATED CONSULTANTS INC. Total					475.00
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202408A	Public Works	08.2024 Customer Web Payments	1,003.65
		2827-202408B	Public Works	08.2024 Customer Web Payments	21.90
BLUEFIN PAYMENT SYSTEMS - EPAY Total					1,025.55
CABLE HUSTON LLP	4028	144540	Public Works	08.2024 Pioneer Widening Condemnation	787.50
CABLE HUSTON LLP Total					787.50
CERTIFIED TESTING SERVICES INC	3536	911389	Public Works	Backflow Testing	165.00
CERTIFIED TESTING SERVICES INC Total					165.00
CFM STRATEGIC COMMUNICATIONS INC.	2551	28403	Genl Govt/Facilities	08.2024 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CINTAS CORPORATION NO 2	3497	5228078697	Genl Govt/Facilities	09.2024 First Aid Supplies - RACC	37.20
			Community Development	09.2024 First Aid Supplies - RACC	77.17
		5228078651	Genl Govt/Facilities	09.2024 First Aid Supplies - PW Ops	32.51
			Public Works	09.2024 First Aid Supplies - PW Ops	530.15
		5228078641	Community Development	09.2024 First Aid Supplies - PW Ops	67.21
			Genl Govt/Facilities	09.2024 First Aid Supplies - CH	89.93
		5228078620	Public Safety	09.2024 First Aid Supplies - PD	19.12
CINTAS CORPORATION NO 2 Total					853.29
CITIES DIGITAL INC.	3382	60966	Information Technology	11.2024-10.2025 LF Weblink Licensing & Support	20,244.29
CITIES DIGITAL INC. Total					20,244.29
CITY OF BATTLE GROUND	92	INV00483	Judicial	08.2024 Court Cost/Public Defender	27,990.25
CITY OF BATTLE GROUND Total					27,990.25
CITY OF LACENTER	2846	2024-06	Genl Govt/Facilities	PD Tasers X2	(174.00)
			Public Safety	PD Tasers X2	2,174.00
CITY OF LACENTER Total					2,000.00
CITY OF RIDGEFIELD WATER & STORM - EPAY	96	0096â€202408	Genl Govt/Facilities	IRR 487 S 56th Pl.	2.60
				487 S 56th Pl - PW Ops Center - Water	7.80
				109 W Division WWTP - CRWWD Portion - Storm	520.80
				101 S Main - Overlook Park - Storm	24.80
				230 Pioneer Street City Hall - Storm	173.60
				230 Pioneer Street City Hall - Water	546.86
				487 S 56th Pl - PW Ops Center - Storm	50.00
				101 S Main - Overlook Park - Water	2,895.80
				109 W Division WWTP - CRWWD Portion - Water	111.16
			Public Safety	116 N Main Ave PD - Water	0.81
				116 N Main Ave PD - Storm	99.20
			Public Works	IRR S 56th Pl (Temp) CRWWD Sewer Migitation Project	939.33
				Cedar Creek Irrigation Tract B	985.44
				6007 N Ridgefield Woods Dr. - Irrigation	315.52
				IRR 487 S 56th Pl.	42.40

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CITY OF RIDGEFIELD WATER & STORM - EPAY

96

0096â€202408

Public Works

Abrams Park Chloine Injector - Storm	24.80
487 S 56th Pl - PW Ops Center - Water	126.92
Cedar Ridge Park - Water	335.35
Green Gables Tract-C Irrigation M	524.07
Junction Well & Reservoir - Storm	173.60
119 N 3rd Ave Community Park - Storm	49.60
IRR S Royle Rd & Wells Dr	2,662.76
Cedar Ridge Park - Storm	24.80
535 N Abrams Park Rd - Water	50.34
109 W Division WWTP - Storm	520.80
1101 S Hillhurst Rd - Water	83.22
Abrams Park Restrooms - Water	305.09
IRR SW Corner of Roundabout Union Ridge Pkwy	2,364.41
IRR West End S Sevier Rd	955.20
315 N 3rd Avenue Davis Park - Water	1,392.02
IRR Horns Corner Park - Storm	24.80
Green Gables Tract-D Irrigation MET	918.98
301 N 3rd Ave Davis Park - Storm	49.60
119 N 3rd Ave Community Park - Water	320.91
487 S 56th Pl - PW Ops Center - Storm	814.10
IRR Horns Corner Park - Water	4,769.74
109 W Division WWTP - Water	111.15
1308 N Heron Dr Hayden Park - Storm	24.80
IRR Seven Wells PH3 Tract H	555.56
8004 S 5th St	24.80
2311 N 5th Way Crows Nest Park - Storm	49.60
618 Lark Dr Lark Park - Water	450.50
Abrams Park Kitchen & Irrigation - Water	74.66
1101 S Hillhurst Rd - Storm	24.80
Blue Heron Community Garden - Water	127.45
Park & Ride Lot - Storm	272.80
Water Tower (Cemetery)	74.40
Columbia Hills Irrigation Tract D Cispus Way	635.31
Abrams Park Restrooms - Storm	24.80
Abrams Park Standpipe - Water	50.91
Green Gables Tract-Q Irrigation M	223.89
Cemetery Water Spigots - Water	50.37
Abrams Park Kitchen - Storm	520.80
1308 N Heron Dr Hayden Park - Water	297.90
Columbia Hills Irrigation Tract B Wind River	374.58
618 Lark Dr Lark Park - Storm	24.80
Abrams Soccer Field	2,943.16
535 N Abrams Park Rd - Storm	24.80
Roundabout 45th & 3rd	95.74
Green Gables Tract-D Irrigation M	757.44
2311 N 5th Way Crows Nest Park - Water	424.30
IRR 487 S 56th Pl.	5.37

Community Development

City of Ridgefield

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CITY OF RIDGEFIELD WATER & STORM - EPAY	96	0096â€202408	Community Development	487 S 56th Pl - PW Ops Center - Water	16.08
				487 S 56th Pl - PW Ops Center - Storm	103.10
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					31,571.10
CLARK COUNTY FIRE DISTRICT #5	104	12130	Community Development	Confined Space Entry - CDD	300.00
CLARK COUNTY FIRE DISTRICT #5 Total					300.00
CLARK COUNTY TREASURERS OFFICE	554	SIF202408	Genl Govt/Facilities	School Impact Fees	101,280.00
CLARK COUNTY TREASURERS OFFICE Total					101,280.00
CLARK PUBLIC UTILITIES	3619	29901429	Public Works	3677 N 10th Streetlight Repair	434.80
		612132-1	Public Works	Hillhurst School Zone - Royle Rd Temp Traffic Signal	1,991.54
		609005-1	Public Works	Hillhurst School Zone - Hawk Pl Temp Traffic Signal	676.27
CLARK PUBLIC UTILITIES Total					3,102.61
CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202408	Genl Govt/Facilities	230 Pioneer St. - City Hall	294.93
				487 S 56th Pl. - PW Ops Center	55.51
			Public Safety	101 Mill St Ste B - Police Station	395.59
			Public Works	SR/Pioneer ST & S 65 AVE	64.73
				911 N 65th Ave Intertie 2 - Water	95.45
				Traffic Signal - Hillhurst/Royal Rd.	68.79
				N Abrams Park/E Division	326.71
				1504 NW Intertie 3 - Water	2,300.10
				800 NE 264 St Intertie 1 - Water	124,692.77
				SR/Pioneer St & S 56 PL	124.07
				109 W Division St - Electricity	44.16
				N 35th Ave and Pioneer St	65.79
				Municipal Lighting Lease	10,830.16
				214 S Riverview Dr	419.08
				487 S 56th Pl.- PW Ops Center	247.43
				255 S 56th Pl - Electricity	4,167.13
				S 5th St & S Union Ridge Pkwy	72.24
				337 S Royal Rd.	140.49
				301 N 3rd Ave	199.57
				101 S Main Ave - Overlook Park	142.79
				487 S 56th Pl. - PW Ops Center	645.47
				Overlook Park - Electricity	61.20
				3701 N 3rd Cir - Electricity	37.71
				Pioneer St. & Gee Creek Loop - Electricity	37.90
				400 N Abrams Park Rd	1,358.31
				2300 N 3rd Way Bellwood Trail Lights	38.95
				City Park/Water Well	6,960.86
				N 1st Cir & N 65th Ave - Park & Ride	65.44
				535 N Abrams Park Rd.	20.14
				512 N Allen Dr - Electricity	37.45
			Community Development	487 S 56th Pl. - PW Ops Center	114.79
			Public Works	487 S 56th Pl. - PW Ops Center	12.59
CLARK PUBLIC UTILITIES - EPAY Total					154,138.30
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	0741-202408	Genl Govt/Facilities	487 S 56th Pl - PW Ops Center - Sewer	3.93
				109 W Division WWTP - CRWWD Portion - Sewer	76.30
				230 Pioneer St City Hall - Sewer	117.89

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CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	0741-202408	Public Works	101 S Main Ave - Overlook Park	53.26
				109 W Division WWTP - Sewer	76.29
				487 S 56th Pl - PW Ops Center - Sewer	63.07
				Abrams Park Kitchen - Sewer	48.47
				Abrams Park Concessions Sewer	43.68
				Abrams Park Restrooms - Sewer	86.17
				255 S 56th Pl Well & Reservoir - Sewer	38.90
			Community Development	487 S 56th Pl - PW Ops Center - Sewer	8.11
			Public Works	487 S 56th Pl - PW Ops Center - Sewer	0.89
CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					616.96
COLUMBIA RESOURCE COMPANY	114	44428B051	Public Works	Streets Road Kill Disposal	13.84
COLUMBIA RESOURCE COMPANY Total					13.84
COLUMBIAN PUBLISHING	116	48725	Public Works	Municipal Code Updates - Speed Limit	106.20
COLUMBIAN PUBLISHING Total					106.20
COMCAST - EPAY	2271	2271-202409	Genl Govt/Facilities	PW OPS Internet Services	10.40
				PW Ops Center Communications	13.76
				CH Communicatons	66.62
				RACC Internet Services	65.34
				CH Internet Services	409.26
			Public Safety	PD Communications-101 Mill	75.58
			Public Works	PW OPS Internet Services	168.96
				PW Ops Center Communications	224.04
				Union Ridge & 5th St Traffic Light	199.80
			Community Development	PW OPS Internet Services	21.44
				PW Ops Center Communications	28.40
				RACC Internet Services	135.45
COMCAST - EPAY Total					1,419.05
COMCAST BUSINESS - EPAY	1666	217233252	Genl Govt/Facilities	08.2024 Communications - 487 S 56th Pl - PW Ops Center	100.43
			Public Works	08.2024 Communications - 487 S 56th Pl - PW Ops Center	1,635.91
			Community Development	08.2024 Communications - 487 S 56th Pl - PW Ops Center	207.32
		217233263	Public Safety	08.2024 Communications - 101 Mill St PD	911.23
COMCAST BUSINESS - EPAY Total					2,854.89
CONSOR NORTH AMERICA INC.	3949	C232644WA.00-12	Public Works	08.2024 S Royle Rd S 15th to S 5th Construction Mgmt	55,331.74
		C240750WA.00-4	Public Works	08.2024 Pioneer Widening Construction Mgmt	77,195.63
CONSOR NORTH AMERICA INC. Total					132,527.37
COREY CROWNHART	3997	3997-20240923	Public Works	WRPA CPSI Course & Exam Meals Per-Diem - Crownhart	117.00
COREY CROWNHART Total					117.00
CRISTY MAY	3466	3466-20240920	Community Development	WSAPT Permit Tech Conference Meals Per-Diem - May	118.00
CRISTY MAY Total					118.00
CT PUBLISHING LLC	3753	282787	Community Development	Greely Farms Development Amendments	96.90
		282737	Public Works	Municipal Code Updates - Speed Limit	197.20
CT PUBLISHING LLC Total					294.10
DARRELL D JOHNSON	3630	2004	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance	150.00
DARRELL D JOHNSON Total					150.00
DEPARTMENT OF LICENSING - EPAY	154	RG0001694-2024	Genl Govt/Facilities	CPL Fees	18.00
		90926540	Community Development	Driving Record - Harrington	15.00
		RG0001693-2024	Genl Govt/Facilities	CPL Fees	18.00

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DEPARTMENT OF LICENSING - EPAY Total					51.00	
DOROTHY HARRINGTON	4063	4063-20240920	Community Development	WSAPT Permit Tech Conference Meals Per-Diem - Harrington	118.00	
DOROTHY HARRINGTON Total					118.00	
Dutson Jenny	UB*01051	(blank)	Genl Govt/Facilities	Refund Check 016581-000 8815 N 5th St	12.81	
Dutson Jenny Total					12.81	
EILEEN M ROCCI	3062	157	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance	500.00	
EILEEN M ROCCI Total					500.00	
ELCOR INC	2081	OCBF-18021	Public Safety	08.2024 GCC Monthly Billing	1,341.92	
			Public Works	08.2024 GCC Monthly Billing	1,290.94	
			Community Development	08.2024 GCC Monthly Billing	1,003.42	
			Information Technology	08.2024 GCC Monthly Billing	1,619.98	
		MSG-18020	Public Safety	08.2024 IT Services	6,277.47	
			Public Works	08.2024 IT Services	6,038.96	
			Community Development	08.2024 IT Services	4,693.97	
			Information Technology	08.2024 IT Services	7,578.21	
ELCOR INC Total					29,844.87	
EMPIRE EWP LLC	3977	1962	Genl Govt/Facilities	07.2024 Kennedy Test Well	(1,267.03)	
			Public Works	07.2024 Kennedy Test Well	27,545.24	
EMPIRE EWP LLC Total					26,278.21	
ERIC L EISEMANN	485	0485-202408	Community Development	08.2024 Planning Consulting Services	3,550.00	
ERIC L EISEMANN Total					3,550.00	
EXIGY LLC	4048	1263	Community Development	08.2024 Permit Fee Study	4,375.00	
EXIGY LLC Total					4,375.00	
EXPRESS SERVICES INC.	4012	31294526	Public Works	09.02.2024-09.08.2024 PWSTW Temp Services - Smith	1,206.00	
		31256241	Public Works	08.26.2024-09.01.2024 PWSTW Temp Services - Smith	1,206.00	
EXPRESS SERVICES INC. Total					2,412.00	
FIDELITY NATIONAL TITLE - EPAY	677	612895922	Public Works	Lahti Parcels 213989000 & 986067416 Portion of Lot 1&2 Purchase	1,173,282.36	
		612895086-B	Public Works	Arthur 5078 Pioneer St Property Purchase	205,191.86	
FIDELITY NATIONAL TITLE - EPAY Total					1,378,474.22	
GRAYLING ENGINEERS PLLC	3877	1133	Public Works	08.2024 Water Main Replacement - Pioneer to Shobert	4,258.10	
GRAYLING ENGINEERS PLLC Total					4,258.10	
HARPER HOUF PETERSON RIGHELLIS INC.	1678	59378	Public Works	IQ Credit Union Mitigation - Pioneer Widening	637.50	
HARPER HOUF PETERSON RIGHELLIS INC. Total					637.50	
HD SUPPLY INC.	3886	INV00475623	Public Works	Chlorine Test Kit & Ascorbic Acid	670.02	
		INV00477973	Public Works	PWUTIL Printer Cartridge & Water Testing Supplies	708.41	
		INV00468379	Public Works	Hach DR900 Colorimeter - Junction Water TreatmentPlant	1,983.72	
HD SUPPLY INC. Total					3,362.15	
HERC RENTALS INC.	3833	34910226-001	Genl Govt/Facilities	2024 Multicultural Festival Rental	793.25	
HERC RENTALS INC. Total					793.25	
HOME DEPOT VISA - EPAY	1805	6372015	Genl Govt/Facilities	Embry FTE â€ Tape Measure	6.79	
				PWFAC Supplies â€ Painters Tape	3.20	
				Event Supplies - Zip Ties	26.04	
				Embry FTE â€ Tape Measure	20.36	
				PWFAC Supplies â€ Painters Tape	22.84	
		4534948	Public Works	STW Supplies - Reflective Tape	42.30	
				Park Supplies - Zip Ties	23.87	
				Abrams Park Supplies - Adhesive Instant Bond Sealant	93.57	

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HOME DEPOT VISA - EPAY Total					238.97
HONEY BUCKETS	223	554403648	Genl Govt/Facilities	2024 Multicultural Festival Port-a-Potty	1,110.00
		554403649	Public Works	09.09.24-10.06.24 Davis Park Port-a-Potty	373.00
HONEY BUCKETS Total					1,483.00
INTERMEDIA.NET INC.	3804	2409282893	Information Technology	08.2024 Voice Service Charges	95.56
INTERMEDIA.NET INC. Total					95.56
J.L. STOREDAHL AND SONS	558	423676	Genl Govt/Facilities	PW Ops Sand for Sandbags	23.59
			Public Works	PW Ops Sand for Sandbags	377.60
J.L. STOREDAHL AND SONS Total					401.19
JAMES J. MAUL	3987	153	Public Works	07.2024 Park Laundry Environmental Support	2,750.00
		154	Public Works	08.2024 Park Laundry Environmental Support	3,712.50
JAMES J. MAUL Total					6,462.50
JANEAN Z PARKER	2199	5	Public Works	08.2024 Legal Services	2,440.62
			Community Development	08.2024 Legal Services	712.50
			Legal	08.2024 Legal Services	3,540.63
JANEAN Z PARKER Total					6,693.75
JOHN KAEI	4067	bf2024	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance	800.00
JOHN KAEI Total					800.00
JONATHAN EMBRY	3624	3624-20240920	Public Works	WRPA CPSI Course & Exam Meals Per-Diem - Embry	136.00
JONATHAN EMBRY Total					136.00
Jones Covey	UB*01048	(blank)	Genl Govt/Facilities	Refund Check 016654-000 Hydrant Meter 1705 S Farm View Loop	169.60
Jones Covey Total					169.60
JOSHUA NATHAN	3629	3629-20240920	Public Works	WRPA CPSI Course & Exam Meals Per-Diem - Nathan	136.00
JOSHUA NATHAN Total					136.00
JOSUE M YAM NOH	4027	I-001-01982	Genl Govt/Facilities	PWFAC 2011 Ford F-350 48614D - Upholstery Work	20.89
			Public Works	PWFAC 2011 Ford F-350 48614D - Upholstery Work	429.11
JOSUE M YAM NOH Total					450.00
KATHLEEN ANNE CROSBY	3822	1005	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance	600.00
KATHLEEN ANNE CROSBY Total					600.00
KIRK JOHNSON	1716	1716-20240926B	Finance	07.2024-08.2024 Mileage Reimb. - Kirk Johnson	150.08
		1716-20240926A	Finance	2024 WFOA Annual Conference Mileage - K. Johnson	270.68
KIRK JOHNSON Total					420.76
L.N. CURTIS AND SONS	3075	INV862738	Public Safety	Long Sleeve Polo Shirts - Doriot	271.70
L.N. CURTIS AND SONS Total					271.70
LANGUAGE LINE SERVICES INC.	3122	11393268	Judicial	08.2024 Interpreting Services - PD	6.76
LANGUAGE LINE SERVICES INC. Total					6.76
LES SCHWAB GROUP HOLDINGS LLC	4006	43700023083	Public Safety	PD 2015 Ford Explorer 59463D - Replaced Tire Sensor	69.54
LES SCHWAB GROUP HOLDINGS LLC Total					69.54
Lucas Melinda & Scott	UB*01047	(blank)	Genl Govt/Facilities	Refund Check 013500-000 1928 S Robin Way	114.56
Lucas Melinda & Scott Total					114.56
LUXHAIRBYLAUREN LLC	4064	503620034	Genl Govt/Facilities	Business License Refund 503620034	50.00
LUXHAIRBYLAUREN LLC Total					50.00
MACKAY AND SPOSITO INC.	899	51822	Public Works	08.2024 Skate Park Alternatives Study	2,267.20
		51787	Public Works	08.2024 Paradise Pointe Master Plan	585.00
		51951	Public Works	08.2024 Gee Creek Trail Heron to Main	4,123.54
MACKAY AND SPOSITO INC. Total					6,975.74
MARIUS L MALATTIA	1817	184	Community Development	08.2024 Design Reviews	75.00

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MARIUS L MALATTIA Total					75.00			
MARK GENSMAN	3618	3618-20240926	Genl Govt/Facilities	2024 BirdFest and Bluegrass Sound Reinforcement	450.00			
MARK GENSMAN Total					450.00			
MARTA L. OCHOA-RUTHERFORD	3396	630	Judicial	09.05.2024 Interpreting Services	130.00			
		629	Judicial	08.29.2024 Interpreting Services	130.00			
MARTA L. OCHOA-RUTHERFORD Total					260.00			
Matera Quincie	UB*01040	(blank)	Genl Govt/Facilities	Refund Check 010432-000 225 N 43rd Pl	74.97			
Matera Quincie Total					74.97			
MAUL FOSTER ALONGI INC.	834	62654	Public Works	08.2024 Park Laundry Site Cleanup and Environmental Services	98,775.89			
MAUL FOSTER ALONGI INC. Total					98,775.89			
MICHAEL CURTIS	3704	3704-20240920	Community Development	WRPA CPSI Course & Exam Meals Per-Diem - Curtis	136.00			
MICHAEL CURTIS Total					136.00			
MICHAEL CURTIS	3704	3704-20240927	Community Development	WRPA CPSI Course & Exam Mileage - Curtis	181.57			
MICHAEL CURTIS Total					181.57			
MICHAEL ROBARGE	3698	1001024	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance	300.00			
MICHAEL ROBARGE Total					300.00			
MOTION & FLOW CONTROL PRODUCTS INC	2723	9237205	Public Works	Vactor Filter Vaults Hose	591.46			
MOTION & FLOW CONTROL PRODUCTS INC Total					591.46			
NEW DAY PEST MANAGEMENT LLC	4004	11698	Genl Govt/Facilities	09.2024 Pest Control - PW Ops	8.37			
			Public Works	09.2024 Pest Control - PW Ops	136.31			
			Community Development	09.2024 Pest Control - PW Ops	17.28			
		11695	Genl Govt/Facilities	09.2024 Pest Control - CH	107.61			
		11718	Public Works	09.2024 Pest Control - Bennett Hall	107.61			
		11699	Genl Govt/Facilities	09.2024 Pest Control - 109 Division	107.61			
NEW DAY PEST MANAGEMENT LLC Total					484.79			
NICHOLAS JOHNSON	3443	3443-20240926	Public Works	Water Treatment Plant Operator Mileage - N Johnson	176.21			
NICHOLAS JOHNSON Total					176.21			
NORTHSIDE FORD TRUCK SALES INC	3281	288589	Community Development	CDD 2013 Ford Escape 48618D - Speakers Repair	961.91			
		288250	Community Development	CDD 2017 Ford Escape 61298D - Window Leak Repair & Detailing	552.20			
NORTHSIDE FORD TRUCK SALES INC Total					1,514.11			
NORTHSTAR CHEMICAL INC.	1019	290568	Public Works	Sodium Hypochlorite	1,371.80			
		292315	Public Works	Sodium Hypochlorite	1,371.80			
NORTHSTAR CHEMICAL INC. Total					2,743.60			
NORTHWEST NATURAL GAS - EPAY	315	0315â€202408	Genl Govt/Facilities	109 Division PW Shop - Natural Gas	1.77			
				487 S 56th PW Ops #B - Natural Gas	1.91			
				487 S 56th PW Ops #A - Natural Gas	1.21			
				230 Pioneer St City Hall - Natural Gas	23.32			
			Public Safety	101 Mill St Police Department - Natural Gas	69.90			
				Public Works	109 Division PW Shop - Natural Gas	27.98		
					487 S 56th PW Ops #B - Natural Gas	30.14		
					487 S 56th PW Ops #A - Natural Gas	19.35		
			Community Development		487 S 56th PW Ops #A - Natural Gas	2.49		
				Public Works	109 Division PW Shop - Natural Gas	0.46		
					487 S 56th PW Ops #B - Natural Gas	0.49		
					487 S 56th PW Ops #A - Natural Gas	0.27		
			NORTHWEST NATURAL GAS - EPAY Total					179.29
			OTAK INC.	1787	92400067	Community Development	08.2024 Commercial Project Management	4,368.25

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OTAK INC. Total						4,368.25
PATRICK HILDRETH BRAND AND DESIGN	2372	2936	Genl Govt/Facilities	08.2024 Wine Posters & Newsletter		600.00
PATRICK HILDRETH BRAND AND DESIGN Total						600.00
PELTON INTERACTIVE INC.	4065	Br6AdIAJ	Genl Govt/Facilities	2024 Annual Peloton Commercial Subscription		(45.94)
			Public Safety	2024 Annual Peloton Commercial Subscription		573.94
PELTON INTERACTIVE INC. Total						528.00
POSTMASTER	348	0348-20240926	Genl Govt/Facilities	Permit #40 Postage Replenishment - The Ridge Newsletter		2,285.26
POSTMASTER Total						2,285.26
RIDGEFIELD ART ASSOCIATION	2501	2501-20240926	Genl Govt/Facilities	2024 Musicians in the Park		2,550.00
RIDGEFIELD ART ASSOCIATION Total						2,550.00
RIDGEFIELD HARDWARE	376	0376-202408	Genl Govt/Facilities	08.2024 Operational Supplies and Tools		115.33
			Public Works	08.2024 Operational Supplies and Tools		851.40
			Community Development	08.2024 Operational Supplies and Tools		4.02
RIDGEFIELD HARDWARE Total						970.75
RIDGEFIELD HIGH SCHOOL BOOSTER CLUB	2404	2024-12	Genl Govt/Facilities	2024 F2T Table Services		2,000.00
RIDGEFIELD HIGH SCHOOL BOOSTER CLUB Total						2,000.00
RIDGEFIELD SCHOOL DISTRICT	378	1002300153	Genl Govt/Facilities	07.2024 RACC Operating Expense - Garbage		11.19
				07.2024 RACC Operating Expense - Water		185.80
				07.2024 RACC Operating Expense - Electricity		402.43
				07.2024 RACC Operating Expense - Janitorial		573.39
				07.2024 RACC Operating Expense - Wastewater		19.40
			Community Development	07.2024 RACC Operating Expense - Garbage		23.22
				07.2024 RACC Operating Expense - Water		385.37
				07.2024 RACC Operating Expense - Electricity		834.68
				07.2024 RACC Operating Expense - Janitorial		1,189.25
				07.2024 RACC Operating Expense - Wastewater		40.24
		1002300154	Genl Govt/Facilities	08.2024 RACC Operating Expense - Garbage		60.24
				08.2024 RACC Operating Expense - Security Monitoring		22.07
				08.2024 RACC Operating Expense - Janitorial		524.40
				08.2024 RACC Operating Expense - Electricity		321.97
			Community Development	08.2024 RACC Operating Expense - Garbage		124.94
				08.2024 RACC Operating Expense - Security Monitoring		45.78
				08.2024 RACC Operating Expense - Janitorial		1,087.64
				08.2024 RACC Operating Expense - Electricity		667.78
RIDGEFIELD SCHOOL DISTRICT Total						6,519.79
RONALD TAYLOR	3617	102	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance		350.00
RONALD TAYLOR Total						350.00
SIMPLIFILE - EPAY	2962	E6203277	Community Development	Recording Fees - Conservation Covenant & Agreement for Critical		658.87
SIMPLIFILE - EPAY Total						658.87
SITEONE LANDSCAPE SUPPLY LLC	2951	145740976-001	Genl Govt/Facilities	PW Shop Wire Connector		5.74
			Public Works	PW Shop Wire Connector		91.79
				Parks Irrigation Parts		143.34
SITEONE LANDSCAPE SUPPLY LLC Total						240.87
SKAMANIA COUNTY SHERIFF'S OFFICE	1554	1554-202408	Public Safety	08.2024 Jail Beds		2,160.00
SKAMANIA COUNTY SHERIFF'S OFFICE Total						2,160.00
Slateco LLC	UB*01050	(blank)	Genl Govt/Facilities	Refund Check 016544-000 Hydrant Meter 28908 NW Main Ave		70.04
Slateco LLC Total						70.04

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Speer Ashley	UB*01049	(blank)	Genl Govt/Facilities	Refund Check 010243-000 410 N Horns Corner Dr	86.00	
Speer Ashley Total					86.00	
SPRINGBROOK - GROUP EPAY	3544	240921926	Public Works	08.2024 UB Web Payments	148.28	
SPRINGBROOK - GROUP EPAY Total					148.28	
SPRINGBROOK SOFTWARE LLC	3444	INV-0183310	Public Works	08.2024 Customer Web Payments	663.53	
SPRINGBROOK SOFTWARE LLC Total					663.53	
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-042-544-713	Genl Govt/Facilities	08.2024 B&O and Excise Tax	756.19	
			Public Works	08.2024 B&O and Excise Tax	5,205.95	
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					5,962.14	
THE MASTERS TOUCH LLC	1786	92280	Public Works	08.2024 UB Final Bills	137.92	
		92113	Public Works	08.2024 Backflow Letters	332.47	
		P92280	Public Works	08.2024 UB Final Bills	33.40	
		P92113	Public Works	08.2024 Backflow Letters - Postage	202.86	
THE MASTERS TOUCH LLC Total					706.65	
THE PARR COMPANY	964	26711844	Public Works	Street Sign Install Supplies	29.75	
		26712209	Public Works	Crosswalk Paint	11.50	
		26712020	Public Works	PWUTIL Concrete Mix	10.86	
		26711462	Public Works	PWUTIL Dirt Tamper	84.67	
		26711847	Public Works	Street Sign Install Supplies	(11.30)	
THE PARR COMPANY Total					125.48	
TOWNZEN & ASSOCIATES INC.	3450	24-127	Community Development	08.2024 Structural & Building Plan Review	1,402.50	
TOWNZEN & ASSOCIATES INC. Total					1,402.50	
TRAFFIC SAFETY SUPPLY	432	INV073760	Public Works	10th and Union Ridge Pkwy Crosswalk Sign	100.00	
		INV073627	Public Works	10th And Union Ridge Pkwy Crosswalk Sings	1,408.00	
TRAFFIC SAFETY SUPPLY Total					1,508.00	
TYLER KING	2866	2866-20240927	Public Safety	Basic Homicide Investigatin Meals - King	196.00	
TYLER KING Total					196.00	
UNIFIRST CORPORATION	3904	2240141929	Genl Govt/Facilities	09.10.2024 PW Ops Floor Mats	2.74	
				09.10.2024 PWFAC Uniforms	8.54	
			Public Works	09.10.2024 PW Ops Floor Mats	44.51	
				09.10.2024 PWFAC Uniforms	61.03	
				09.10.2024 PWUTIL Uniforms	40.55	
			09.10.2024 PWSTW Uniforms	59.02		
			Community Development	09.10.2024 PW Ops Floor Mats	5.64	
		2240139852	Genl Govt/Facilities	09.03.2024 PW Ops Floor Mats	2.74	
				09.03.2024 PWFAC Uniforms	8.54	
			Public Works	09.03.2024 PW Ops Floor Mats	44.51	
				09.03.2024 PWFAC Uniforms	61.03	
				09.03.2024 PWUTIL Uniforms	40.55	
			09.03.2024 PWSTW Uniforms	59.02		
			Community Development	09.03.2024 PW Ops Floor Mats	5.64	
		2240139849	Genl Govt/Facilities	09.03.2024 Floor Mats - CH	16.46	
				2240139850	Public Safety	09.03.2024 Floor Mats - PD
			2240141924	Genl Govt/Facilities	09.10.2024 Floor Mats - CH	16.46
			2240141922	Genl Govt/Facilities	09.10.2024 Foor Mats - RACC	3.41
			Community Development	09.10.2024 Foor Mats - RACC	7.08	
			2240141927	Public Safety	09.10.2024 Floor Mats - PD	39.52

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UNIFIRST CORPORATION	3904	2240139847	Genl Govt/Facilities	09.03.2024 Floor Mats - RACC	3.41
			Community Development	09.03.2024 Floor Mats - RACC	7.08
UNIFIRST CORPORATION Total					577.00
VAIRKKO TECHNOLOGIES LLC	3699	28154	Genl Govt/Facilities	09.2024 PD Scheduling Software	(15.49)
			Public Safety	09.2024 PD Scheduling Software	193.49
VAIRKKO TECHNOLOGIES LLC Total					178.00
VANCOUVER BOLT AND SUPPLY	447	VA-205555	Public Works	PWUTIL Stainless Steel Bolts	17.81
VANCOUVER BOLT AND SUPPLY Total					17.81
VERIZON WIRELESS - EPAY	452	9972582913	Genl Govt/Facilities	PW iPad and Cellphones	41.35
				General iPad and Cellphones	50.08
			Public Safety	PD iPad and Cellphones	803.33
			Public Works	PW iPad and Cellphones	661.82
			Community Development	CDD iPad and Cellphones	301.06
			Council	Council iPad and Cellphones	552.34
			Administration	Admin iPad and Cellphones	401.52
			Finance	Finance iPad and Cellphones	50.08
			Executive	Executive iPad and Cellphones	50.08
		9972582915	Genl Govt/Facilities	PW Cellphones	86.43
				General Cellphones	142.36
			Public Safety	PD Cellphones	664.12
			Public Works	PW Cellphones	1,383.83
			Community Development	CDD Cellphones	616.45
			Council	Council Cellphones	47.34
			Administration	Admin Cellphones	237.04
		9972582914	Public Works	08.2024 Hillhurst Pedestrian Crossing	145.17
VERIZON WIRELESS - EPAY Total					6,234.40
VERONICA'S LITTLE EXPLORERS DAYCARE LLC	4066	503583489	Genl Govt/Facilities	Business License Refund 503583489	50.00
VERONICA'S LITTLE EXPLORERS DAYCARE LLC Total					50.00
WALLIS ENGINEERING PLLC	464	17657	Public Works	08.2024 Gee Creek Loop Improvements	9,321.75
WALLIS ENGINEERING PLLC Total					9,321.75
WALTER E. NELSON COMPANY	3553	1892452	Public Works	Parks Paper Supplies	126.27
WALTER E. NELSON COMPANY Total					126.27
WELLS FARGO - EPAY	1681	202408-9687	Genl Govt/Facilities	Moore Amazon Mktp UBC Cable - Events Trailer	15.70
				Moore Amazon Mktp Paper Plates - PW Shop	1.84
				Moore Amazon Batteries - RACC	20.67
				Moore Amazon Paper Plates - PW Shop	1.44
				Moore Amazon Mktp Storage Clipboard - PW Ops	0.67
				Moore Amzn Mktp Us Copy Paper - PW Ops	4.18
				Moore Amazon Mktp Charging Cables - PW Ops	0.48
				Moore Amazon Mktp Bulletin Board Borders - City	32.58
				Moore Amazon Mktp Envelopes - CH	25.84
				Moore Amazon Coffee - RACC	11.41
				Moore Amazon USBC Chargers - Events	15.90
				Moore Amazon Mktp Rope/Tie Downs/Harness - PWFAC	50.94
				Moore Amazon Mktp Cleaning Cloths - Farm To Table	30.43
				Moore Amazon Mktp Charging Cables - Events Trailer	9.77
				Moore Amazon Mktp Table Cloths - NNO	36.95

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1681

202408-9687

Genl Govt/Facilities

Moore Amazon Mktpl Emergency Survival Kits - Safety Committee	369.50
Moore Amazon Mktpl Safety Glasses - PW Shop	2.61
Moore Amazon.Com Kleenex - PW Ops	1.23
Moore Amazon Mktpl Communication Board Borders	14.02
Moore Amazon.Com Paper Roll - NNO	76.69
Moore Amazon Mktpl Large Paper Cutter - CH	216.19
Moore Amazon Mktpl Clorox Wipes - Events	26.16
Moore Amazon Mktpl Ipad Pencils - Van Dyke	0.92
Moore Amazon Mktpl Ponchos - Farm To Table	67.38
Moore Amzn Mktp Office Chair - Blehm	407.97
Moore Amzn Mktp Us Copy Paper - CH	60.85
Moore Amazon Mktpl Plastic Tarps - Farm To Table	215.20
Moore Amazon.Com Microphones - All Events	163.00
Moore Amazon.Com Sticky Notes - HR	4.91
Moore Amazon.Com Mouse Pad - HR	14.65
Moore Amazon Mktpl Bags/Garage Remote/Needle Disposal - PD	206.16
Moore Amazon.Com Copy Paper - PD	95.64
Moore Amazon.Com Baseball Hat - PD	20.32
Moore Amazon.Com Baseball Hats - PD	67.24
Moore Amzn Mktp Us Fingerprint Kit - PD	62.97
Moore Amazon Mktpl Envelopes - PD	20.52
Moore Amazon Mktpl Batteries/Urinal Cakes/Soap - PD	76.05
Moore Amazon Mktpl Emergency Dressings/Pistol Grip - PD	242.84
Moore Amzn Mktp Battery Pack - PD	152.17
Moore Amazon Mktpl Pens - PD	5.38
Moore Amazon Mktpl Paper Plates - PW Shop	29.50
Moore Amazon Paper Plates - PW Shop	23.12
Moore Amazon Mktpl Storage Clipboard - PW Ops	10.97
Moore Amzn Mktp Us Copy Paper - PW Ops	68.21
Moore Amazon Mktpl Charging Cables - PW Ops	7.77
Moore Amazon Deionized Water Refund Issued - Water	58.00
Moore Amazon Mktpl Rope/Tie Downs/Harness - PWFAC	364.12
Moore Amazon Mktplace Hammer Refund - Water Tool	(17.37)
Moore Amazon Mktpl Deionized Water - Water Refund Issued	58.00
Moore Amazon Mktpl Jaw Wrenches - Water Tools	226.10
Moore Amazon Mktpl Safety Glasses - PW Shop	41.84
Moore Amazon.Com Kleenex - PW Ops	20.14
Moore Amazon Mktpl Desk Lamp - Dev Inspector	14.55
Moore Amazon Mktpl Knee Pad - Water	21.62
Moore Amazon Mktplace Deionized Water Refund - Water	(58.00)
Moore Amazon Mktpl Street Light Battery - Streets	16.67
Moore Amazon Mktpl Ipad Pencils - Van Dyke	15.67
Moore Amazon Mktpl Road Flares - Safe & Sound	21.95
Moore Amazon Mktpl Ipad Pencils - Ashenfelter	17.53
Moore Amazon Mktpl Hammer/Wrench/Tool Bag - Water Tools	259.14
Moore Amazon Streetlight Light Meter - Streets	117.39
Moore Amazon Batteries - RACC	42.87

Public Safety

Public Works

Community Development

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1681

202408-9687

Community Development

Moore Amazon Mktpl Storage Clipboard - PW Ops	1.39
Moore Amzn Mktp Us Copy Paper - PW Ops	8.65
Moore Amazon Mktpl Charging Cables - PW Ops	0.98
Moore Amazon Coffee - RACC	23.65
Moore Amzn Mktp Us Windshield Washer Fluid Refund - CDD	(40.88)
Moore Amazon.Com Kleenex - PW Ops	2.55
Moore Amazon Mktpl Charging Cables - CDD	10.85
Moore Amazon Mktpl Desk Lamp - Dev Inspector	43.65
Moore Amzn Mktp Us Windshield Washer Fluid Refund Issued - CDD	40.88
Moore Amazon Three Computer Mice Back-up Supply - RACC	20.00
Moore Amazon Mktpl Ipad Pencils - Van Dyke	1.84
Moore Amazon Mktpl Ipad Pencils - Ashenfelter	0.92
Moore Amazon Three Computer Mice Back-up Supply - RACC	9.64
Moore Amzn Mktp Custom Poker Chips - Employee Picnic	119.56
Moore Amazon Mktpl Safety Gear - Hood To Coast	85.12
Moore Amzn Mktp Office Chairs - Ferriss/Allen	815.94
Moore Amazon.Com Binder Dividers - Johnson	45.42
Moore Amazon.Com Binder Dividers - Executive	44.72
202408-0745	
Genl Govt/Facilities	
Doriot Tractor Supply Water Buckets - NNO	52.08
Doriot Excel Designs Logo Embroidery For Hats - PD Addtl WA Tax	(0.25)
Doriot Costco Ziplock Bags - NNO WA Sales Tax	(2.35)
Doriot Rosauers Food & Dru Block Ice - NNO	45.42
Doriot Costco Ziplock Bags - NNO	29.33
Public Safety	
Doriot On The Spot Engraving Plaques Engravings - Cuneta/Coblentz	43.40
Doriot Blue To Gold Legal Trends Training - Officer Cuneta	170.00
Doriot Blue Force Gear Trauma Kits - New Officer	183.82
Doriot B2G Search/Seizure Training - Officer Cuneta	225.00
Doriot Excel Designs Logo Embroidery For Hats - PD	134.52
202408-9102	
Genl Govt/Facilities	
Allen Customsigns.Com Nameplates - Van Dyke	0.61
Allen Customsigns.Com Nameplate Corr - Ashenfelter Wa Sales Tax	(1.48)
Allen Costco By In Car Coffee - CH	13.11
Public Works	
Allen Customsigns.Com Nameplates - Van Dyke	10.44
Allen Customsigns.Com Nameplate Corr - Ashenfelter	17.53
Allen Customsigns.Com Nameplates - Ashenfelter	4.90
Allen Customsigns.Com Nameplates - Ashenfelter	6.74
Community Development	
Allen Customsigns.Com Nameplates - Van Dyke	1.23
Allen Customsigns.Com Nameplate Corr - Ashenfelter	0.92
Allen Customsigns.Com Nameplates - Ashenfelter	0.61
Allen Customsigns.Com Nameplate - Planning Commission (Wolfe)	18.44
Council	
Allen Rosauers Dinner - City Council Study Session	95.02
Human Resources	
Allen Rosauers Safe & Sound Gift Card Prizes	40.00
Allen Starbucks Coffee - August All Hands	43.48
Allen Costco By In Car Snacks - Wellness	607.56
Allen Brewed Awakenings - Safe & Sound Gift Card Prizes	40.00
Allen Costco By In Car - Wellness Snacks	516.41
Allen Costco By In Car Breakfast - August All Hands	171.06
Allen Instacart Cream Cheese - August All Hands	40.33

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WELLS FARGO - EPAY

1681

202408-5484

Genl Govt/Facilities

Freimuth Paypal/NWPMA NW Pavement Mgmt Conf Reg - Van Dyke

17.50

Freimuth PawDesigns Of All Kinds HTC Team Shirts - Adtl Tax

(0.61)

Freimuth Instant City Engineering Uniform - Van Dyke

8.25

Public Works

Freimuth Paypal/NWPMA NW Pavement Mgmt Conf Reg - Ashenfelter

332.50

Freimuth Paypal/NWPMA NW Pavement Mgmt Conf Reg - Van Dyke

297.50

Freimuth Instant City Engineering Uniform - Ashenfelter

156.81

Freimuth Instant City Engineering Uniform - Van Dyke

140.32

Freimuth WA Recreation & Playground Registration - Nathan

665.00

Freimuth Southwest 2024 Springbrook Conf Flight - Schneider

273.56

Freimuth WA Recreation & Playground Registration - Embry

665.00

Freimuth WA Recreation & Playground Registration - Curtis

665.00

Freimuth Vdara-Condohotel Springbrook Conf Lodging - Schneider

461.00

Freimuth WA Recreation & Playground Registration - Melroy

665.00

Community Development

Freimuth Paypal/NWPMA NW Pavement Mgmt Conf Reg - Ashenfelter

17.50

Freimuth Paypal/NWPMA NW Pavement Mgmt Conf Reg - Van Dyke

35.00

Freimuth Instant City Engineering Uniform - Ashenfelter

8.25

Freimuth Instant City Engineering Uniform - Van Dyke

16.51

Freimuth WSAPT Conference Registration - Harrington

325.00

Freimuth WSAPT Conference Registration - May

325.00

Council

Freimuth Instant City Council Logo Gear - Cole

88.51

Human Resources

Freimuth PawDesigns Of All Kinds HTC Team Shirts

334.61

Freimuth Instant City Sweatshirt - Safe & Sound Week Prize

44.75

Freimuth Enterprise Rent-A-Car Hood To Coast Van Rental

1,199.54

Finance

Freimuth Southwest 2024 Springbrook Conf Flight - Schneider

14.40

Freimuth Vdara-Condohotel Springbrook Conf Lodging - Schneider

24.26

202408-6189

Genl Govt/Facilities

Green Cameo Cafe PW Directors Meeting Lunch - Green

3.90

Public Works

Green Cameo Cafe PW Directors Meeting Lunch - Green

14.31

Community Development

Green Cameo Cafe PW Directors Meeting Lunch - Green

7.80

202408-2114

Council

Stuart Rosauers Breakfast Mtg with Councilors RE City Issues

28.98

Stuart Bevridge Public City Council Reception (Alcohol Invoiced)

186.95

Executive

Stuart Nest Restaurant And Barl Ridgefield Junction Meeting

20.88

Stuart Rosauers Breakfast Mtg with Councilors RE City Issues

14.49

Stuart Sushi Kato YMCA/Community Center Meeting

19.56

Stuart Nest Restaurant Developer Mtg Ridgefield Junction

19.57

Stuart El Rancho Viejo Ridgefield/St. Helens Ferry Service Mtg

25.54

Stuart Nest Restaurant Developer Ridgefield Junction Mtg

20.88

Stuart Sushi Kato Port Mtg - Waterfront RFP Evaluations

19.56

Stuart Sushi Kato Res Developer Mtg Park Requirements/Fee Credit

19.56

Stuart The Columbian Monthly Newspaper Subscription - Stuart

12.50

Stuart Icma Online ICMA Membership - Stuart

1,200.00

202408-4870

Human Resources

Johnson Enterprise Rent-A-Car Hood 2 Coast Car Rental - Wellness

1,134.76

Johnson Chevron Hood 2 Coast Relay Fuel - Wellness

51.86

Johnson 76 - Jackpot Hood 2 Coast Fuel - Wellness

47.64

Johnson The Columbian Monthly Newspaper Subscription - Johnson

12.50

202408-7189

Genl Govt/Facilities

Sennett Rosauers Ice/Drinks - Farm To Table

91.99

Sennett Sticker Mule Team Philosophy Signs - PW Ops

30.75

Sennett Sticker Mule Team Philosophy Signs - RACC

140.44

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WELLS FARGO - EPAY

1681

202408-7189	Public Safety	Sennett Sticker Mule Team Philosophy Signs - PD	214.32
	Public Works	Sennett Sticker Mule Team Philosophy Signs - PW Ops	501.53
	Community Development	Sennett Sticker Mule Team Philosophy Signs - PW Ops	63.58
		Sennett Sticker Mule Right Of Way Permit Stickers - CDD	127.18
		Sennett Sticker Mule Team Philosophy Signs - RACC	291.28
		Sennett Canva Code Enforcement Cards - CDD	50.00
	Human Resources	Sennett Sticker Mule Employee Gift Keychains	144.57
	Administration	Sennett Budget.Com Prepay Rental Car (3CMA Conference) - Sennett	318.03
202408-5756	Genl Govt/Facilities	Rubioromero Primo Water FI Water Delivery Service - PW Ops	14.82
		Rubioromero Primo Water Water Delivery Service - RACC	30.69
		Rubioromero Amazon Web Services Web Audio Backup WA Tax	(0.05)
		Rubioromero Mailchimp Social Media WA Sales Tax	(0.24)
	Public Safety	Rubioromero Siptrunk Communications Service - PD	229.82
	Public Works	Rubioromero Primo Water FI Water Delivery Service - PW Ops	241.82
	Community Development	Rubioromero Primo Water FI Water Delivery Service - PW Ops	30.66
		Rubioromero Primo Water Water Delivery Service - RACC	63.68
	Information Technology	Rubioromero Mailchimp Social Media	28.81
		Rubioromero Adobe Adobe Software - Communications Specialist	59.77
		Rubioromero Spotify Usa Monthly Music - CH	13.03
		Rubioromero Zoom.Us Meeting Platform	60.86
		Rubioromero Amazon Web Services Web Audio Backup	0.65
202408-5997	Genl Govt/Facilities	Sampson Contech Eng Solutions Cedar Ridge Storm Vaults WA Tax	(7.66)
	Public Works	Sampson Contech Eng Solutions Cedar Ridge Storm Vaults	95.66
		Sampson Tractor Supply Wrench Set/Hammer/File - Storm Tools	134.72
202408-7051	Genl Govt/Facilities	Blehm Fred-Meyer Breakfast Snacks - Safety Committee Meeting	9.97
	Human Resources	Blehm Rosauers Breakfast - All Hands Meeting	61.22
		Blehm Society for Human Resource SHRM Membership - Blehm	264.00
202408-9437	Genl Govt/Facilities	Steele-Hoots Excel Designsl Hat Embroidery - PD Addtl WA Tax	(0.47)
		Steele-Hoots Costco Chips/Cookies - NNO	639.48
		Steele-Hoots Chefstore Dinner/Supplies - NNO	289.36
	Public Safety	Steele-Hoots Transunion Background Investigations - PD	125.22
		Steele-Hoots Sirchie Acquisition Compa Ink Pads/Finger Tabs - PD	125.89
		Steele-Hoots Excel Designsl Hat Embroidery - PD	258.16
		Steele-Hoots Odot Dmv2U Background Investigations - PD	17.00
202408-2164	Genl Govt/Facilities	Giles Costco Coffee - PW Shop	1.76
	Public Works	Giles Costco Coffee - PW Shop	28.22
		Giles Sandys Sign & Design Splash Pad Signs	282.10
202408-0187	Genl Govt/Facilities	Melroy Rosauers Bottled Water - PW Shop	21.33
	Public Works	Melroy Rosauers Bottled Water - PW Shop	341.98
202408-7069	Council	Ferriss Rosauers Dinner/Snacks - Council Study Session	39.04
	Information Technology	Ferriss DNS Made Easy Server Dues	96.00
		Ferriss Citrix Systems Sharefile Membership	208.70
202408-0794	Genl Govt/Facilities	Knottnerus Bestbuy Replacement Speakers - Events WA Sales Tax	(121.80)
		Knottnerus Specialty Graphic Solution Decals - Dragon Boats	271.25
		Knottnerus Bestbuy Replacement Speakers - Events	1,521.78
	Human Resources	Knottnerus Pelra AI/Chat GPT Webinar 1 Of 2 - Knottnerus	34.60
		Knottnerus Pelra AI/Chat GPT Webinar 2 Of 2 - Knottnerus	39.60

City of Ridgefield

Claims Payment Report

For Approval on:

September 26th, 2024

WELLS FARGO - EPAY	1681	202408-0794	Administration	Knottnerus Pelra AI/Chat GPT Webinar 1 Of 2 - Knottnerus	59.40
				Knottnerus Pelra AI/Chat GPT Webinar 2 Of 2 - Knottnerus	59.40
		202408-4252	Public Works	Blake Rosauers Baked Goods & Juice - Bahaar Taylor First Day	6.80
				Blake USPS Backflow Letter Postage - Water	146.00
				Blake Rosauers Ice for Lab Sample - Water	2.39
			Community Development	Blake Rosauers Baked Goods & Juice - Bahaar Taylor First Day	27.20
		202408-6996	Genl Govt/Facilities	Demoss Facebook Marketing - August 1Sat	7.91
			Public Safety	Demoss Sticker Mule Pink Patch Project - PD	139.14
			Council	Demoss Shutterfly Canvas Print Gift - Jennifer Lindsay	152.16
				Demoss Canva City Council Vacancy Cards - Council	29.00
			Administration	Demoss The Columbian Columbian Newspaper Subscription - Demoss	9.99
		202408-7739	Genl Govt/Facilities	Coleman Cleverwaiver Waiver Forms Software - Dragon Boats	29.99
		Coleman Center Market 7 Ice - Farm To Table	62.71		
	202408-8375	Community Development	Curtis Tractor Supply Inspector Cars Wiper Fluid - CDD	15.18	
	202408-6939	Community Development	Lust The Columbian Columbian Newspaper Subscription - Cdd Direct	9.99	
WELLS FARGO - EPAY Total					25,875.68
WESTERN UNITED CIVIL GROUP LLC	3743	23016-12	Public Works	07.24.2024-08.23.2024 Royle Rd 15th St to 5th Way	490,672.73
		3743-20240926	Genl Govt/Facilities	2024 Asphalt Repairs	(10,321.45)
			Public Works	2024 Asphalt Repairs	206,429.00
WESTERN UNITED CIVIL GROUP LLC Total					686,780.28
WEX BANK - EPAY	3552	99309684	Genl Govt/Facilities	PW Fuel	357.02
			Public Safety	PD Fuel	4,207.08
			Public Works	PW Fuel	5,725.15
			Community Development	CDD Fuel	756.01
WEX BANK - EPAY Total					11,045.26
WILLIAM D. ELLIOTT	4068	(blank)	Genl Govt/Facilities	2024 BirdFest and Bluegrass Performance	350.00
WILLIAM D. ELLIOTT Total					350.00
Grand Total					3,553,996.27

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Approval of Minutes from the September 12, 2024 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. 09-12-2024



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
SEPTEMBER 12, 2024**

Regular Meeting - 5:30 PM

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

1. Carty Road Subarea Development Standards - Claire Lust, Community Development Director

City Council reviewed the Carty Road Subarea planning process which was initiated by Council in 2019 and culminated with Council's adoption of the Carty Road Subarea Plan in 2022.

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

1. Flag Salute

2. Roll Call

Present:

Council Member Lee Wells
Council Member Matt Cole
Mayor Ron Onslow
Council Member Clyde Burkle
Council Member Katie Favela

Absent:

Council Member Judy Chipman

MOTION: COUNCIL MEMBER COLE MOVED TO EXCUSE COUNCIL MEMBER CHIPMAN FROM THE MEETING.
SECOND: COUNCIL MEMBER FAVELA.
MOTION PASSED.

3. Late changes to the agenda

III. MAYOR PRO TEM SELECTION

1. Selection of Mayor Pro Tem

MOTION: MOVED TO NOMINATE COUNCIL MEMBER MATT COLE TO FILL THE OPEN POSITION FOR MAYOR PRO TEM.

RESULT: (UNANIMOUS)

MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Lee Wells
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Burkle, Council Member Favela

IV. 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 [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

V. CONSENT AGENDA

MOTION: MOVED TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Matt Cole
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Burkle, Council Member Favela

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the August 22, 2024 Meeting**

VI. PRESENTATION

1. **Horizontal Curves Safety Improvement Project Study and Speed Limit Study Results - Chuck Green, Public Works Director**

The Regional Transportation Council completed the Ridgefield City Safety Plan, which was the culmination of a study of collisions and a risk assessment to identify a range of countermeasures intended to reduce the number of collisions and traffic fatalities in the City. This City Safety Plan was updated in 2024. The Plan identified the Horizontal Curves Improvement Project as one of the highest safety priorities in the City. The project received a federal Highway Safety Improvement Program (HSIP) grant through the Washington State Department of Transportation (WSDOT). From the City Safety Plan: "Roadway Departure collisions were the most common type to result in fatalities and serious injuries in Ridgefield, with 72% of fatal or serious injury collisions during the study period including a vehicle departing its lane. Additionally, 42% of all collisions (regardless of severity) involved roadway departure."

The emphasis of the Horizontal Curves Safety Improvement Project Safety Project has been to:

- Collect traffic and speed data in several horizontal curve locations around the City
- Assess the data and recommend modifications to horizontal curve warning signage including advisory speeds and speed reader boards
- Design and install (by contractor) appropriate and recommended signage.

The Horizontal Curves Project identified several locations where warning signage can be added or

modified, as well as multiple locations for "Your Speed Is" reader board signs. These have proven popular and successful in reducing speeds around the City. The grant funds 100% of the cost of this signage. The proposed speed limit changes and supporting studies and data. Of these, two will be temporary speed limit changes:

- Pioneer Street, Royle Road to 56th Place, for the duration of construction of the Pioneer Street Widening and 50th Place Roundabout project, and
- S Royle Road, S 15th Street/Wells Drive to S Hillhurst Road, due to current road conditions, until completion of the future improvement project that is anticipated in the 2026 to 2027 time frame.

2. Waterfront Park Master Plan Concept - Corey Crownhart, Park Manager

The Waterfront Park Master Plan is a partnership between the Port of Ridgefield and the City of Ridgefield. Staff contracted with Walker Macy, a landscape, architecture, planning, and urban design firm, to organize and draft a Master Plan for review and potential adoption by the City Council and Port of Commissioners.

VII. BUSINESS

1. Second Reading of Ordinance Number 1429 - Ridgefield Municipal Code Updates for Planning Commission and Parks Board - Lee Knottnerus, Deputy City Manager

Modifications to the Rules of Procedure (“Bylaws”) for the Ridgefield Planning Commission, Parks Board and Roundabout Committee were adopted at the Council Meeting on May 23, 2024. The Rules were updated to:

1. Create uniform Rules and processes across City board and commissions were feasible and practicable.
2. Assure Rules are consistent with Washington State Law.
3. Update Rules for compliance with changes in practice, community expectations and applicable laws.
4. Assure clarity in the meaning and language of the Rules.

Several adopted Rules are inconsistent with the current Ridgefield Municipal Code. To provide consistency and resulting effectiveness of the bylaws, modifications to RMC are proposed.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1429 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Katie Favela
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Burkle, Council Member Favela

2. Motion – Ridgefield Recreation and Community Center Contract Amendment - Steve Stuart, City Manager

In April 2021, the City engaged Aetta to create a site plan for a community and recreation center in Ridgefield. Due to delays associated with lack of agreement between the City of Ridgefield and the YMCA on the overall square footage of the building, the design of the separate SR 501 (Pioneer Street) right-of-way project needed to coordinate the YMCA site design, and costs associated with different project designs, that work has yet to be completed.

To date, Aetta has completed multiple iterations of draft site plan (accounting for different building envelopes and road connections), environmental delineations, civil work, and LEED assessment.

To complete design and permitting work necessary to produce construction documents for the Ridgefield Community and Recreation Center, a new contract for services is necessary as it is outside of the original scope and fee previously contemplated by the City Council. Aetta is uniquely suited to provide the City with these services, as evidenced in the Sole Source Vendor Statement attached to this staff report. Specifically, Aetta has exclusive rights to the recreation center design intellectual property, has been the managing consultant for both the City and YMCA on site and building design to this point, and as such has exclusive expertise and knowledge of the project. Thus, Aetta meets all legal procurement requirements for qualifying as a sole source vendor as required by the State of Washington.

The request is to award Aetta the contract for final design and permitting of the Ridgefield Community and Recreation Center in an amount not to exceed \$1,959,370.

MOTION: MOVED TO APPROVE AWARDING PROFESSIONAL SERVICES CONTRACT WITH AETTA TO COMPLETE BUIDLING/SITE DESIGN AND PERMITTING FOR THE RIDGEFIELD COMMUNITY AND RECREATION CENTER PROJECT IN AN AMOUNT NOT TO EXCEED \$1,959,370, AND AUTHORIZE THE CITY MANAGER TO SIGN THE NECESSARY AGREEMENTS TO IMPLEMENT APPROVED SCOPE AND FEE.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Matt Cole
SECONDER:	Council Member Lee Wells
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Burkle, Council Member Favela

3. Resolution No. 653 - Mukensnabl Intent to Annex - Claire Lust, Community Development Director

The Intent to Annex includes one parcel # 215870000 off NW Meuller Road. The parcel is in the Ridgefield Urban Growth Area (UGA) and is contiguous with the existing Ridgefield City limits to the east and west. Therefore, the parcel is eligible for annexation. The comprehensive plan designation on the site is Urban Low (UL). The current Clark County zoning is Single Family Residential (R1-7.5), with the Urban Holding – 10 (UH-10) overlay. RDC 18.210.015. The city shall designate all newly annexed lands designated for urban low density residential as Residential Low Density 4, 6, or 8. Under the adopted Carty Road Subarea Plan, the zoning designation is RLD-4. Per the applicant’s introductory statement, the intent is to subdivide the parcel following annexation. The adopting ordinance for annexation would limit the ability to subdivide the parcel and lift Urban Holding until development code provisions implementing the goals of the Carty Road Subarea Plan are adopted.

MOTION: MOVED TO ADOPT RESOLUTION NO. 653 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Katie Favela
SECONDER:	Mayor Pro Tem Matt Cole
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Burkle, Council Member Favela

4. Motion - Paradise Pointe Phase 1 Plat Amendment - Steve Stuart, City Manager, Claire Lust, Community Development Director

On June 27, 2024 Council approved the Paradise Pointe Phase 1 final plat. Phase 1 contains 51 single-family residential lots. It is located in the southwest corner of Paradise Pointe, west of the community park and south of the east-west collector through the subdivision. Note 19 on Sheet 1 of the recorded plat states: *"An administrative hold on Phase 1 final occupancy permit issuance will be released by Community Development for all Phase 1 homes once the E/W collector (including bridge crossing) is functionally complete as approved by City Engineering. No administrative hold on Phase 1 temporary occupancy permit issuance shall exist for all Phase 1 homes with the understanding that such temporary permits are only valid for up to 90 days at which time final occupancy permits subject to the requirements above would be necessary."*

The purpose of Note 19 was to temporarily limit the number of occupied units in Phase 1 in order to contend with limited access to the western portion of Paradise Pointe. Until the east-west collector through the subdivision is complete, Phase 1 is only accessible from the west via N 35th Avenue (a half-width collector) and from the south via N Helens View Drive (a local street). There is no direct access from the east via N Royle Road.

After this action was taken, Applicant became aware of an issue with Note 19 where builders and potential home buyers would not be able to receive financing for homes that were limited by a temporary occupancy permit. Applicant asked staff to reconsider Note 19 and were notified that any alteration to the plat notes would need to go back to the City Council for review and consideration. Applicant provided additional information seeking to address traffic volume and safety concerns raised by City Engineering for trips using the current half-width roadway configuration prior to acceptance of a completed East-West Collector. City Engineering reviewed Applicant's additional information and determined that the land use review and action, and the Traffic Impact Analysis itself, all assumed the east-west collector to be built as part of the PUD. Engineering could not find anything about phasing nor anything about analyzing the effects of traffic on fire/emergency response along the half-width sections of 35th Avenue. The TIA was more traditional and looked at levels-of-service at intersections and collision history on existing roads in the area, but did not assess collision risk or impacts to emergency response due to loading all of Phase 1 and 2 trips onto a half-width street. Nor did the TIA address neighborhood impacts by some of the traffic using Helens View Drive. There was no analysis of the effects of not having an incomplete east-west collector.

The City Engineering conducted the following analysis to determine if there is a safe alternative to Note 19: The total of 72 homes in Phases 1 and 2 translates to 720 trips per day. Phase 2 has 21 of those homes and Phase 1 has 51. Most of those would use the half-width 35th Avenue to get out as there's no circulation over to Royle Road in Paradise Pointe. These trips would travel down to Pioneer Canyon Drive to get between 35th and Royle. The half-width condition of 35th is more like a local access street which is intended to 50 or fewer homes and their trips. With a width of 20' of pavement (plus or minus) this is minimum needed for fire/emergency vehicle access and there can be no parked or disabled cars on that stretch, or that will inhibit response times. The lack of a second route out of the site (the future east-west collector) results in a very long cul-de-sac condition, similar to that of the Long Alley functional classification in the engineering standards. Long Alleys are limited to 500 vehicles per day. At an average of 10 daily trips per lot, that results in a total of 50 lots that would be acceptable under the Long Alley condition. Since there are no limits on Phase 2 occupancy and the Crossing, allowing all 51 homes in Phase 1 without restriction would exceed the 50-home threshold for a residential local access street. If Phase 1 gets an occupancy limit that assures 50 or fewer total new homes from Phases 1 and 2 add traffic volume

to the existing system, then City Engineering can support giving Phase 1 occupancy for the “delta” at or below 50. To correct Note 19 impacts to potential builders and home buyers and meet City Engineering safety requirements, the proposal is to replace the recorded language in Plat Note 19 with: ***"There shall be no administrative hold on the first 30 of 51 Phase 1 Final Certificates of Occupancy; the administrative hold on the remaining Phase 1 lots shall be released by Community Development once the bridge crossing on the E/W Collector is functionally complete and approved by city engineering."***

MOTION: MOVED TO AMEND THE PARADISE POINTE PHASE 1 PLAT AMENDMENT AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Lee Wells
AYES:	Mayor Onslow, Mayor Pro Tem Cole, Council Member Wells, Council Member Burkle, Council Member Favela

VIII. 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 [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Burkle - Attended the Port of Ridgefield meeting, Costco ribbon cutting ceremony, first Saturday event, city manager briefing.
Council Member Favela - Attended the Costco ribbon cutting ceremony, CCF&R meeting.
Mayor Pro Tem Matt Cole - Thanked everyone for Mayor Pro Tem selection, and attended the First Saturday event.

2. Mayor

Attended the Costco ribbon cutting ceremony.

3. City Manager

City Manager Steve Stuart - Kudos to the staff for their outstanding coordination and efforts that made Costco's opening day a great success.
Public Works Director Chuck Green - Shana Lazarini was recognized for her outstanding contributions to the Costco project. Pioneer widening project update.
Community Development Director Claire Lust - Shana Lazarini was recognized for her outstanding contributions to the Costco project. Envision Ridgefield 2045 community workshop update.
Finance Director Kirk Johnson - Budget committee meeting update.
Deputy City Manager Lee Kottnerus - Ridgefield Hood to Coast team shoutout.

X. ADJOURN

Julie Ferriss, City Clerk

Ron Onslow, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Resolution No. 654 - Approval to Submit a Department of the Interior Bureau of Reclamation Grant Application

GOVERNING LEGISLATION

Financial Policy #07: Budget; Financial Policy #15: Grant Management; 2CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

PREVIOUS COUNCIL ACTION TAKEN:

The council adopted Financial Policy #15: Grant Management on January 11, 2024. On February 22, 2024, Council approved the Motion to Award of Design Consultant Contract for Eastside Elevated Water Reservoir Project. On the same date, Council was presented with the Water System Plan Update that prioritizes the Eastside Elevated Reservoir project.

SUMMARY/BACKGROUND:

The City's Water System Plan Update (2024) found that Ridgefield will be in a water storage deficit as early as 2026 with its current infrastructure. Accordingly, the plan recommends the Eastside Elevated Reservoir, a new 2.5 million gallon elevated tank reservoir with an estimated cost of \$24 million, as a high priority project. The Eastside Elevated Reservoir will increase the City's water storage capacity by 225%, would ensure adequate water storage for the City for the next 20 years, and would have a 100-year lifespan.

The City Council approved the Motion to Award of Design Consultant Contract for the Eastside Elevated Reservoir in February 2024 to Consor. The plans for the reservoir should be completed by spring 2025, allowing for construction to start in the summer or fall of 2025. It is estimated that the project will take 24 months to complete once construction begins.

The Department of the Interior's Bureau of Reclamation offers a competitive Drought Resiliency Grant for which the Eastside Elevated Reservoir is an eligible project. The maximum award amount is \$3 million, which requires a local match of at least \$3 million. This local match may be paid out of any non-Federal source, including Drinking Water State Revolving Fund loans.

The Grant Steering Committee discussed this grant opportunity and recommended moving forward with the application. Several community stakeholders have already agreed to provide letters of support, including the Cowlitz Indian Tribe and the Ridgefield Chamber of Commerce.

In order to apply, in accordance with Financial Policy #15: Grant Management, the City Council must approve of the application project. The Bureau of Reclamation requests that the City Council pass an approving resolution to be included with the grant application, demonstrating the City's commitment to this project.

BUDGET/FINANCIAL IMPACTS:

If selected for award, the City would receive \$3 million in federal funding through the Department of the Interior's Bureau of Reclamation, or approximately 12.5% of the overall project cost. The City would be obligated to provide at least \$3 million in non-Federal funds to support the project. This funding could come from a variety of sources, including a Drinking Water State Revolving Fund loan or Water System Development Charges.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to adopt the Resolution No. 654, a motion would be:

"I move to adopt Resolution No 654 as presented."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

None

RESOLUTION NO. 654

Approval to Submit a Department of the Interior Bureau of Reclamation Grant Application for the Eastside Elevated Water Reservoir

WHEREAS, the Bureau of Reclamation WaterSMART Drought Response Program offers critical funding for drought resiliency projects up to \$3 million dollars per project;

WHEREAS, the City of Ridgefield's Draft Water System Plan Update (2024) has prioritized the Eastside Elevated Reservoir as an essential component to drought resiliency efforts and the City Council has decided to move forward with planning for this important water infrastructure project;

WHEREAS the City of Ridgefield must seek outside funding sources to move into the construction phase of the Eastside Elevated Reservoir, which has an estimated project cost of \$24 million dollars;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, AS FOLLOWS:

Section 1. The City Council of the City of Ridgefield Washington, does hereby approve this grant submission; and if awarded, implementation of the Building the Eastside Elevated Reservoir for Drought Resiliency in Ridgefield, Washington project and partnership between the City of Ridgefield and the US DOI Bureau of Reclamation will be completed within a three-year time period.

Section 2. The City Manager and the Finance Director are hereby authorized to submit a grant application for the Eastside Elevated Reservoir Project.

Section 3. The effective date of this Resolution shall be in full force and effect on the date adopted by the City Council.

ADOPTED AT A REGULAR SESSION BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 26TH DAY OF SEPTEMBER, 2024.

CITY OF RIDGEFIELD

Ron Onslow, Mayor

ATTEST:

Julie Ferriss, City Clerk

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Motion - Ridgefield Recreation and Community Center Project Management Contract

GOVERNING LEGISLATION

Chapter 35 RCW: Cities and Towns

City Procurement Policy #04: Procurement of Goods And Services

PREVIOUS COUNCIL ACTION TAKEN:

Awarded original contract to Aetta In September 2024 to perform design and permitting services for a property owned by the City of Ridgefield with the intent of preparing the site for a community and recreation center.

March 28, 2024, at Council Study Session City Council gave staff direction to proceed with design and permitting necessary to prepare construction documents, finance plan, and legal agreements for community and recreation center project.

May 23, 2024, City Council approved a scope and fee amendment with Aetta to increase contract amount by \$146,000 to a total not to exceed \$538,500.

SUMMARY/BACKGROUND:

HISTORY

In 2019, the City engaged Bluerock Ventures and the YMCA to plan and construct a community and recreation center in Ridgefield. Due to delays associated with lack of agreement between the City of Ridgefield and the YMCA on the overall square footage of the building, the design of the separate SR 501 (Pioneer Street) right-of-way project needed to coordinate the YMCA site design, and costs associated with different project designs, that work has yet to be completed.

To date, Bluerock has worked with the YMCA, Aetta, and the City to complete multiple iterations of draft site plan (accounting for different building envelopes and road connections), environmental delineations, civil work, and LEED assessment. Bluerock has additionally created finance plans for both the YMCA and City to meet construction needs and timelines.

To complete design and permitting work necessary to produce construction documents for the Ridgefield Community and Recreation Center, a new contract for services was necessary to sign with Aetta. City Staff do not have the expertise or bandwidth to manage the contract with Aetta to assure design and permitting work is completed in an efficient manner to assure readiness for construction Q3 2025. Bluerock is uniquely suited to provide the City with these services, as evidenced in the Sole Source Vendor Statement attached to this staff report. Specifically, Bluerock has been the primary development partner with the City and YMCA on site and building design to this point, and as such has

exclusive expertise and knowledge of the project. Thus, Bluerock meets all legal procurement requirements for qualifying as a sole source vendor as required by the State of Washington.

The request is to award Bluerock the project management contract for final design and permitting of the Ridgefield Community and Recreation Center in an amount not to exceed \$200,000.

BUDGET/FINANCIAL IMPACTS:

\$200,000

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item. A suggested motion is:

"I move to approve awarding a professional services contract with Bluerock Ventures to serve as project manager / City owner rep to complete building/site design and permitting for the Ridgefield community and recreation center project in an amount not to exceed \$200,000, and authorize the City Manager to sign the necessary agreements to implement approved scope and fee."

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

1. 9_26_24 Bluerock PM Contract staff report



City of Ridgefield, WA Professional Services Contract

THIS CONTRACT made and entered into and made effective this _____ day of _____, 2024, by and between the City of Ridgefield, WA, a municipal corporation, hereinafter referred to as "the City", and Blue Rock Ventures, LLC, hereinafter referred to as the "Consultant", and hereinafter referred to as "Parties."

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this Contract the Parties hereto covenant and agree as follows:

I) Description of Work.

- 1.1 Work.** The Consultant agrees to provide project management services related to the City's planned construction of a Community Recreation Center in accordance with the terms of this Contract, and as described in the Contract Documents including the Scope of Work, Exhibit A, which are by this reference incorporated herein and made a part hereof, hereinafter the "Work".
- 1.2 Compliance with Laws.** All duties of the Consultant shall be performed in accordance with all applicable federal and state laws and city ordinances as now existing or hereafter adopted or amended.
- 1.3 Performance Standard.** All duties performed by the Consultant or its designees shall be performed in a good workmanlike manner, consistent with accepted practices for other similar services, performed to the City's satisfaction, within the time period prescribe by this Contract and pursuant to the direction of the City Manager or designee.

II) Term.

- 2.1 Contract Term.** The term of this Contract shall commence on the Effective Date of this Contract and shall terminate on July 31, 2025 unless extended by written amendment as provided herein.

III)Termination.

- 3.1 Termination for Convenience.** The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City. In the event this Contract is terminated prior to the completion of Work, Consultant will only be paid for the Work completed at the time of termination of the Contract.
- 3.2 Termination for Cause.** In the event the Consultant is, or has been, in violation of the terms of this Contract or incorporated documents, the City reserves the right, upon written notice to the Consultant, to cancel, terminate, or suspend this contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Consultant setting forth the manner in which the Consultant is in default. The Consultant will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract. If it is later determined by the City that the Consultant had an excusable reason for not performing, such as a strike, fire, or flood, or events which are not the fault of or are beyond the control of the Consultant, the City after setting up a new delivery or performance schedule, may allow the Consultant to continue work or treat the termination as a termination for convenience.
- 3.3 Opportunity to Cure.** The City at its sole discretion may in lieu of a termination allow the Consultant to cure the defect(s), by providing a “Notice to Cure” to Consultant setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Consultant fails to remedy to the City’s satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the stated time, the City shall have the right to terminate the Contract without any further obligation to the Consultant. Any such termination for default shall not in any way operate to preclude the City from also pursuing all available remedies against the Consultant and its sureties for said breach or default, including but not limited to termination of this Contract for convenience.
- 3.4 Dispute Resolution.** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Consultant and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract, or the alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice, may be submitted to mediation. If the dispute is not resolved through mediation, it shall be submitted to binding arbitration in accordance with the rules and procedures set forth

in Chapter 7.04A RCW. The Parties agree to pay their own attorneys' fees and expenses.

IV) Compensation.

4.1 City's Obligation. In consideration of the promises and agreements of the Consultant as set forth herein, and in consideration of the faithful performance and furnishing of the Work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Consultant for time and materials in an amount not to exceed \$20,000 per month and not to exceed \$200,000 during the term of this Agreement.

- i) The amount finally to be paid is, however, variable upon the work actually performed and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Consultant's Proposal and as modified by any and all approved Amendments.
- ii) The Consultant shall be solely responsible for the payment of any taxes imposed by any lawful jurisdiction as a result of the performance and payment under this Contract.

4.2 Payment to the Consultant. Progress payments to the Consultant shall be made within 30 days of the City's receipt of Consultant's invoice and the Consultant's and any sub-Consultant's full compliance with all contractual requirements. The Contractor requires and the City agrees to pay a retainer toward the monthly services in the amount of the expected monthly expenditure of \$20,000. The City reserves the right to require Consultant to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Consultant agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Consultant agrees to issue a refund of any overages paid in error by the City.

V) Payment of Labor.

5.1 Payment to Suppliers. The Consultant agrees to pay in a timely manner all suppliers of labor, materials, and equipment utilized in operations under the Contract.

5.2 Travel Expenses. Travel expenses are limited to airfare, or mileage at the current IRS rate, and lodging at the U.S. General Services Administration rates. Consultant is solely responsible for its staff's travel time, including travel to and from the project site. The City will reimburse all pre-

approved miscellaneous expenses at-cost upon submission of a detailed receipt.

- 5.3 Progress Submissions.** The Consultant may be required to submit progress vouchers to the City once per month during the progress of the Work for payment for project completed to date. Vouchers submitted shall include the Contract Number designated by the City.
- 5.4 Final Payment.** Final payment of any balance due the Consultant of the total Contract price earned will be made promptly upon the City's ascertainment and verification after the completion of the Work.
- 5.5 Consultant Records.** The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

VI) Discrimination Prohibited.

- 6.1 Discrimination Statement.** In the performance of all Work under this Contract, the Consultant, or its employees, agents, sub-Consultants or representatives, shall not discriminate against any person because of sex, age (except minimum age and retirement provisions), race, color, creed, national origin, marital status or the presence of any disability, including sensory, mental, or physical handicaps, based upon a bona fide occupational qualification in relationship to hiring and employment. The Consultant shall comply with the Washington Law Against Discrimination (Chapter 49.60 RCW) and with any other applicable federal or state law or local ordinance regarding non-discrimination, including but not limited to 23 USC 3; 29 USC 12 (V); 42 USC 21(V); 42 USC 76; 42 USC 126; 49 CFR 21; and 23 CFR 200. Any material violation of this provision shall be grounds for immediate termination of this Contract by the City and, in the case of the Consultant's breach, may result in ineligibility for further City agreements.

VII) Insurance.

- 7.1 Insurance Term.** From the commencement of the Consultant's work through the term of the Contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.
- 7.2 No Limitation.** Consultant's maintenance of insurance as required by this Contract shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

7.3 Minimum Scope of Insurance. Consultant shall obtain insurance of types and amounts described below:

- i) Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- ii) Professional Liability insurance appropriate to the Consultant's profession.

7.4 Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	\$1,000,000
General Aggregate Per Occurrence	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Blanket Contractual Liability	\$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or Non-owned vehicles used in the operation, installation and maintenance of facilities under this agreement.	
Combined Single Limit	\$500,000
III. Workers' Compensation	
Per Occurrence- coverage as required by the Industrial Insurance laws of the State of Washington.	Statutory
IV. Professional Liability	
Each Claim	\$1,000,000
Aggregate	\$2,000,000

7.5 Other Insurance Provision. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

7.6 Consultant's Insurance for Other Losses. The Consultant shall assume full responsibility for all loss or damage from any cause whatsoever to any tools, Consultant's employee owned tools, machinery, equipment, or motor vehicles owned or rented by the Consultant, or the Consultant's agents,

suppliers, Consultants or subConsultants as well as to any temporary structures, scaffolding and protective fences.

- 7.7 Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- 7.8 Verification of Coverage.** Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.
- 7.9 Notice of Cancellation.** The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of their receipt of such notice.
- 7.10 Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

VIII) Indemnity.

- 8.1 Indemnity Statement.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all liability including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Consultant pursuant to this Contract, except for injuries and damages caused by the sole negligence of the City. In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Consultant, the City retains the right to participate in said suit. Should a court of competent jurisdiction determine that this Contract is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability

hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this Section shall survive the expiration or termination of this Contract.

IX) Amendments.

- 9.1 Amendments.** Changes to the scope of the Work to be performed, or the amount of the compensation, or the time for completion of the Work may be accomplished only by a written Amendment document, signed by the Consultant and the City.
- 9.2 Cost Increases.** In consideration of market conditions, the City may allow an annual adjustment to compensation paid for the actual cost of services. Consultant shall submit the request for consideration, together with supporting documentation, at least 30 days before the anniversary of the Effective Date of this Contract. The City will review the request and, at its sole discretion, make a decision. If accepted, the adjustment shall become effective on the anniversary date of the Contract and will be firm for the remainder of the contracted year. All adjustments will be authorized by written contract Amendment.

X) Contract Documents.

- 10.1 Contract Documents and Order of Precedence.** The complete Contract includes these parts and any inconsistency in the parts of the Contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):
1. Amendments to the Contract,
 2. This Contract,
 3. Proposer's Response to Request for Proposals/Qualifications,
 4. The Request for Proposals/Qualifications,
 5. Special Provisions,
 6. Contract Plans,
 7. General Provisions,
 8. City right of way, or other required City permit.
- 10.2 Conflicting Provisions.** In the event of a conflict between the terms of any Contract Documents, the City Manager or designee shall issue an interpretation to resolve the conflict, which shall be final and binding.

XI) Consultant Responsibilities.

11.1 Engineering Certification Requirements. To the extent required by the State of Washington, the Consultant shall be duly licensed to perform the services required pursuant to Chapter 18.43 RCW.

11.2 Certification Regarding Debarment, Suspension, Or Ineligibility And Voluntary Exclusion–Primary And Lower Tier Covered Transactions.

- i) The Consultant, defined as the primary participant and its principals, certifies by signing this Contract that to the best of its knowledge and belief that they:
 - (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 - (2) Have not within a three (3) year period preceding this Contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - (3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2) of this section; and
 - (4) Have not within a three (3) year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
 - (5) Where the Consultant is unable to certify to any of the statements in this contract, the Consultant shall attach an explanation to this Contract.
 - (6) The Consultant agrees by signing this Contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
 - (7) The Consultant further agrees by signing this contract that it will include the clause titled “Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion–Lower Tier Covered Transaction,” as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

- (a) The lower tier Consultant certifies, by signing this Contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (b) Where the lower tier Consultant is unable to certify to any of the statements in this contract, such Consultant shall attach an explanation to this Contract.
- (c) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

XII) Intellectual Property.

- 12.1 Warranty of Noninfringement.** Consultant represents and warrants that the Consultant is either the author of all deliverables to be provided under this Contract or has obtained and holds all rights necessary to carry out this Contract. Consultant further represents and warrants that the Services to be provided under this Contract do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.
- 12.2 Rights in Data.** Unless otherwise provided, data which originates from this Contract shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
- 12.3 Confidentiality.** The Consultant agrees that all materials containing confidential information received pursuant to this Contract shall not be disclosed without the City's express written consent. Consultant agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City.

XIII) General Terms and Conditions.

- 13.1 Modification.** No provisions of this Contract may be amended or modified except by written Contract signed by the Parties.

- 13.2 Waiver and Remedies.** Any provision of this Contract, which is declared invalid or illegal, shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect. City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.
- 13.3 Assignment.** Neither the Consultant nor the City shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Party.
- 13.4 Successors in Interest.** Subject to the foregoing Subsection, the rights and obligations of the Parties shall inure to the benefit of and be binding upon their respective successors in interest, heirs and assigns.
- 13.5 Attorney Fees.** In the event either party brings a lawsuit to enforce the terms of this Contract, or arising from a breach of this Contract, the prevailing party shall be entitled to its costs and attorneys' fees for bringing or defending against the action.
- 13.6 Jurisdiction/Venue.** This Contract Governing shall be governed by and interpreted in accordance with the laws of the State of Washington. The venue for any dispute related to this Contract or for any action to enforce any term of this Contract shall be Clark County, Washington.
- 13.7 Authority.** Each individual executing this Contract certifies that the person signing is legally authorized to enter into this binding Contract on behalf of the City and the Consultant represents and warrants that such individuals are duly authorized to execute and deliver this Contract on behalf of the Consultant or the City.
- 13.8 Ownership of Records and Documents.** Any and all work product prepared by the Consultant in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Consultant hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Consultant. Previously owned intellectual property of Consultant or any third party, and any know-how, methodologies or processes used by Consultant to provide the services or project deliverables under this Contract shall remain property of the original owner.

- 13.9 Use of City's Name.** Consultant may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.
- 13.10 Public Disclosure Compliance.** The Parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Consultant to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Consultant, the City shall notify the Consultant of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Consultant to seek judicial protection of such information, provided that the Consultant shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.
- 13.11 Cooperative Purchasing.** The Washington State Inter-local Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Contract, the Consultant agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.
- 13.12 Independent Consultant.** The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this Contract. Nothing in this Contract shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for

contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

13.13 Counterparts. This Contract may be executed in any number of counterparts, which counterparts shall collectively constitute the entire Contract.

13.14 Notices. Any notices required to be given by the Parties shall be delivered at the addresses set forth below:

Mr. Kirk Johnson
Finance Director
PO Box 608
Ridgefield, WA 98642
Phone: 360-857-5008
Email: kirk.johnson@ridgefieldwa.us

Notices to Consultant shall be sent to the following address:

Dirges Patel
Blue Rock LLC
Mailing Address
City, State, Zip
Phone:
Email:

13.15 Entirety of Contract. This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

13.16 Ratification. Acts taken pursuant to this Contract but prior to its Effective Date are hereby ratified and confirmed.

By signing below, Consultant accepts the terms and conditions of this Contract and specifically acknowledges and agrees that the provisions contained herein have been mutually negotiated by the Parties.

DATED this _____ day of _____, 20_____.

Executed by the Consultant on
_____, 20____.

Executed by the City of Ridgefield on
_____, 20____.

Signature

Signature

Printed Name

Printed Name

Title

Title

Attest:

City Clerk

Exhibit “A”

Scope of Work

Project Management Services Proposal for The City of Ridgefield.

Dear Steve:

It is our pleasure to present you with this proposal for project management services for your project in the City of Ridgefield for a Community/Req Center. Below is our understanding of the project:

- The Development is a recreation center and community center which will allow the city of Ridgefield citizens to use.
- The architect is Aetta Architects.
- The contractor will be selected through an RFP process.
- The status of design is at the Pre-App level with the city related to a concept design.
- The permit is expected in June of 2025.
- The expected construction start is July of 2025.
- The scope of the project includes design and construction of an approx. (1) bldg. of recreation center and (1) of community center
- BRV (Bluerock) anticipated commencement of work on this project is targeted to be Sept 15th, 2024.

As your Owner’s Representative, our scope includes the following items, broken out by project phase:

Preconstruction

- Attending initial coordination meeting with City of Ridgefield and the Architects to review project budget, funding considerations, design direction and vision, scope priorities, desired amenities and marketing direction, assist in feasibility analysis, etc. The desired outcome is to fully understand the City’s priorities and vision for this project, so BRV can act as an informed extension of the City’s team.
- Attend City of Ridgefield Pre-App meeting.
- Attend coordination meetings with the City, Architect, and design consultants.
- Review preconstruction meeting outcomes and monitor status of outstanding items. Follow up on items to ensure timely completion of tasks.
- Review and comment on project schedule, and manage Architect’s design milestones and delivery dates.
- Track design phase work to budget, and monitor Architect’s compliance to their contract with Owner.
- Review constructability of design documents; and identify, recommend, and track value engineering ideas and assist in pro forma and budgets to assist the City in preparation of bid solicitation documents.
- Review all reports from 3rd party consultants (geotechnical, environmental, etc.); report any concerns to City/Owner.
- Review any project related documentation in general – easements, neighbor agreements, etc.
- Assist Owner with soliciting a construction bids from General Contractors, and assist the City in bid analysis and recommendations for bid award.
- Assist the City in preparation of the solicitation of bids, RFQs, or RFPs for 3rd party special inspectors, and other project professionals; prepare bid analysis, and review bids or negotiate contracts as needed on behalf of Owner.
- Track permitting process with the City of Ridgefield Building Dept. Services, and coordinate with

Architect for timely response to check sheets and requests from the municipality.

- Set timeline for GC bidding process, review deliverables, assist with reviewing proposals for MEP Design/Build scope of work, offer recommendations on subcontractor selection in regard to quality/safety/schedule, collaboratively finalize project scope between Architect and GC's exclusions and clarifications.

Project Team:

Project Manager/Executive: Dirges Patel

Others??

Clarifications/Additional Information:

- The Project Fee Summary section outlining BRV's fee for preconstruction phase are based on timelines for this specific project, provided by the Owner.
- Any Pre-Construction General Contractors to be brought on board will be conducted in accordance with the City's adopted procurement processes.
- Creating and maintaining project meeting minutes is included in the scope of services.
- Periodic status reports or project summary reports are included in the scope of services.
- Reimbursable expenses are in addition to compensation outlined in the Fee Summary, and include expenses incurred by the members of Bluerock Ventures.
- Reimbursable expenses include, but are not limited to the following items:
 - Parking Expense
 - Travel Time and Expenses
 - Lodging for Overnight Trips Postage/Deliveries/Shipping
 - Printing and Reproduction
- Basis for compensation for BRVs services shall be a stipulated hourly sum, invoiced monthly.

Exhibit “B”

Title VI Assurances

During the performance of this AGREEMENT, the CONSULTANT, for itself, its assignees, and successors in interest agree as follows:

1. **Compliance with Regulations:** The CONSULTANT shall comply with the Regulations relative to non-discrimination in federally assisted programs of the AGENCY, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the “REGULATIONS”), which are herein incorporated by reference and made a part of this AGREEMENT.
2. **Non-discrimination:** The CONSULTANT, with regard to the work performed during the AGREEMENT, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of sub-Consultants, including procurement of materials and leases of equipment. The CONSULTANT shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the REGULATIONS, including employment practices when the AGREEMENT covers a program set forth in Appendix B of the REGULATIONS.
3. **Solicitations for Sub-Consultants, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiations made by the CONSULTANT for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-Consultant or supplier shall be notified by the CONSULTANT of the CONSULTANT’s obligations under this AGREEMENT and the REGULATIONS relative to non-discrimination on the grounds of race, color, sex, or national origin.
4. **Information and Report:** The CONSULTANT shall provide all information and reports required by the REGULATIONS or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by AGENCY, STATE or the Federal Highway Administration (FHWA) to be pertinent to ascertain compliance with such REGULATIONS, orders and instructions. Where any information required of a CONSULTANT is in the exclusive possession of another who fails or refuses to furnish this information, the CONSULTANT shall so certify to the AGENCY, STATE or FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Non-compliance:** In the event of the CONSULTANT’s non-compliance with the non-discrimination provisions of this AGREEMENT, the AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:

- Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
 - Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.
6. Incorporation of Provisions: The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-Consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

Provided, however that in the event a CONSULTANT becomes involved in, or is threatened with, litigation with a sub-Consultant or supplier as a result of such direction, the CONSULTANT may request the AGENCY and the STATE enter into such litigation to protect the interests of the AGENCY and the STATE and, in addition, the CONSULTANT may request the United States enter into such litigation to protect the interests of the United States.



Sole Source Vendor Statement

Date: September 26, 2024

To: Finance Director & Accounts Payable

From: Steve Stuart, City Manager

This form justifies the proposed sole source purchase described below. In accordance with State of Washington regulations, City of Ridgefield must procure material, equipment, supplies and services by competitive means when the purchase is in excess of \$5,000. However, in unusual circumstances the competitive process may be waived and sole source purchasing approved, provided the requesting party can adequately justify its use. In any such case where the purchase exceeds \$5,000, the vendor shall certify in writing that the City is getting the lowest price it offers. Purchases in excess of \$5,000 from a sole source vendor require approval of the Finance Director or designee.

“Sole Source” means the product is unique and can be purchased from only one vendor.

If one of the reasons 1 through 4 below applies to this purchase, you need only to check the applicable reason and describe item being purchased below. If reasons 5 or 6 apply, please provide the item description and explanation below.

1. ☐ Propriety. The item is under patent, copyright, or proprietary design.
2. ☐ Replacement parts. The purchase is for replacement parts or components.
3. ☐ Technical service. The purchase is for technical service in connection with the assembly, installation or servicing of equipment of a technical or specialized nature.
4. ☒ Continuation of work. We now require additional work, additional item or additional service, but we did not know it would be needed when the original order was placed.
5. ☒ Urgent requirement. Need must be met immediately. Please explain below the nature of the urgency, including an explanation of why the purchase is critical and why only the suggested vendor can meet it.
6. ☒ Exclusive capability. Only one supplier qualified. No other suppliers known. Please explain below.

Item Description: If 5 or 6 were used, please provide an explanation below. Explain why the vendor is recommended:

City Manager Signature

Finance Director Signature

Exhibit 2

Explanation:

4. Continuation of work.
 - Simply cannot proceed with site design without the building design and layout. This is why Aetta has been working simultaneously with the City and the YMCA in order to fulfill the City agreement AND help coordinate the overall schedule for this project.
 - City had 3 partners in this endeavor and by not having a primary partner (YMCA) completing necessary building design work, the City needs to do what it can in order to keep promises made to the citizens/public.
 - Bluerock Ventures is one of the three primary partners and has been party responsible for working on construction contract with Aetta (design partner).
5. Urgent requirement. Need must be met immediately. Please explain below the nature of the urgency, including an explanation of why the purchase is critical and why only the suggested vendor can meet it.
 - If the City is required to go through the RFQ process, then they would need to solicit other Project Managers and go through selection process, then fee negotiations. Will not be able to get fees from all in order to find “low bid”.
6. Exclusive capability. Only one supplier qualified. No other suppliers known. Please explain below.
 - Bluerock Ventures was already chosen by the City to be the construction partner with City and YMCA through a Memorandum of Understanding previously considered and approved. Bluerock has been working for the past 3 years on this specific building and site including Project analysis, program development, financial analysis, site analysis and partial Schematic Design work with City and know this building and how it fits on site, and what the obstacles are.
 - No team is as familiar with this site as their team
 - Involved in the site analysis and environmental studies to produce reports delineating wetlands, site surveys and boundaries (and BLA’s)
 - Created finance plan for construction
 - Coordinated project design and site development work
 -

Exhibit 2



Blue Rock Ventures

Dirges Patel – Managing member of Blue Rock Ventures [BRV] has been operating and managing the family office since 2015 after his multiple exits from Technology and Commercial Real Estate sector [Office Space].

Dirges Patel, a local developer that has built and owned several hotel & motel locations and commercial properties around the Portland/Eugene metropolitan area

Aside from helping the family business, Dirges/Co. have given back to the Multnomah and Clackamas county by providing hotels for homeless rehab centers since 2019. These programs have helped over 300 families across the multiple sites and are still in effect today.

Real Estate and Construction Experience

Project Management Experience

- **Palms Motel [55 units - Portland, Oregon]**
 - Pre-Construction Schedule/ Pre-Dev Budgeting and monthly cash burn
 - Coordination with Architect on solicitation of proposals from Mech. Electrical, Civil and Geo
 - Coordinate with Engineers, Architects and Consultants for ensuring success on project goals and budgeting
 - Coordination of weekly meetings with Architect/Consultants and working with City of Portland on Permitting and Concept review meetings
 - Ensure resources are used efficiently and avoid waste or delays
 - Identify potential risks and mitigate to avoid project delays
 - Review all contracts for language and ensure scope is within project goals and budget
 - Working with Johnson Economics on Feasibility study and Market study to ensure the market can suffice the unit mix and rent roll.
 - Coordination with Neighborhood and Planning committee for outreach purposes
 - Engaging NV5 on environmental studies for Phase 1 and Phase 2
 - Coordination with PGE and City of Portland for power lines with Architect involved.
 - Reviewing all invoices from Architect/Subs/Consultants to ensure billing is accurate
 - Working with Interiors to ensure all FF&E have been accounted for budget purposes
 - Working with General Contractors to obtain preliminary cost information
 - Working with GC to get involved in Pre-Con for review
 - Working with GC on Value engineering and Cost reduction
 - Creating pro-forma to support financials and debt service ratio post vertical
 - Determine the resources needed and aid with sourcing
- **Comfort Suites – [110 units – Eugene, Oregon]**
 - Due Diligence Included:
 - Land Survey, Traffic and Parking studies
 - ALTA and Geo with Phase 1 and Phase 2
 - Civil and Architect Pre-Con to ensure structure can handle hotel
 - Working with CHOICE HOTELS to ensure Flag can be achieved and economics are functional including highway studies and pro-forma updates

Exhibit 2

Exhibit 2



- Pre-Construction:
 - Working with City of Eugene on Land Use and Permitting
 - Coordination with Architect on schematic design and completion
 - Coordination with Architect, Mech, Electrical and Civil on Design Document
 - Coordination with Architect, team on Construction Documents
 - Working with CHOICE HOTELS for list of requirements and ensuring safety/security has been covered
 - Coordination of Architect and CHOICE HOTELS to ensure drawings are in line with BW requirement.
 - Neighborhood reach out with Architect
 - Construction:
 - Prevailing Wage requirement was triggered and hence all oversight and paperwork needs to be per requirement of PW
 - Monitor construction work to ensure that it meets the required specifications and standards
 - Obtaining Demo Permit and Building Permit
 - Conduct regular inspections and quality assurance checks to identify and rectify any issues
 - Ensure that all materials and construction methods comply with relevant industry standards and regulations
 - Demo and Shell Construction Administration
 - Working with Architect, GC, City of Eugene on ensuring all milestones are met with Architect and GC tasks
 - COO [Certificate of Occupancy]
 - Working with Interiors and GC to finalize check list
 - Working with City of Eugene on Final Permitting and obtaining Certificate of Occupancy
 - Working with Architect to perform final checklist and coordination with Electrical power
 - Ensuring all check list items are completed prior to opening doors
 - Coordination of final checklist with City of Eugene
 - Finalize Furniture and Parking lot adjustments for final checklist items
 - Stabilize property and begin Management of onsite team training and support
 - Ensure proper record-keeping for legal, financial, and regulatory compliance
- **Best Western Battleground Inn and Suites [57 units - Battle Ground, WA]**
 - Hotel Included Commercial Retail Space [5 Units]
 - Due Diligence Included:
 - Land Survey, Traffic and Parking studies
 - ALTA and Geo with Phase 1 and Phase 2
 - Civil and Architect Pre-Con to ensure structure can handle hotel
 - Working with Best Western to ensure Flag can be achieved and economics are functional
 - Pre Construction:
 - Coordination with Architect on schematic design and completion
 - Coordination with Architect, Mech, Electrical and Civil on Design Document
 - Coordination with Architect, team on Construction Documents
 - Working with Battle Ground on Land Use and Permitting
 - Working with Best Western for list of requirements and ensuring safety/security has been covered
 - Coordination of Architect and Best Western to ensure drawings are in line with BW requirement.
 - Neighborhood reach out with Architect
 - Construction:

Exhibit 2

Exhibit 2



- Obtaining Demo Permit and Building Permit
 - Demo and Shell Construction Administration
 - Working with Architect, GC, City of Battle Ground on ensuring all milestones are met with Architect and GC tasks
 - COO [Certificate of Occupancy]
 - Working with Interiors and GC to finalize check list
 - Working with City of Battle Ground on Final Permitting and obtaining Certificate of Occupancy
 - Working with Architect to perform final checklist and coordination with Electrical power
 - Ensuring all check list items are completed prior to opening doors
 - Coordination of final checklist with City of Battle Ground
 - Finalize Furniture and Parking lot adjustments for final checklist items
 - Stabilize property and begin Management of onsite team training and support
- Aladdin Inn and Suites [30 Units - Port Townsend, WA]
 - Red Lion – [120 Units – Idaho Falls, ID]
 - Hotel Included Commercial Retail Space [6 Units]
 - Econo Lodge [27 Units - Portland, Oregon]
 - **Tru by Hilton [88 units – Eugene, Oregon]**
 - Land Acquisition and Due Diligence Included
 - Land Survey, Traffic and Parking studies
 - ALTA and Geo with Phase 1 and Phase 2
 - Civil and Architect Pre-Con to ensure structure can handle hotel
 - Working with HILTON HOTELS to ensure Flag can be achieved and economics are functional including highway studies and pro-forma updates
 - Pre-Construction:
 - Working with City of Eugene on Concept, Land Use and Permitting
 - Coordination with Architect on schematic design and completion
 - Coordination with Architect, Mech, Electrical and Civil on Design Document
 - Coordination with Architect, team on Construction Documents
 - Working with HILTON HOTELS for list of requirements and ensuring safety/security has been covered
 - Coordination of Architect and HILTON HOTELS to ensure drawings are in line with BW requirement.
 - Neighborhood reach out with Architect
 - Construction:
 - Obtaining Demo Permit and Building Permit
 - Demo and Shell Construction Administration
 - Working with Architect, GC, City of Eugene on ensuring all milestones are met with Architect and GC tasks
 - COO [Certificate of Occupancy]
 - Working with Interiors and GC to finalize check list
 - Working with City of Eugene on Final Permitting and obtaining Certificate of Occupancy
 - Working with Architect to perform final checklist and coordination with Electrical power
 - Ensuring all check list items are completed prior to opening doors
 - Coordination of final checklist with City of Eugene
 - Finalize Furniture and Parking lot adjustments for final checklist items
 - Stabilize property and begin Management of onsite team training and support
 - Fairfield by Marriot [112units – Eugene, Oregon]

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Motion - Approval of Permanent Park Improvement Proposal for Davis Park

GOVERNING LEGISLATION

RMC 8.18 Park Maintenance and Operations

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

The Ridgefield Garden Club has proposed a series of permanent improvements to Davis Park. The proposal includes replacing the two western flowerbeds with native plants, aiming to enhance both the aesthetic appeal and educational value of the park. In addition to the plant replacements, the Garden Club has agreed to install interpretive signage and small plant designation signs for each plant, which will help educate visitors on native plants and their environmental impact. All signage will need approval from the city placement prior to installation.

If approved, the removal of non-native plants, apart from the trees in the flowerbed and the planting of the native plants, would take place in the fall of 2024 and spring of 2025.

Conjunctively, the Ridgefield Garden Club has agreed to take over maintenance of these flowerbeds from January 1, 2025, to December 31, 2026, pending annual reviews by the city. The agreement will ensure the flowerbeds are maintained to the city's current level of service for Davis Park and will be subject to periodic inspection by city staff.

The Parks Board of Commissioners reviewed the proposal at their August 14th public meeting and unanimously approved a motion to recommend the proposal to City Council.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Motion to Approve Permanent Park Improvement Proposal

Suggested Language: "I move to adopt the Permanent Park Improvement Proposal, submitted by the Ridgefield Garden Club as presented."

STAFF CONTACT: Corey Crownhart, Park Manager

ATTACHMENTS:

1. CC2024.09.26 - Permenant Park Imporvement Proposal - Davis Park Native Plants Project
2. Improvements Proposal - Davis Park Native Plants - 2024.08.14



Permanent Park Improvement Proposal: Davis Park Native Plants Project

In partnership with the Ridgefield Garden Club

Parks, Trails, and Recreation Division

City Council Public Meeting | September 26, 2024





Introduction

Permanent Improvements Process

- RMC 8.18 Park Maintenance and Operations

Objectives:

- Overview Proposed Improvements
- Impacts on Current Operations
- Consideration



RMC 8.18.060 Park Maintenance and Operations

How does this work?

*Volunteer activities for **temporary park improvements and maintenance** including, but not limited to, seasonal plantings shall be authorized administratively.*

*Volunteer activities for **permanent and durable park improvements**, including, but not limited to, buildings, lighting, trees and shrubs and benches shall be reviewed by the parks board. The board shall determine if the proposed permanent improvement is in conformance with any adopted master plan and any other applicable policies. The board shall then make a recommendation to city council, which shall make the final decision on the installation of the permanent improvement.*

(RMC 8.18.060 C)



Proposed Improvements

Replace Plantings in Flowerbeds

- Replace Non-Native with Native Plants
- Place interpretive and identification signage for plants

2-year of Maintenance

- Requires frequent grooming, reshaping, and water management.
- Susceptible to erosion and weather damage.



Current Conditions



Current Conditions



Triangle Planting Plan

- Understory Sun/Shade:
- Oregon Sunshine
- Sword Fern
- Lupine
- Coastal Strawberry

Understory Shade:

- Deer Fern
- Low Oregon Grape
- Bleeding Heart

Sun:

- Blue-eyed Grass
- Beach Daisy

- Shrubby Penstemon
- Sea Blush
- Oregon Sunshine
- Farewell to Spring
- Globe Gilia
- Yarrow
- Goldenrod
- Douglas Meadowform
- Camas
- Coyote Mint



Yarrow



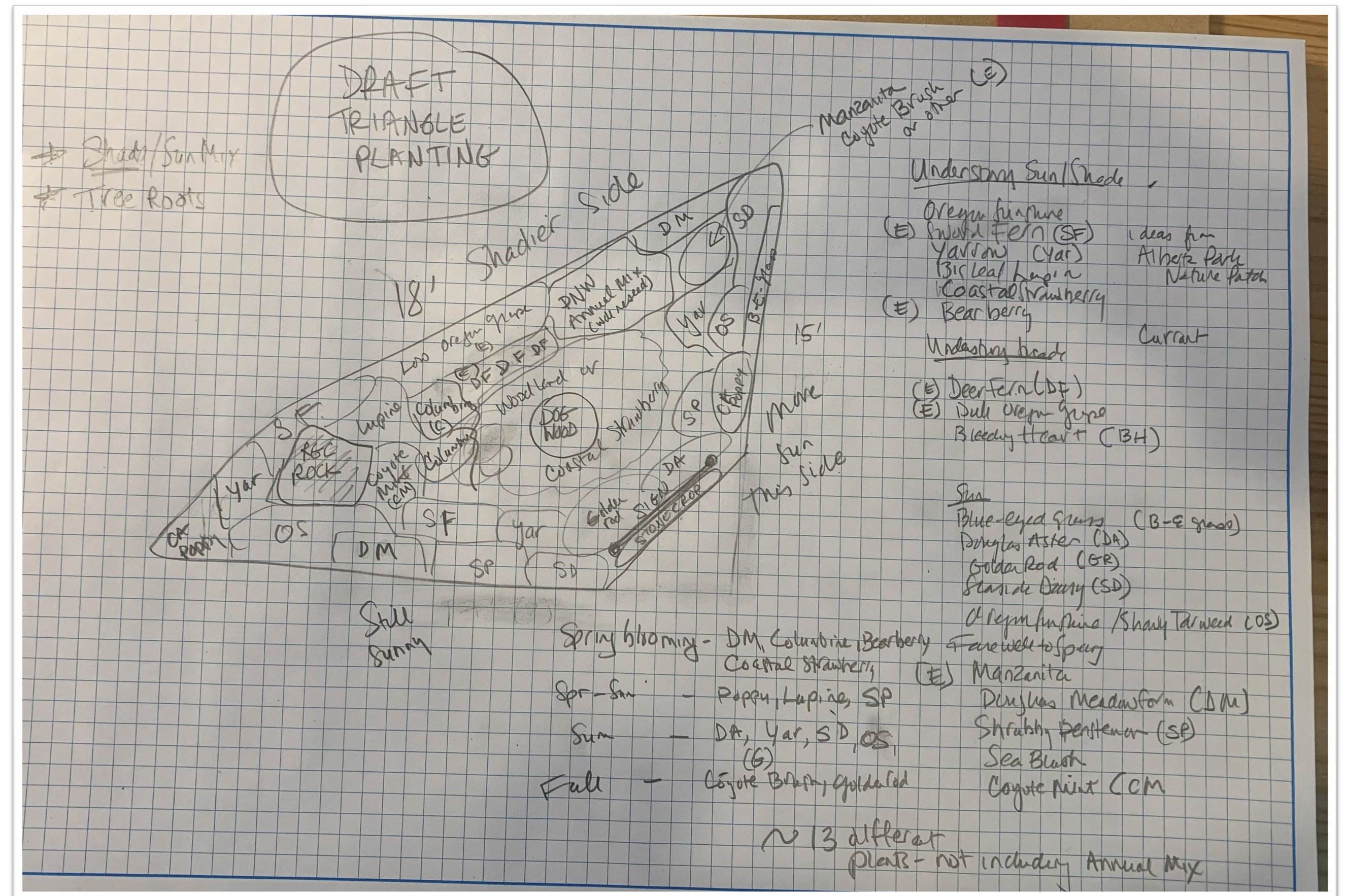
Goldenrod



Sword Fern

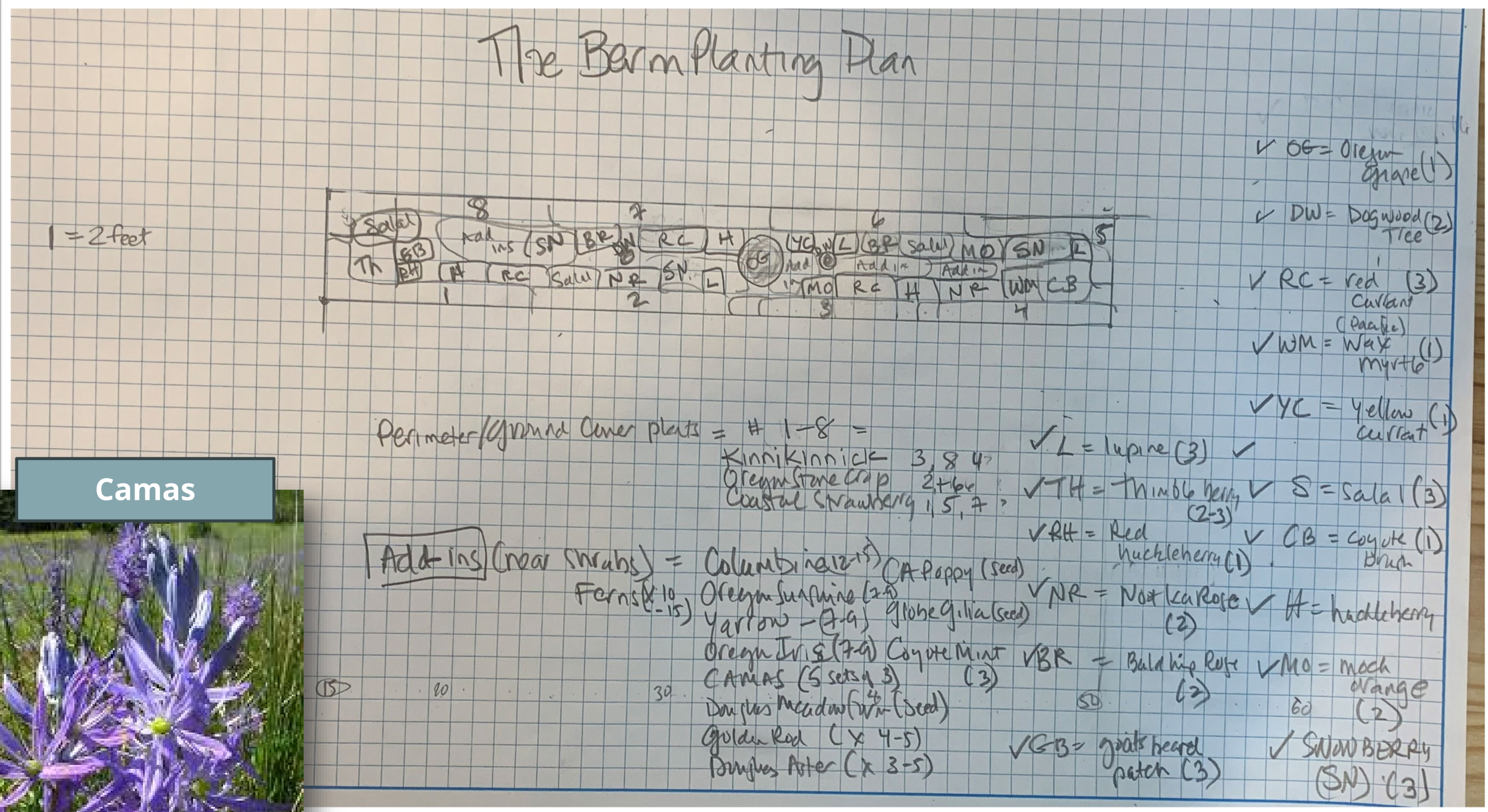


Coyote Mint



West Berm Planting Plan

- Kinnikinnick (x 12-15)
- Oregon Stone Crop (x 15-20)
- Coastal Strawberry (x 5-7)
- Columbine (x 12-15)
- Oregon Sunshine (x 7-9)
- Yarrow (X 3)
- Camas (x 7-9)
- Douglas Meadowform (x 5-7)
- Golden Rod (x 4-5)
- Douglas Aster (x 3-5)
- Coyote Mint (x 3)
- Beach Daisy (x 9)
- Lupine (x 3)
- Lupine (x 3)
- Globe Gilia (x 5-7)
- Thimbleberry (x 2-3)
- Evergreen Huckleberry (x 3)
- Mock Orange (x 2)
- Snowberry (x 5)
- Salal (x 3)
- Pacific Wax Myrtle (x 2)
- Red-flowering Currant (x 2)
- Nootka Rose (x 1)
- Baldhip Rose (x 3)
- Goatsbeard (x 5)
- Swordfern (x 12-15)
- Oregon Grape (existing)
- Dogwood trees (existing X 2)



Camas



Oregon Sunshine



Douglas Aster



Impact Analysis

Park Operations & Maintenance

- Reduction in labor needed for maintenance (30-40 Hours Annually)
- Reduced Water Usage
- Less weeding due to native plantings

Community

- Education for Public
- Native Bugs and Critters
- Stewardship from the Community



City Council Consideration

- **Request for Action:** Consideration of Approval of the Permanent Park Improvement Proposal for the Davis Park Native Plants Project



Thank You / Questions?



Presenter: Corey Crownhart, Parks Manager
Phone: (360) 887-6010
Email: corey.crownhart@ridgefieldwa.us



487 S 56th Place
Ridgefield, WA 98642



www.ridgefieldwa.us





Park/Trail Permanent Improvement Proposal

City of Ridgefield – Parks Board of Commissioners

Chair: Rian Davis Vice-Chair: Beth Bicknell

Members: Alex Earl, John Rafanelli, Sarah Scott, Sandy Schill, and Brigid Taylor

Proposing Entity: Ridgefield Garden Club

Proposal Date: August 14, 2024

Outcome: Unanimous approval of motion to recommend to Council.

Governing Legislation: RMC 8.18 Park Maintenance and Operations

Volunteer activities for temporary park improvements and maintenance including, but not limited to, seasonal plantings shall be authorized administratively. Volunteer activities for permanent and durable park improvements, including, but not limited to, buildings, lighting, trees and shrubs and benches shall be reviewed by the parks board. The board shall determine if the proposed permanent improvement is in conformance with any adopted master plan and any other applicable policies. The board shall then make a recommendation to city council, which shall make the final decision on the installation of the permanent improvement. (RMC 8.18.060 C)

Proposal Overview

The Ridgefield Garden Club has proposed a series of permanent improvements to Davis Park. The proposal includes replacing the two western flowerbeds with native plants, aiming to enhance both the aesthetic appeal and educational value of the park. In addition to the plant replacements, the Garden Club has agreed to install interpretive signage and small plant designation signs for each plant, which will help educate visitors on native plants and their environmental impact. All signage will need approval from the city placement prior to installation.

If approved, the removal of non-native plants, apart from the trees in the flowerbed, and the planting of the native plants, would take place in the fall of 2024 and spring of 2025.

Conjunctively, the Ridgefield Garden Club has agreed to take over maintenance of these flowerbeds from January 1, 2025, to December 31, 2026, pending annual reviews by the city. The agreement will ensure the flowerbeds are maintained to the city's current level of service for Davis Park and will be subject to periodic inspection by city staff.

Potential Impacts to City Operations & Maintenance

- **Potential Reduced Water Usage:** Native plants need less water to maintain throughout the year, alleviating pressure on the city's water service system.
- **Financial Savings:** The flowerbeds have typically needed 30-40 labor hours annually to maintain to the current level of service for Davis Park. Projected staff expenditure savings would roughly be \$2,000 to \$3,000 per year.
- **Community Engagement and Pride:** Sanctioned improvements and O&M within city parks build a sense of local ownership and pride, driving down the likelihood of vandalism of our outdoor spaces.

Attachment: *Agenda Item – Davis Park Improvements Proposal.pdf*

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Motion - Agreement for Right-of-Way and Temporary Construction Easement Acquisition from the Schmitz Family for the Pioneer Widening and 50th Place Roundabout Project

GOVERNING LEGISLATION

Chapter 35 RCW, Cities and Towns

RCW 35.86.030 - Acquisition and disposition of real property

City Procurement Policy #04: Procurement of Goods and Services.

PREVIOUS COUNCIL ACTION TAKEN:

Approval of 2024 Capital Budget and Supplemental Budget Amendment

Approval of LTGO bond issuance to finance the Pioneer Widening and 50th Place Roundabout project.

SUMMARY/BACKGROUND:

Right-of-way acquisition has been underway to secure rights-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. One of the remaining acquisitions is from the Schmitz family on the north side of Pioneer Street. An agreement has been reached through negotiations with family representatives for a purchase price as well as construction obligations from the City, including providing for a water service stub to their property.

The terms of the negotiations are for a total of \$78,000 for both the right-of-way and temporary construction easements, \$750 for statutory evaluation costs (reimbursement of attorney's fees for review of the transaction documents) upon submission of the bills or paid receipts, construct a water stub from the City's water line for private water service to the property (location to be determined by the City and the property owner; System Development Charges for connection to the water system are the responsibility of the property owner), and move their existing fencing back to the new right-of-way line prior to the completion of the Pioneer Project Construction).

BUDGET/FINANCIAL IMPACTS:

The project budget includes funding for right-of-way and temporary construction easement acquisitions as well as for compensation or reimbursement of costs related to construction impacts or agreements.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item. A suggested motion is:

"I move to authorize the City Manager or designee to execute the Obligation and Settlement Agreement with the Schmitz family."

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. 5 Schmitz Obligation Agreement



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

OBLIGATION AND SETTLEMENT AGREEMENT

Project: 50th Ave Roundabout and Pioneer Street Widening

Parcel ID: 214009-000

City Project File No.: 5

Grantors: Laurie Schmitz, as her separate estate, Mark Schmitz, as his separate estate, Tyler Schmitz, as his separate estate, Alyson Schmitz, as her separate estate and Julieanne Schmitz, as her separate estate

Grantee (City): City of Ridgefield, Washington, a municipal corporation

Site Address: 4784 Pioneer Street, Ridgefield, WA 98642

WHEREAS, in settlement of a potential action in eminent domain, the Grantors have agreed to convey certain property and a temporary construction easement to the City necessary for the City's Construction of the 50th Ave Roundabout and Pioneer Street Widening Project as set forth in the City's file number as noted above.

NOW, THEREFORE, the Parties agree as follows:

Grantors agree to convey certain property, as legally described in the attached exhibits, to the City via an executed a Warranty Deed as set forth in Exhibit A and an executed temporary construction easement as set forth in Exhibit B , attached hereto and incorporated by this reference. The City agrees to pay, on or before _____, a purchase price to the Grantors for the property conveyed in the amount of \$75,000.00 for the deeded property and \$3,000.00 for the temporary construction easement. City and Grantor each agree to be responsible for their prorated share of any unpaid taxes or assessments. The City agrees to be responsible for any recording costs and any title insurance costs.

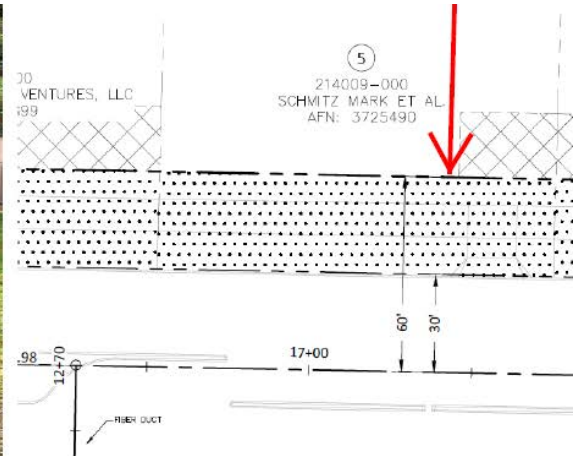
In addition to the negotiated and accepted compensation of \$78,000 for property interests, the City of Ridgefield agrees to the following additional conditions only upon the express condition that the Grantor has conveyed the above described property to the City:

- Pay to Grantors an amount up to \$750 for statutory evaluation costs upon submission of the bills or paid receipts and within 30 days of submittal of the bills or receipts,
- Construct a water stub from the City's water line for private water service to property prior to the completion of the Project Construction. Connection and SDCs are the responsibility of Grantor.
- Move existing fencing (depicted in image below on left) back to the new right-of-way (ROW) line (depicted in image below on right prior to the completion of the Project Construction).



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642



If any of the construction work under the terms of this agreement requires access outside of the Right of Way or the Temporary Construction Easement area, Grantors hereby grant the City, its employees or contractors, permission to enter upon their remaining property for the purpose of performing any of said construction work.

It is understood and agreed that the City of Ridgefield's performance of this agreement shall be a portion of the consideration for the concurrent real property transaction evidenced by the Warranty Deed and Temporary Construction Easement between Grantor and the City.

This agreement shall be effective on the last date executed below.

Dated this _____ day of _____, 2024

Grantor:

By: _____
Laurie Schmitz

By: _____
Mark Schmitz

By: _____
Tyler Schmitz

By: _____
Alyson Farris, who acquired title as Alyson Schmitz

By: _____
Julianne Nusbaum, who acquired title as
Julianne Schmitz



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

City of Ridgefield

By: _____

Name, Title: _____

Date: _____

EXHIBIT A

After recording return document to:

**City of Ridgefield Washington
Attn: Julie Ferriss, City Clerk
PO Box 608
Ridgefield, WA 98642**

Document Title: Warranty Deed

Reference Number of Related Document: N/A

Grantor(s): Laurie Schmitz, as her separate estate, Mark Schmitz, as his separate estate, Tyler Schmitz, as his separate estate, Alyson Schmitz, as her separate estate and Julieanne Schmitz, as her separate estate

Grantee(s): City of Ridgefield Washington

Legal Description: #60 SEC 21 T4NR1EWM .98A

Additional Legal Description is on Exhibit A and B

Assessor's Tax Parcel Number: 214009-000

WARRANTY DEED

50TH AVE ROUNDABOUT AND PIONEER ST WIDENING PROJECT

The Grantor(s), **Laurie Schmitz, as her separate estate, Mark Schmitz, as his separate estate, Tyler Schmitz, as his separate estate, Alyson Schmitz, as her separate estate and Julieanne Schmitz, as her separate estate**, for and in consideration of the sum of SEVENTY FIVE THOUSAND AND NO/100 (\$75,000.00) Dollars, and other valuable consideration, hereby convey(s) and warrant(s) to the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, Grantee, the following described real property situated in Clark County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions
See Exhibit A and Exhibit B attached hereto and made a part hereof.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set over to the remainder of the herein described Parcel "A" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

Dated: _____, 2024

STATE OF WASHINGTON)
 : ss
County of _____)

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of
Washington, residing at _____
My commission expires _____

WARRANTY DEED

MARK SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Mark Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

WARRANTY DEED

TYLER SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Tyler Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

WARRANTY DEED

ALYSON FARRIS,
who acquired title as ALYSON SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Alyson Farris, who acquired title as Alyson Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

WARRANTY DEED

JULIANNE NUSBAUM,
who acquired title as JULIEANNE SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Julianne Nusbaum, who acquired title as Julieanne Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

Accepted and Approved

By: _____
STEVE STUART, CITY MANAGER

STATE OF WASHINGTON)
 : ss
County of _____)

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of
Washington, residing at _____

Page 82 of 155

WARRANTY DEED

EXHIBIT A

EXHIBIT "A"

Property No. 5

Parcel 1 - RIGHT OF WAY DEDICATION

A Parcel of land, being a portion of that property described in that Quit Claim Deed to Laurie Schmitz, Mark Schmitz, Tyler Schmitz, Alyson Schmitz, and Julieanne Schmitz, recorded 9/26/2003, under Auditors file No. 3725490, Clark County Records located in the Northwest One-Quarter of Section 21, Township 4 North, Range 1 East, of the Willamette Meridian, City of Ridgefield, Clark County, Washington, said Parcel being that portion of said property included in a strip of land 60.00 feet in width, lying on the north side of and coincident with the existing Centerline of Pioneer Street (State Road 501), which Centerline is described as follows:

BEGINNING at a point on the existing centerline of Pioneer Street (State Road 501), at Engineers Centerline Station 10+00.00, from which a 3-1/2" brass disk in concrete inscribed "WSDOT SURVEY MONUMENT PLS 17685", being the Southwest corner of the Northwest one-quarter of Section 21, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, per that Land Corner Record, recorded in Book 14, Page 46, Clark County Survey Records, bears S01°06'23"W, 1.50 feet;

Thence S88°53'37"E, along the existing centerline of said Pioneer Street, 2183.84 feet to Engineers Centerline Station 31+83.84, also being Engineers Centerline Station 13+75.00, as per that Record of Survey recorded in Book 63, Page 8, Clark County Survey Records;

Thence continue S88°53'37"E, along the existing centerline of said Pioneer Street, 267.49 feet to Engineers Centerline Station 34+51.33 PC, also being Engineers Centerline Station 16+42.49 PC per said Record of Survey recorded in Book 63, Page 8, and the beginning of a 10,000.00 foot radius curve to the left having a central angle of 01°48'18", from which a 3" brass disk in concrete inscribed "WSDOT" bears N01°06'23"E, 35.00 feet;

Thence along said existing centerline of said Pioneer Street and the arc of said curve to the left (the long chord of which bears S89°47'46"E, 315.02') 315.03 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 37+66.36 PT, also being Engineers Centerline Station 19+57.52 PT per said Record of Survey recorded in Book 63, Page 8;

Thence N89°18'05"E, along said existing centerline of Pioneer Street, 336.64 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 41+03.00, also being Engineers Centerline Station 22+94.16 per said Record of Survey recorded in Book 63, Page 8 and to the **Terminus Point** of said Pioneer Street (State Road 501) Centerline description.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on North Side of Centerline</u>
12+75.00		23+56.86	60.00 feet

EXCEPTING THEREFROM any portion of the above-described strip of land lying within the existing Pioneer Street (State Road 501) rights of way.

This parcel of land contains 3,660 square feet, more or less.

The sidelines of the above-described strip are to terminate at the existing Boundary lines of the property described above.

Bearings are based on Washington State Plane Coordinates System, South Zone, NAD83 (2011)(Epoch 2010.00), distances are in ground, units are US Survey Feet.

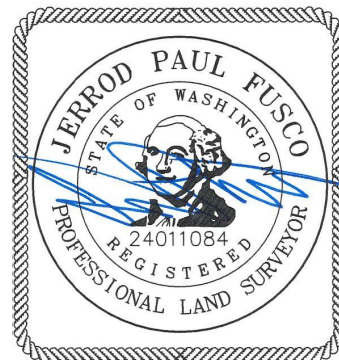
See the attached Exhibit 'B'

Surveyor: Jerrod Paul Fusco PLS

Firm: Harper Houf Peterson Righellis

Date prepared: 7/25/2024

Project: RPW-07



Signed: 7/25/2024

Expires: 1/30/2026

WARRANTY DEED

EXHIBIT B

EXHIBIT "B"

PAGE 1 OF 1
PROPERTY NO. 5

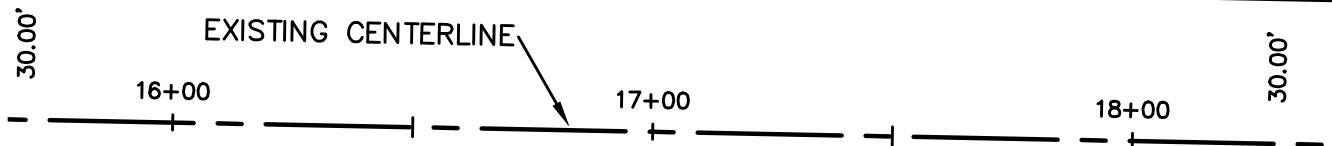
PIONEER DEVELOPMENT
VENTURES LLC
AFN: 4131899 D - PARCEL III
PID: 213998000

PROPERTY NO. 5
SCHMITZ, MARK ET AL.
AFN: 3725490
PID: 214009000

NW & SM HAAGENSON
LIVING TRUST
AFN: 4722456 D
PID: 214012000

STA: 12+75.00
OFF: 60.00' L

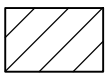
STA: 23+56.86
OFF: 60.00' L



PIONEER STREET (STATE ROAD 501)

S 47TH
AVENUE

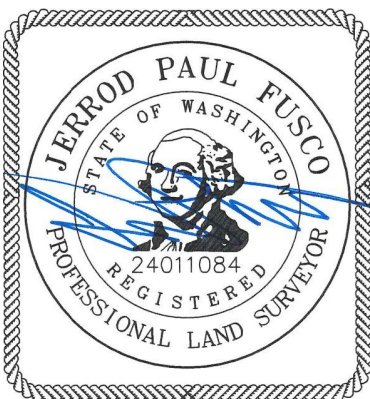
LEGEND



① PERMANENT RIGHT-OF-WAY
EASEMENT FOR ROAD
PURPOSES ±3,660 SQ. FT.

ABBREVIATIONS

AFN = AUDITOR'S FILE NUMBER
OFF = OFFSET
PID = PARCEL IDENTIFICATION NUMBER
STA = STATION



SIGNED: 07/25/2024
EXPIRES: 01/30/2026



SCALE: 1" = 40'



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

RPW-07 TMW 7/25/2024 PAGE 1 OF 1

EXHIBIT B

After recording return document to:

**City of Ridgefield Washington
Attn: Julie Ferriss, City Clerk
PO Box 608
Ridgefield, WA 98642**

Document Title: Temporary Construction Easement

Reference Number of Related Document: N/A

Grantor(s): Laurie Schmitz, as her separate estate, Mark Schmitz, as his separate estate, Tyler Schmitz, as his separate estate, Alyson Schmitz, as her separate estate and Julieanne Schmitz, as her separate estate

Grantee(s): City of Ridgefield Washington

Legal Description: #60 SEC 21 T4NR1EWM .98A

Additional Legal Description is on Exhibit A and B

Assessor's Tax Parcel Number: 214009-000

TEMPORARY CONSTRUCTION EASEMENT

50TH AVE ROUNDABOUT AND PIONEER ST WIDENING PROJECT

The Grantor(s), **Laurie Schmitz, as her separate estate, Mark Schmitz, as his separate estate, Tyler Schmitz, as his separate estate, Alyson Schmitz, as her separate estate and Julieanne Schmitz, as her separate estate**, for and in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS, and other valuable consideration, conveys and grants unto the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of 50th Ave Roundabout and Pioneer St Widening Project.

Said lands being situated in Clark County, State of Washington, described in Exhibit A, and further depicted in Exhibit B, attached hereto, and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on October 31, 2026, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON** unless and until accepted and approved hereon in writing for the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, by its authorized agent.

Dated: _____, 2024

STATE OF WASHINGTON)
 : ss
County of _____)

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of
Washington, residing at _____
My commission expires _____

TEMPORARY CONSTRUCTION EASEMENT

MARK SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Mark Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

TEMPORARY CONSTRUCTION EASEMENT

TYLER SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Tyler Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

TEMPORARY CONSTRUCTION EASEMENT

ALYSON FARRIS, who acquired title as ALYSON SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Alyson Farris, who took acquired title as Alyson Schmitz** to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

TEMPORARY CONSTRUCTION EASEMENT

JULIEANNE NUSBAUM, who acquired title as JULIEANNE SCHMITZ

STATE OF WASHINGTON)
 : ss
County of _____)

On this _____ day of _____, 2024 before me personally appeared **Julianne Nusbaum, who acquired title as Julieanne Schmitz**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

EXHIBIT "A"

Property No. 5

Parcel 1 – Temporary Construction Easement

A Parcel of land, being a portion of that property described in that Quit Claim Deed to Laurie Schmitz, Mark Schmitz, Tyler Schmitz, Alyson Schmitz, and Julieanne Schmitz, recorded 9/26/2003, under Auditors file No. 3725490, Clark County Records located in the Northwest One-Quarter of Section 21, Township 4 North, Range 1 East, of the Willamette Meridian, City of Ridgefield, Clark County, Washington, said Parcel being that portion of said property included in a strip of land 80.00 feet in width, lying on the north side of and coincident with the existing Centerline of Pioneer Street (State Road 501), which Centerline is described as follows:

BEGINNING at a point on the existing centerline of Pioneer Street (State Road 501), at Engineers Centerline Station 10+00.00, from which a 3-1/2" brass disk in concrete inscribed "WSDOT SURVEY MONUMENT PLS 17685", being the Southwest corner of the Northwest one-quarter of Section 21, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, per that Land Corner Record, recorded in Book 14, Page 46, Clark County Survey Records, bears S01°06'23"W, 1.50 feet;

Thence S88°53'37"E, along the existing centerline of said Pioneer Street, 2183.84 feet to Engineers Centerline Station 31+83.84, also being Engineers Centerline Station 13+75.00, as per that Record of Survey recorded in Book 63, Page 8, Clark County Survey Records;

Thence continue S88°53'37"E, along the existing centerline of said Pioneer Street, 267.49 feet to Engineers Centerline Station 34+51.33 PC, also being Engineers Centerline Station 16+42.49 PC per said Record of Survey recorded in Book 63, Page 8, and the beginning of a 10,000.00 foot radius curve to the left having a central angle of 01°48'18", from which a 3" brass disk in concrete inscribed "WSDOT" bears N01°06'23"E, 35.00 feet;

Thence along said existing centerline of said Pioneer Street and the arc of said curve to the left (the long chord of which bears S89°47'46"E, 315.02') 315.03 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 37+66.36 PT, also being Engineers Centerline Station 19+57.52 PT per said Record of Survey recorded in Book 63, Page 8;

Thence N89°18'05"E, along said existing centerline of Pioneer Street, 336.64 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 41+03.00, also being Engineers Centerline Station 22+94.16 per said Record of Survey recorded in Book 63, Page 8 and to the **Terminus Point** of said Pioneer Street (State Road 501) Centerline description.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on North Side of Centerline</u>
17+42.42		23+03.97	80.00 feet

EXCEPTING THEREFROM a strip of land being 60.00 feet in width, lying on the north side of and coincident with said existing Centerline of Pioneer Street (State Road 501).

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on North Side of Centerline</u>
12+75.00		23+56.86	60.00 feet

ALSO EXCEPTING THEREFROM any portion of the above-described strip of land lying within the existing Pioneer Street (State Road 501) rights of way.

This parcel of land contains 598 square feet, more or less.

The sidelines of the above-described strip are to terminate at the existing Boundary lines of the property described above.

Bearings are based on Washington State Plane Coordinates System, South Zone, NAD83 (2011)(Epoch 2010.00), distances are in ground, units are US Survey Feet.

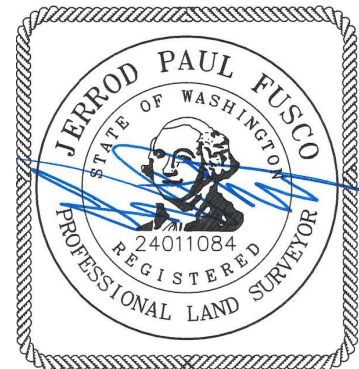
See the attached Exhibit 'B'

Surveyor: Jerrod Paul Fusco PLS

Firm: Harper Houf Peterson Righellis

Date prepared: 7/25/2024

Project: RPW-07



Signed: 7/25/2024

Expires: 1/30/2026

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT B

EXHIBIT "B"

PAGE 1 OF 1
PROPERTY NO. 5

PIONEER DEVELOPMENT
VENTURES LLC
AFN: 4131899 D - PARCEL III
PID: 213998000

PROPERTY NO. 5
SCHMITZ, MARK ET AL.
AFN: 3725490
PID: 214009000

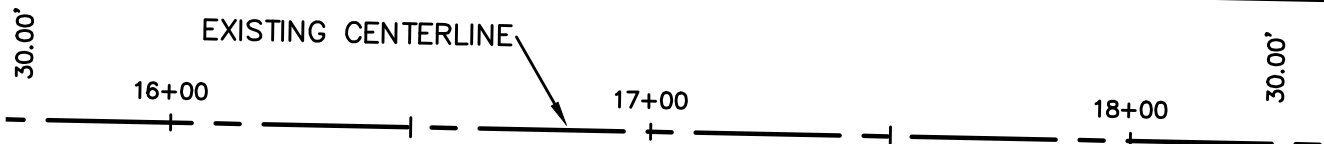
NW & SM HAAGENSON
LIVING TRUST
AFN: 4722456 D
PID: 214012000

STA: 12+75.00
OFF: 60.00' L

STA: 17+42.42
OFF: 80.00' L

STA: 23+03.97
OFF: 80.00' L

STA: 23+56.86
OFF: 60.00' L



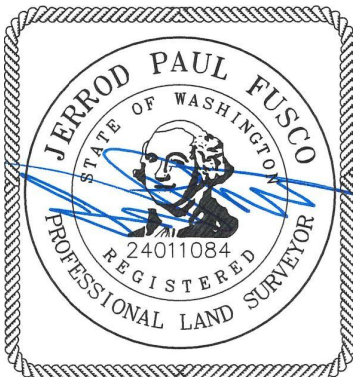
PIONEER STREET (STATE ROAD 501)

S 47TH
AVENUE

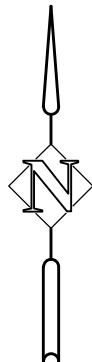
LEGEND



① TEMPORARY CONSTRUCTION
EASEMENT ±598 SQ.FT.



SIGNED: 07/25/2024
EXPIRES: 01/30/2026



SCALE: 1" = 40'

ABBREVIATIONS

AFN = AUDITOR'S FILE NUMBER
OFF = OFFSET
PID = PARCEL IDENTIFICATION NUMBER
STA = STATION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
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205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

RPW-07

TMW

7/25/2024

PAGE 1 OF 1

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Motion - Agreement for Right-of-Way and Temporary Construction Easement Acquisition from the Haagenson Family for the Pioneer Widening and 50th Place Roundabout Project

GOVERNING LEGISLATION

Chapter 35 RCW, Cities and Towns

RCW 35.86.030 - Acquisition and disposition of real property

City Procurement Policy #04: Procurement of Goods and Services.

PREVIOUS COUNCIL ACTION TAKEN:

Approval of 2024 Capital Budget and Supplemental Budget Amendment

Approval of LTGO bond issuance to finance the Pioneer Widening and 50th Place Roundabout project.

SUMMARY/BACKGROUND:

Right-of-way acquisition has been underway to secure rights-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. One of the remaining acquisitions is from the Schmitz family on the north side of Pioneer Street. An agreement has been reached through negotiations with family representatives for a purchase price as well as construction obligations from the City, including providing for a water service stub to their property.

The terms of the negotiations are for a total of \$88,200 for both the right-of-way and temporary construction easements (\$79,224.00 for the deeded property and \$8,976.00 for the temporary construction easement).

BUDGET/FINANCIAL IMPACTS:

The project budget includes sufficient funding for right-of-way and temporary construction easement acquisitions.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item. A suggested motion is:

"I move to authorize the City Manager or designee to execute the Obligation Agreement with the Haagenson family."

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. 06 Haagenson Obligation Agreement



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

OBLIGATION AGREEMENT

Project: 50th Ave Roundabout and Pioneer Street Widening

Parcel ID: 214012-000

City Project File No.: 6

Grantor: N.W. & S.M. Haagenson Living Trust

Site Address: 4796 Pioneer Street, Ridgefield, WA 98642

WHEREAS, in settlement of a potential action in eminent domain, the Grantors have agreed to convey certain property and a temporary construction easement to the City necessary for the City's Construction of the 50th Ave Roundabout and Pioneer Street Widening Project as set forth in the City's file number as noted above.

NOW, THEREFORE, the Parties agree as follows:

Grantors agree to convey certain property, as legally described in the attached exhibits, to the City via an executed a Warranty Deed as set forth in Exhibit A and an executed temporary construction easement as set forth in Exhibit B , attached hereto and incorporated by this reference. The City agrees to pay, on or before _____, a purchase price to the Grantors for the property conveyed in the amount of \$79,224.00 for the deeded property and \$8,976.00 for the temporary construction easement. City and Grantor each agree to be responsible for their prorated share of any unpaid taxes or assessments. The City agrees to be responsible for any recording costs and any title insurance costs.

This agreement shall be effective on the last date executed below.

Dated this _____ day of _____, 2024

Grantor:

By: _____
Trustee

By: _____
Trustee

Name: _____

Name: _____

City of Ridgefield

By: _____

Name, Title: _____

Date: _____

EXHIBIT A

After recording return document to:

City of Ridgefield Washington
Attn: Julie Ferriss, City Clerk
PO Box 608
Ridgefield, WA 98642

Document Title: Warranty Deed
Reference Number of Related Document: N/A
Grantor(s): N.W. & S.M. Haagensohn Living Trust
Grantee(s): City of Ridgefield Washington
Legal Description: #63 SEC 21 T4N R1EWM 1A
Additional Legal Description is on Exhibit A and B
Assessor's Tax Parcel Number: 214012-000

WARRANTY DEED

50TH AVE ROUNDABOUT AND PIONEER ST WIDENING PROJECT

The Grantor(s), **N.W. & S.M. Haagensohn Living Trust**, for and in consideration of the sum of SEVENTY NINE TWO HUNDRED TWENTY FOUR AND NO/100 (\$79,224.00) DOLLARS, and other valuable consideration, hereby convey(s) and warrant(s) to the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, Grantee, the following described real property situated in Clark County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions
See Exhibit A and Exhibit B attached hereto and made a part hereof.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set over to the remainder of the herein described Parcel "A" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, unless and until accepted and approved hereon in writing for the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, by its authorized agent.

WARRANTY DEED

By: _____
Trustee

Name: _____

STATE OF WASHINGTON)
: ss
County of _____)

On this ____ day of _____ 2024, before me personally appeared _____, as Trustee of **N.W. & S.M. Haagensohn Living Trust**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that (he, she) signed the same as (his, her) free and voluntary act and in the capacity and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____

My commission expires _____

TYLER SCHMITZ

Accepted and Approved

By: _____
STEVE STUART, CITY MANAGER

STATE OF WASHINGTON)
 : ss
County of _____)

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of
Washington, residing at _____

Page 105 of 155

WARRANTY DEED

EXHIBIT A

Exhibit "A"

Property No. 6

Parcel 1 – Right-of-Way Dedication

A Parcel of land, being a portion of that property described in that Quit Claim Deed to N.W. & S.M. Haagenson Living Trust, recorded December 2, 2010, under Auditors file No. 4722456 D, Clark County Records located in the Northwest One-Quarter of Section 21, Township 4 North, Range 1 East of the Willamette Meridian, City of Ridgefield, Clark County, Washington, said Parcel being that portion of said property included in a strip of land, 60.00 feet in width, lying on the north side of and coincident with the existing Centerline of Pioneer Street (State Road 501), which Centerline is described as follows:

BEGINNING at a point on the existing centerline of Pioneer Street (State Road 501), at Engineers Centerline Station 10+00.00, from which a 3-1/2" brass disk in concrete inscribed "WSDOT SURVEY MONUMENT PLS 17685", being the Southwest corner of the Northwest one-quarter of Section 21, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, per that Land Corner Record, recorded in Book 14, Page 46, Clark County Survey Records, bears S01°06'23"W, 1.50 feet;

Thence S88°53'37"E, along the existing centerline of said Pioneer Street, 2183.84 feet to Engineers Centerline Station 31+83.84, also being Engineers Centerline Station 13+75.00, as per that Record of Survey recorded in Book 63, Page 8, Clark County Survey Records;

Thence continue S88°53'37"E, along the existing centerline of said Pioneer Street, 267.49 feet to Engineers Centerline Station 34+51.33 PC, also being Engineers Centerline Station 16+42.49 PC per said Record of Survey recorded in Book 63, Page 8, and the beginning of a 10,000.00 foot radius curve to the left having a central angle of 01°48'18", from which a 3" brass disk in concrete inscribed "WSDOT" bears N01°06'23"E, 35.00 feet;

Thence along said existing centerline of said Pioneer Street and the arc of said curve to the left (the long chord of which bears S89°47'46"E, 315.02') 315.03 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 37+66.36 PT, also being Engineers Centerline Station 19+57.52 PT per said Record of Survey recorded in Book 63, Page 8;

Thence N89°18'05"E, along said existing centerline of Pioneer Street, 336.64 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 41+03.00, also being Engineers Centerline Station 22+94.16 per said Record of Survey recorded in Book 63, Page 8 and to the **Terminus Point** of said Pioneer Street (State Road 501) Centerline description.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on North Side of Centerline</u>
12+75.00		23+56.86	60.00 feet

EXCEPTING THEREFROM any portion of the above-described strip of land lying within the existing Pioneer Street (State Road 501) rights of way.

This parcel of land contains 3,960 square feet, more or less.

The sidelines of the above-described strip are to terminate at the existing Boundary lines of the property described above.

Bearings are based on Washington State Plane Coordinate System, South Zone, NAD83 (2011)(Epoch 2010.00), distances are in ground, units are US Survey Feet.

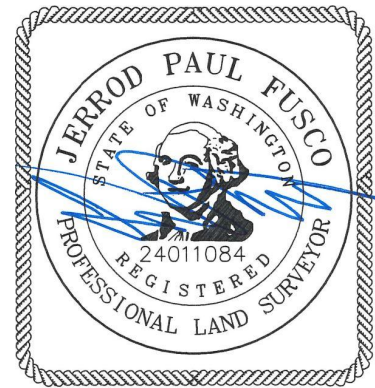
See the attached Exhibit "B".

Surveyor: Jerrod Paul Fusco, PLS

Firm: Harper Houf Peterson Righellis Inc.

Date prepared: 07/29/2024

Project: RPW-07



Signed: 7/29/2024
Expires: 1/30/2026

WARRANTY DEED

EXHIBIT B

EXHIBIT "B"

PAGE 1 OF 1
PROPERTY NO. 6

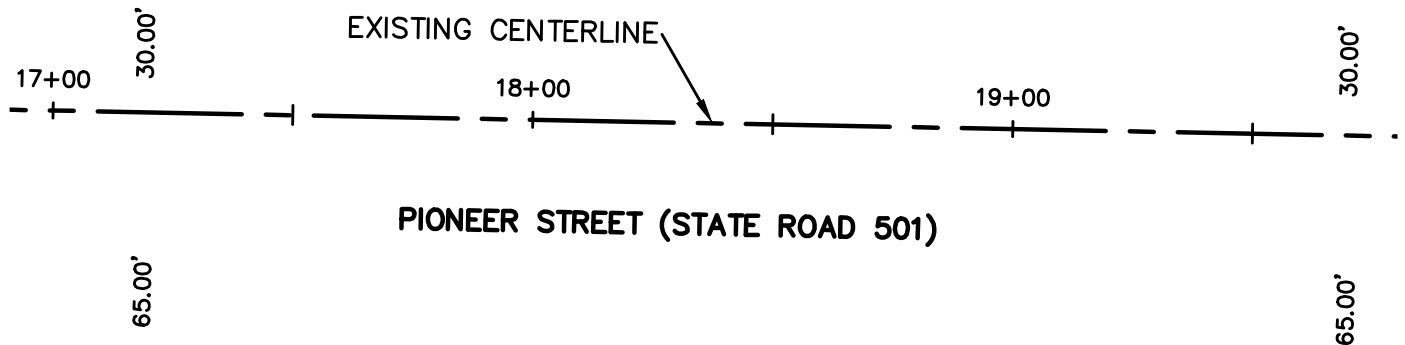
SCHMITZ, MARK ET AL.
AFN: 3725490
PID: 214009000

PROPERTY NO. 6
NW & SM HAAGENSON LIVING TRUST
AFN: 4722456 D
PID: 214012000

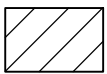
CITY OF RIDGEFIELD
AFN: 5471497 D & 6092971 D
PID: 213961000

STA: 12+75.00
OFF: 60.00' L

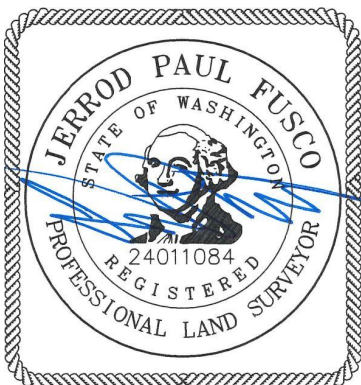
STA: 23+56.86
OFF: 60.00' L



LEGEND



① RIGHT-OF-WAY DEDICATION
FOR ROAD PURPOSES
±3,960 SQ. FT.



SIGNED: 7/29/2024
EXPIRES: 01/30/2026



SCALE: 1" = 40'

ABBREVIATIONS

AFN = AUDITOR'S FILE NUMBER
OFF = OFFSET
PID = PARCEL IDENTIFICATION NUMBER
STA = STATION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

RPW-07 TMW 7/29/2024 PAGE 1 OF 1

EXHIBIT B

After recording return document to:

City of Ridgefield Washington
Attn: Julie Ferriss, City Clerk
PO Box 608
Ridgefield, WA 98642

Document Title: Temporary Construction Easement
Reference Number of Related Document: N/A
Grantor(s): N.W. & S.M. Haagenon Living Trust
Grantee(s): City of Ridgefield Washington
Legal Description: #63 SEC 21 T4N R1EWM 1A
Additional Legal Description is on Exhibit A and B
Assessor's Tax Parcel Number: 214012-000

TEMPORARY CONSTRUCTION EASEMENT

50TH AVE ROUNDABOUT AND PIONEER ST WIDENING PROJECT

The Grantor(s), **N.W. & S.M. Haagenon Living Trust**, for and in consideration of EIGHT THOUSAND NINE HUNDRED SEVENTY SIX AND NO/100 (\$8,976.00) DOLLARS, and other valuable consideration, conveys and grants unto the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, and its assigns, Grantee, under the imminent threat of the Grantee's exercise of its right of Eminent Domain, the right, privilege and easement over, upon, and across the hereinafter described lands for the purpose of 50th Ave Roundabout and Pioneer St Widening Project.

Said lands being situated in Clark County, State of Washington, described in Exhibit A, and further depicted in Exhibit B, attached hereto, and made a part hereof.

The term of this Temporary Easement shall commence on the date of acceptance of this Temporary Easement by Grantee and shall terminate on October 31, 2026, hereinafter the "Term".

It is understood and agreed that delivery of this temporary easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the **CITY OF RIDGEFIELD**,

WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON unless and until accepted and approved hereon in writing for the **CITY OF RIDGEFIELD, WASHINGTON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON**, by its authorized agent.

TEMPORARY CONSTRUCTION EASEMENT

By: _____
Trustee

Name: _____

STATE OF WASHINGTON)
: ss
County of _____)

On this ____ day of _____ 2024, before me personally appeared _____, as Trustee of **N.W. & S.M. Haagenson Living Trust**, to me known to be the individual described in and who executed the foregoing instrument, and acknowledge that (he, she) signed the same as (his, her) free and voluntary act and in the capacity and for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the State of
Washington, residing at _____
My commission expires _____

TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT A

Exhibit "A"

Property No. 6

Parcel 1 – Temporary Construction Easement

A Parcel of land, being a portion of that property described in that Quit Claim Deed to N.W. & S.M. Haagenson Living Trust, recorded December 2, 2010, under Auditors file No. 4722456 D, Clark County Records located in the Northwest One-Quarter of Section 21, Township 4 North, Range 1 East of the Willamette Meridian, City of Ridgefield, Clark County, Washington, said Parcel being that portion of said property included in a strip of land, 80.00 feet in width, lying on the north side of and coincident with the existing Centerline of Pioneer Street (State Road 501), which Centerline is described as follows:

BEGINNING at a point on the existing centerline of Pioneer Street (State Road 501), at Engineers Centerline Station 10+00.00, from which a 3-1/2" brass disk in concrete inscribed "WSDOT SURVEY MONUMENT PLS 17685", being the Southwest corner of the Northwest one-quarter of Section 21, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, per that Land Corner Record, recorded in Book 14, Page 46, Clark County Survey Records, bears S01°06'23"W, 1.50 feet;

Thence S88°53'37"E, along the existing centerline of said Pioneer Street, 2183.84 feet to Engineers Centerline Station 31+83.84, also being Engineers Centerline Station 13+75.00, as per that Record of Survey recorded in Book 63, Page 8, Clark County Survey Records;

Thence continue S88°53'37"E, along the existing centerline of said Pioneer Street, 267.49 feet to Engineers Centerline Station 34+51.33 PC, also being Engineers Centerline Station 16+42.49 PC per said Record of Survey recorded in Book 63, Page 8, and the beginning of a 10,000.00 foot radius curve to the left having a central angle of 01°48'18", from which a 3" brass disk in concrete inscribed "WSDOT" bears N01°06'23"E, 35.00 feet;

Thence along said existing centerline of said Pioneer Street and the arc of said curve to the left (the long chord of which bears S89°47'46"E, 315.02') 315.03 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 37+66.36 PT, also being Engineers Centerline Station 19+57.52 PT per said Record of Survey recorded in Book 63, Page 8;

Thence N89°18'05"E, along said existing centerline of Pioneer Street, 336.64 feet to a 3" brass disk in concrete inscribed "WSDOT" at Engineers Centerline Station 41+03.00, also being Engineers Centerline Station 22+94.16 per said Record of Survey recorded in Book 63, Page 8 and to the **Terminus Point** of said Pioneer Street (State Road 501) Centerline description.

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on North Side of Centerline</u>
17+42.42		23+03.97	80.00 feet

EXCEPTING THEREFROM a strip of land being 60.00 feet in width, lying on the north side of and coincident with said existing Centerline of Pioneer Street (State Road 501).

The width in feet of said strip of land is as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on North Side of Centerline</u>
12+75.00		23+56.86	60.00 feet

ALSO EXCEPTING THEREFROM any portion of the above-described strip of land lying within the existing Pioneer Street (State Road 501) rights of way.

This parcel of land contains 2,640 square feet, more or less.

The sidelines of the above-described strip are to terminate at the existing Boundary lines of the property described above.

Bearings are based on Washington State Plane Coordinate System, South Zone, NAD83 (2011)(Epoch 2010.00), distances are in ground, units are US Survey Feet.

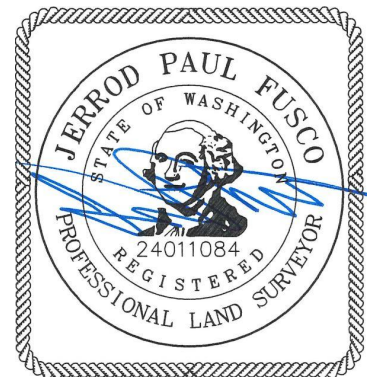
See the attached Exhibit "B".

Surveyor: Jerrod Paul Fusco, PLS

Firm: Harper Houf Peterson Righellis Inc.

Date prepared: 07/29/2024

Project: RPW-07



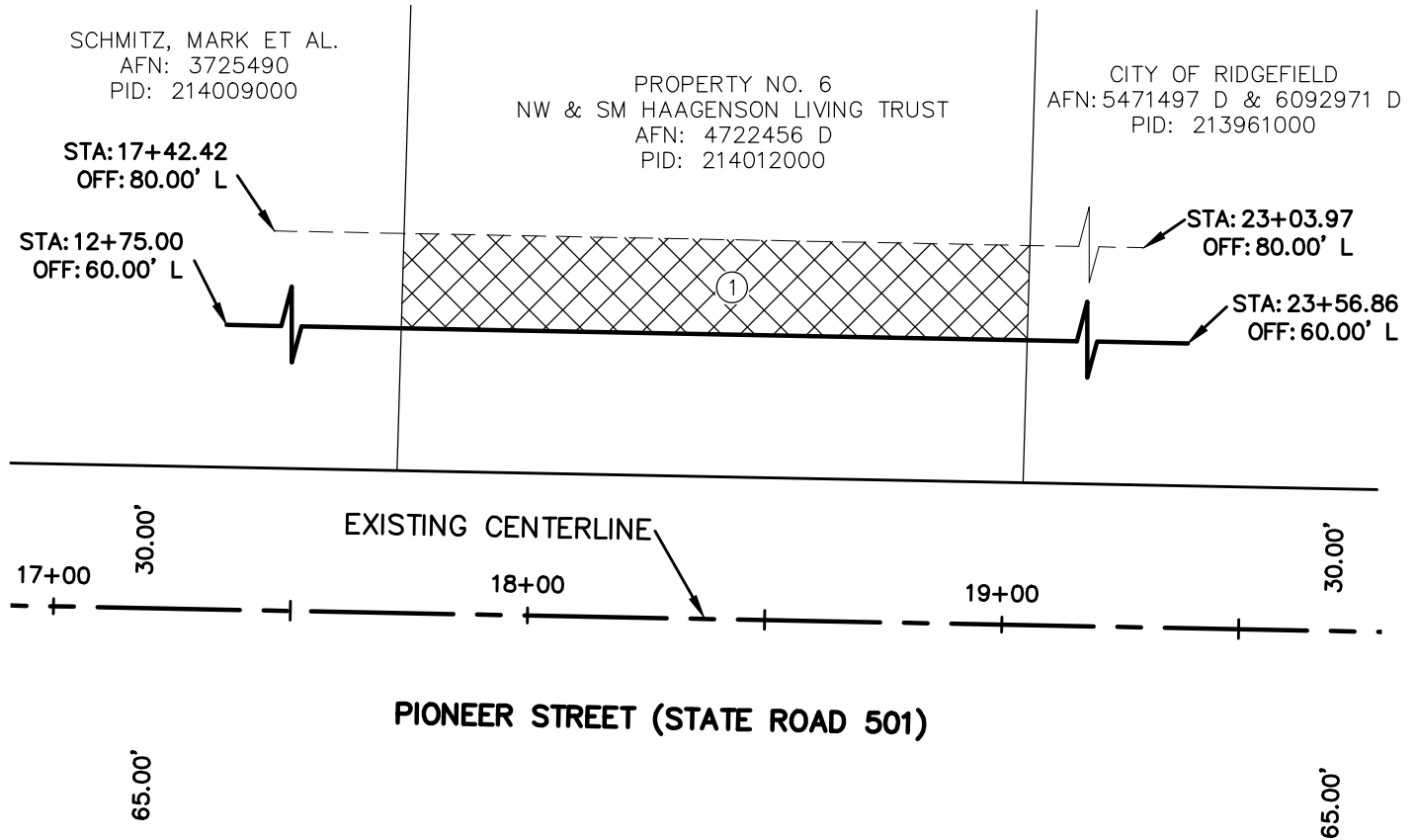
Signed: 7/29/2024
Expires: 1/30/2026

TEMPORARY CONSTRUCTION EASEMENT

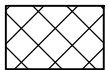
EXHIBIT B

EXHIBIT "B"

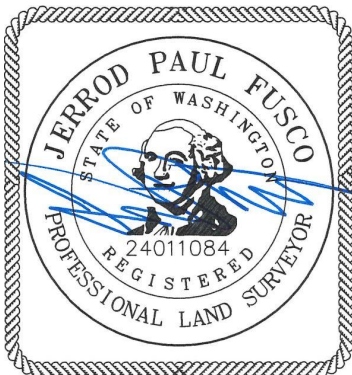
PAGE 1 OF 1
PROPERTY NO. 6



LEGEND



① TEMPORARY CONSTRUCTION
EASEMENT ±2,640 SQ.FT.



SIGNED: 07/29/2024
EXPIRES: 01/30/2026



SCALE: 1" = 40'

ABBREVIATIONS

AFN = AUDITOR'S FILE NUMBER
OFF = OFFSET
PID = PARCEL IDENTIFICATION NUMBER
STA = STATION



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

RPW-07 TMW 7/29/2024 PAGE 1 OF 1

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1430 - Changes to posted and unposted speed limits for portions of Pioneer Street, S. 15th Street, S 35th Place, S. 10th Way, S 25th Place, S. 4th Way, S. Wells Drive, S 11th Street, Union Ridge Parkway and S Hillhurst Road

GOVERNING LEGISLATION

RCW 46.61.415 When local authorities may establish or alter maximum limits.
Ridgefield Municipal Code Title 10 (Vehicles and Traffic), Chapter 10.08 (Speed Limits)

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of previous ordinances setting or changing speed limits in the City

SUMMARY/BACKGROUND:

As part of the Horizontal Curves Safety Project (presented to Council on September 12), a substantial amount of traffic and speed data were collected and assessed by the City Engineer for potential speed limit changes. The engineering analysis referenced updated Speed Limit guidelines in the Manual on Uniform Traffic Control Devices(MUTCD) edition released in late 2023. The engineering study conducted by the City Engineer considered prevailing speed, land use context and roadway conditions.

Considerations included:

- Roadway environment, including roadside development, number and frequency of driveways and access points, and land use);
- Functional classification (principal or minor arterial, collector, etc.);
- Presence of on-street parking;
- Pedestrian and bicycle facilities and activity;
- Roadway characteristics such as lane widths, shoulder condition, grade, alignment, median type, and sight distance;
- Geographic context such as an urban district, rural town center, non-urbanized rural area, suburban area, and scenic corridors;
- Reported crash experience for at least a 12-month period; and
- A review of past speed studies to identify any trends in operating speeds.

The results of the engineering study include proposed speed limit changes for the following locations:

- Pioneer Street, east of 9th Avenue/Hillhurst to 65th Avenue, reduce from 40 mph to 35 mph;
- S. 15th Street/S 35th Place/S. 10th Way/S 25th Place, west of S Royle Road, establish a 25 mph speed limit for the entire scenic collector (Gee Creek Plateau)
- S. 4th Way, S 21st Place to S 25th Place, establish a 20 mph speed limit;

- S. Wells Drive, Royle Rd. to future Discovery Drive (approximately 5500 block), reduce from 35 mph to 30 mph;
- Union Ridge Parkway, S 5th Street to Pioneer Street, establish a 35 mph speed limit;
- Union Ridge Parkway, north of Pioneer Street along Clark College building to a future extension to N 10th Street, establish a 25 mph speed limit for the current and future corridor
- S Hillhurst Road, Great Blue to south of Carty Road, reduce from 35 mph to 30 mph.

Attached to this staff report is the presentation of the project study results and a table showing the results of the engineering study supporting the speed limit reduction proposals. Ordinance 1430 includes these proposed changes as well as depicting the revisions to code to incorporate them.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Staff requests holding a public hearing and a first reading of this ordinance.

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. Various Speed Limit Changes

ORDINANCE NO. 1430

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 10.08 (SPEED LIMITS) CHANGING POSTED AND UNPOSTED SPEED LIMITS FOR PORTIONS OF PIONEER STREET, S 15TH STREET, S WELLS DRIVE, S 35TH PLACE, S 10TH WAY, S 25TH PLACE, S 4TH WAY, S WELLS DRIVE, UNION RIDGE PARKWAY AND S HILLHURST RD.

WHEREAS, the City of Ridgefield has adopted the Washington State Model Traffic Ordinance (WAC 308-330) which encourages uniform traffic laws throughout Washington State while providing local agencies the authority to raise and lower speed limits on local roadways; and

WHEREAS, RCW 46.61.415 establishes that local authorities may post, increase or decrease speeds on local roadways in their respective jurisdictions following an engineering and traffic investigation on arterial streets; and

WHEREAS, the 2023 Edition of the Manual on Uniform Traffic Control Devices (MUTCD) allows jurisdictions to consider other factors into considerations for modifying speed limits; and

WHEREAS, the City of Ridgefield has adopted previous Ordinances since 1967 pertaining to the established speed limits within the City Limits and enforcement thereof; and

WHEREAS, the Horizontal Curves Safety Project has collected and assessed speed and traffic data at several locations around the City; and

WHEREAS, the City Engineer has conducted an appropriate engineering evaluation consistent with newer guidance from the MUTCD and has determined that modifying or designating speeds limits on several City streets is warranted; and

WHEREAS, the City Engineer has identified the following list of proposed speed limit adjustments to be established in code via this ordinance:

- Pioneer Street, east of 9th Avenue/Hillhurst to 65th Avenue, reduce from 40 mph to 35 mph;
- S. 15th Street/S 35th Place/S. 10th Way/S 25th Place, west of S Royle Road, establish a 25 mph speed limit for the entire scenic collector, to be covered under 10.08.010 - Speed limits established—Generally (25 mph speed limit);
- S. 4th Way, S 21st Place to S 25th Place, establish a 20 mph speed limit;
- S. Wells Drive, Royle Rd. to future Discovery Drive (approximately 5500 block), reduce from 35 mph to 30 mph;
- Union Ridge Parkway, S 5th Street to Pioneer Street, establish a 35 mph speed limit;
- Union Ridge Parkway, north of Pioneer Street along Clark College building to a future extension to N 10th Street, establish a 25 mph speed limit, to be covered under 10.08.010 - Speed limits established—Generally (25 mph speed limit);
- S Hillhurst Road, Great Blue to south of Carty Road, reduce from 35 mph to 30 mph; and

WHEREAS, the existing Chapter 10.08 is being amended to designate these speed limit adjustments;

and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments to Title 10 during a regularly scheduled City Council meeting held on September 26, 2024.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend Chapter 10.08 regulating speed limits on city collectors and arterials.

Section 2. 10.08.022 - Speed limits established—Twenty miles per hour is hereby amended as follows: The speed limits on the following street segments shall be twenty miles per hour:

Bertsinger Road/S. 1st Way/S. 21st Place, a nonarterial street, Pioneer Street to S. 4th Way;
S. 4th Way, S 21st Place to S 25th Place.

Section 3. Ridgefield Municipal Code Section 10.08.024 - Speed limits established—Thirty-five miles per hour is hereby amended as follows:

The speed limits on the following street segments shall be thirty-five miles per hour:

Royle Road;
N. 65th Avenue;
N. 85th Avenue;
S. 65th Avenue;
S. Union Ridge Parkway;
S. 74th Place;
S. 10th Street;
S. 5th Street;
S. 85th Avenue;
~~S. Hillhurst Road—S. Great Blue Road to southerly city limits;~~
S. 11th Street, 5500 block (future Discovery Drive) to S Timm Rd.;
~~S. Wells Drive;~~
~~S. 15th Street;~~
~~S. 10th Way;~~
S. Royle Road;
N. 10th Street – N. 65th Avenue to N. 85th Avenue;
NW 229th Street - Hillhurst Road to a point approximately four hundred fifty feet west of S. 40th Place (Ridgefield City Limits);
Pioneer Street, east of 9th Avenue/Hillhurst to 65th Avenue;
Union Ridge Parkway, S 5th Street to Pioneer Street.

Section 4. Ridgefield Municipal Code Section 10.08.025 - Speed limits established— forty miles per hour is hereby amended as follows:

10.08.025 - Speed limits established—Forty miles per hour.

The speed limits on the following street segments shall be forty miles per hour:

~~State Highway 501—milepost 17.39 to 65th Avenue.~~

Section 5. A new section of Ridgefield Municipal Code Section 10.08.023 - Speed limits established—Thirty miles per hour is hereby established as follows:

10.08.023 - Speed limits established—Thirty miles per hour.

The speed limits on the following street segments shall be thirty miles per hour:

-

- S. Wells Drive, Royle Rd. to 5500 block (future Discovery Drive), reduce from 35 mph to 30 mph
- Union Ridge Parkway, north of Pioneer Street along Clark College building to a future extension to N 10th Street, establish a 25 mph speed limit; and
- S Hillhurst Road, Great Blue to south of Carty Road, reduce from 35 mph to 30 mph.

Section 6. 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, roadway names, ordinance numbering, section/ subsection numbers and any references thereto.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 8. Applicability. This ordinance shall be applied in the current city limits of the City of Ridgefield.

Section 9. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS ____ DAY OF _____, 2024.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney
First Reading/Passage:
Second Reading/Passage:
Date of Publication:
Effective Date:

Speed Limit Change Proposals

Various Locations



Ridgefield City Council | September 26, 2024

Speed Limit Study

- Speed and traffic data collected, multiple locations
- Public request: add S 15th Street “Scenic Collector”
- Used updated 2023 MUTCD speed limit guidelines
- New guidelines: consider prevailing speeds, roadside & land use context, safety, bicycle & pedestrian presence, functional classification.



Proposed Speed Limit Reductions

Location	Current Speed Limit	Proposed Speed Limit	Supporting Data
Pioneer Street, east of 9 th /Hillhurst to 65 th Avenue (Route Jurisdiction Transfer)	40	35	New construction, roundabouts, higher traffic levels, increased pedestrian and bicycle activity. 35 mph consistent with others like Union Ridge Pkwy,, Royle & Hillhurst.
Gee Creek Plateau Corridor Royle Road west to S 25th Pl	35/unposted	25	Scenic collector: narrow road, no shoulders, frequent pedestrians and bicyclists. 20 mph curves; prevailing speed 29-34 mph on straight sections.
S 4 th Way	Unposted	20	Extend 20 mph Bertsinger corridor speed
S Wells Dr, Royle Rd. to future Discovery Drive (east of curves near 51st Place)	35	30	Speed study: prevailing speed 30-34 mph. Curves and sight distance for pedestrians crossing road a consideration. East of Discovery Drive to Timm Rd: keep at 35 mph.
Union Ridge Parkway, S 5 th Street to Pioneer	Not in code	35	Set speed limit at 35 mph for the newly completed Pioneer Street extension
Union Ridge Parkway (Pioneer to S. 5 th Street)	Not in code	25	Set speed limit as 25 mph for future “campus collector” through Clark College area.
S Hillhurst Road, Great Blue to south of Carty Rd.	35	30	Multiple pedestrians, after-school and summer activities on both sides of Hillhurst, high mix of vehicles, pedestrians and bicycles along the corridor.



S. Hillhurst Rd: 35 vs. 30 mph situations



Example of 35 mph



Example of Proposed 30 mph



S. Wells Drive / S 15th Street

35 vs. 30 mph situations



Example of 35 mph



Example of Proposed 30 mph



S. 15th Street / Gee Creek Plateau Collector

35 vs. 25 mph situations



Example of 35 mph



Example of Proposed 25 mph



Council Action Requested

- Conduct a public hearing on these speed limit changes
- Conduct first reading



Keep in Touch



Chuck Green, Public
Works Director
Direct: (360) 857-5022



Chuck Green: chuck.green@ridgefieldwa.us



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Ridgefield, WA 98642



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**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No.1431 - Establishing
Temporary Speed Limits for portions of S. Royle Road and Pioneer Street.

GOVERNING LEGISLATION

RCW 46.61.415 When local authorities may establish or alter maximum limits

RCW 46.61.527 Roadway construction zones.

RCW 46.61.212 Emergency or work zones—Approaching—Penalty—Violation.

Ridgefield Municipal Code Title 10 (Vehicles and Traffic), Chapter 10.08 (Speed limits)

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

The City Engineer recently conducted a review of speed and traffic data, pavement conditions for South Royle Road and work zone conditions for the Pioneer Street Widening project.

For Royle Road from S Wells Drive/S 15th Street to Hillhurst Road, the road is narrow, pavement is in disrepair and rough, there are vertical curves with limited sight distance, and there are no shoulders for pedestrians or bicyclists to use. With more frequent events occurring at the Ridgefield Outdoor Recreation Complex and the High School, increased pedestrian and bicycle activity have been observed along this section of Royle Road. While improvements are in the design stage, construction will not occur until at least 2026.

For the Pioneer Street Widening Project, the current condition of Pioneer is a narrow, two lane former state highway with narrow shoulders and no sidewalks. The project currently has heavy construction equipment operating adjacent to the roadside or crossing the road between work sites. Although there are warning signs and visible construction activity, motorists have been observed to continue to travel at higher speeds than what would be considered safe.

The State of Washington and the City of Ridgefield have focused on traffic safety and work zone safety in the past few years. Programs called “Vision Zero” and “Target Zero” have provided for emphasis programs and patrols. State laws have been changed to double the fines for speeding in work zones. In the case of Pioneer Street through the work zones between Royle Road and 56th Place, warning signs requesting people to slow down have had limited effect. The City Engineer’s review indicates that having a work zone speed limit in place, enforceable by ordinance and code, is necessary to allow for enforcement and to enhance work zone safety.

The City Engineer is requesting Council action on the following proposals which would establish temporary or work zone speed limits until such time Council rescinds them :

- Royle Road, S Wells Drive/15th Street to Hillhurst Road, establish a 30 mph temporary speed limit
- Pioneer Street, Royle Road to 56th Place, establish a 25 mph work zone speed limit.

BUDGET/FINANCIAL IMPACTS:

None

RECOMMENDED ACTION OR MOTION:

Council is requested to conduct a public hearing on this item.

Because of the urgency of the need to establish these temporary speed limits affecting public health and safety, staff is requesting waiving of second reading and an approval vote to enable this ordinance to be in effect immediately after unanimous passage by City Council.

A suggested motion is:

"I move to approve Ordinance 1431 as presented, establishing temporary speed limits for portions of S. Royle Rd and Pioneer Street, to waive second reading and for public health and safety enact this ordinance immediately with a unanimous vote of City Council."

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. Temporary Speed Limits

ORDINANCE NO. 1431

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 10.08 (SPEED LIMITS) ESTABLISHING TEMPORARY SPEED LIMITS FOR PORTIONS OF S ROYLE RD AND PIONEER STREET

WHEREAS, the City of Ridgefield has adopted the Washington State Model Traffic Ordinance (WAC 308-330) which encourages uniform traffic laws throughout Washington State while providing local agencies the authority to raise and lower speed limits on local roadways; and

WHEREAS, RCW 46.61.415 establishes that local authorities may post, increase or decrease speeds on local roadways in their respective jurisdictions following an engineering and traffic investigation on arterial streets; and

WHEREAS, the 2023 Edition of the Manual on Uniform Traffic Control Devices (MUTCD) allows jurisdictions to consider other factors into considerations for modifying speed limits; and

WHEREAS, the City of Ridgefield has adopted previous Ordinances since 1967 pertaining to the established speed limits within the City Limits and enforcement thereof; and

WHEREAS, the Horizontal Curves Safety Project has collected and assessed speed and traffic data at several locations around the City; and

WHEREAS, the City Engineer has conducted an appropriate engineering evaluation consistent with newer guidance from the MUTCD and has determined that modifying or designating speeds limits on several City streets is warranted; and

WHEREAS, the City Engineer identified two locations where temporary speed limits are warranted due to current work zones or road conditions; and

WHEREAS, the City Engineer has identified the following locations for temporary speeds limits to be established in code via this ordinance until such time Council rescinds them:

- Royle Road, S Wells Drive/15th Street to Hillhurst Rd, establish temporary 30 mph speed limit;
- Pioneer Street, Royle Rd to 56th Place, establish work zone speed limit of 25 mph; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments to Title 10 during a regularly scheduled City Council meeting held on September 26, 2024; and

WHEREAS, the Ridgefield City Council waived a second reading of this proposed ordinance.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend Chapter 10.08 regulating speed limits on city collectors and arterials.

Section 2. New Section, 10.08.035 - Speed limits established— Temporary and Work Zones is hereby established as follows:

The following temporary speed limits are established until such time they are rescinded by Council:

- Royle Road, S Wells Drive/15th Street to Hillhurst Rd, establish temporary 30 mph speed limit;
- Pioneer Street, Royle Rd to 56th Place, establish work zone speed limit of 25 mph.

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, roadway names, ordinance numbering, section/ subsection numbers and any references thereto.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 5. Applicability. This ordinance shall be applied in the current city limits of the City of Ridgefield.

Section 6. Declaration of urgency for public health and safety. Because of the urgency of the need to establish these temporary speed limits affecting public health and safety, this ordinance shall be in effect immediately after unanimous passage by City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 26th DAY OF SEPTEMBER, 2024.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: 9-26-2024
Second Reading/Passage: WAIVED
Date of Publication: 10-02-2024
Effective Date: 9-26-2024

Temporary Speed Limit Proposals

S. Royle Road
Pioneer Street



Ridgefield City Council | September 12, 2024

Why are Temporary Speed Limits Requested?



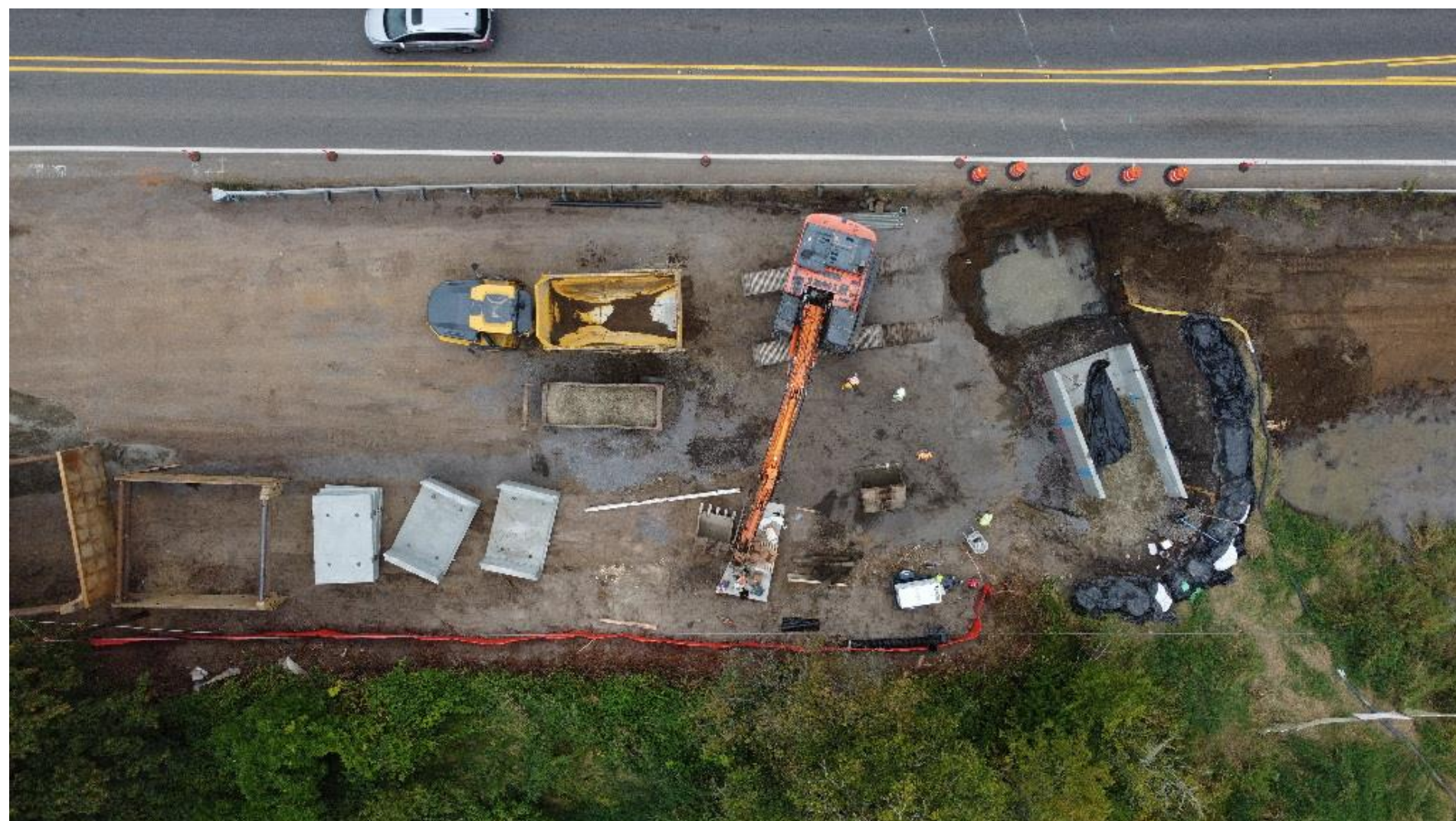
- Used in work zones, other situations
- Reduces risk of accidents, improves traffic flow
- Although they are “temporary”, they still are speed limits by code
- To remain in place until improvement projects completed
- Proposed for two locations:
 - Pioneer St through Pioneer widening project area
 - S. Royle Rd, S 15th Street/Wells Dr to Hillhurst Rd.



Views of S. Royle Road



Views of Pioneer Street Work Zone



Proposed Temporary Speed Limit Reductions

Location	Current Speed Limit	Proposed Speed Limit	Duration	Supporting Data
Pioneer Street, Royle to 56 th Place (work zone)	40	25	Through end of Pioneer Widening project (approx. June 2025)	Worker and public safety. Constrained work zone, heavy construction equipment, high traffic levels.
Royle Road, S Wells Drive/15 th Street to Hillhurst	35	30	Through completion of improvement project, approx. 2026-2027.	Rough pavement conditions, roadside berms and vegetation limiting sight distance, presence of pedestrians and bicyclists traveling to/from High School.



Council Action Requested

- Conduct a public hearing on these speed limit changes
- Action requested on the ordinance:
 - Waive second reading: urgent need for public health and safety
 - Enable ordinance to take effect immediately (requires unanimous Council approval).
- A suggested motion is:
- **"I move to approve Ordinance 1431 as presented, establishing temporary speed limits for portions of S. Royle Rd and Pioneer Street, to waive second reading and for public health and safety enact this ordinance immediately with a unanimous vote of City Council."**



Keep in Touch



Chuck Green, Public
Works Director
Direct: (360) 857-5022



Chuck Green: chuck.green@ridgefieldwa.us



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**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 26, 2024

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1432 - Greely Farms Development Agreement Amendment

GOVERNING LEGISLATION

RCW 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

The developers, Urban Downs LLC and Ridgefield East Development LLC, are obligated under a Development/Pre-Annexation Agreement to dedicate to the City certain park improvements as part of the Greely Farms PUD Subdivision. Eight total acres of park land dedication were contemplated in the Development/Pre-Annexation Agreement, with two (2) acres to be dedicated without additional compensation (which has already occurred), two (2) acres to be dedicated with compensation in the form of Park Impact Fee (PIF) Credits, and four (4) acres to be dedicated with compensation in the form of cash payment. The rate of compensation was to be determined through an appraisal from a mutually agreed upon source.

The City and Developers reached an agreed-upon appraised value of \$250,000 per acre for park land to be dedicated at Greely Farms. The Developers also identified an additional 0.9 acres of land that could be suitable for public parks/open space which the City agreed to purchase as part of the overall land dedication. City and Developers agreed upon an amended payment structure that gives Developers needed PIF Credits and cash while minimizing and spreading out City cash outlay for the acquisition. The Second Amendment to the Development Agreement memorializes the terms for transfer of the remaining 6.9 acres which have not already been transferred.

Under the terms of this Amendment, the City agrees to the following:

1. The City agrees to issue PIF Credits for the purchase of three (3) acres, as well as an additional nine-tenths (0.9) acre of available adjacent land. Total PIF Credits issued shall be Nine Hundred and Seventy-Five Thousand (\$975,000), which is the sum of 3.9 acres x \$250,000/acre;
2. The City agrees to provide cash payment for the purchase of an additional three (3) acres at the agreed total purchase price of \$250,000 per acre, for a total of \$750,000. Payment shall occur in two equal installments of \$375,000 – the first due on closing of the property conveyance, and the second due on February 1, 2025;
3. The Developers agree to submit a Boundary Line Application to add the agreed upon acreage to adjacent Tract G which is currently owned by the City. The City agrees to pay all costs associated with processing the BLA application;
4. The City agrees to continue deferring collection of PIFs from building permit submittals by Holt Homes in Greely Farms until issuance of the PIF credits to allow Holt the opportunity to utilize

the credits for payment of PIFs on those submittals.

BUDGET/FINANCIAL IMPACTS:

\$975,000 – Park Impact Fee Credits Issued in the total amount of \$975,000

\$750,000 – Cash payment for 3 acres of park land, with ½ due in 2024 and ½ due in 2025

RECOMMENDED ACTION OR MOTION:

"I move to adopt Ordinance No. 1432 as presented."

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

1. Ord. 1432 - Greely Farms DA Second Amendment

ORDINANCE NO. 1432

AN ORDINANCE OF THE CITY OF RIDGEFIELD WASHINGTON APPROVING THE SECOND AMENDMENT TO A DEVELOPMENT AGREEMENT WITH RIDGEFIELD EAST DEVELOPMENT, LLC AND URBAN DOWNS LLC - FOR PARK DEDICATION AND ALLOCATION OF IMPACT FEE CREDITS AND CASH PAYMENT

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, Ridgefield East Development LLC and Urban Downs LLC (collectively “Developers”) own property within the City of Ridgefield known as the Greely Farms PUD Subdivision (“Subdivision”).

WHEREAS, The City and Developers entered into a Development and Pre-Annexation Agreement with an effective date of April 10, 2008 (“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, Developers and the City have agreed to amend certain terms and conditions of the Agreement, as set forth herein.

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 and payment associated with the dedication of park land contemplated in the Agreement; and

WHEREAS, the City Council held a public hearing for the proposed Second Amendment to the Agreement at a regular scheduled meeting held on September 26, 2024; and

WHEREAS, the City Council conducted a first reading of this ordinance on September 26, 2024; and

WHEREAS, the City and Developers 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 dedication boundaries. .

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 _____ 2024.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: September 24, 2024
First reading: September 24, 2024
Second Reading/Passage:
Date of Publication:
Effective Date:

AFTER RECORDING, RETURN TO:

The Holt Group, Inc.

Attn: Jared Dusha

1301 SE Tech Center Drive, Suite #150

Vancouver, WA 98683

GRANTOR(S):	Ridgefield East Development, LLC
GRANTEE(S):	City of Ridgefield
ABBREVIATED LEGAL:	T4RIES23Q3; T4RIES23Q4
REFERENCE NUMBER(S):	None
TAX PARCEL NO(S):	214427-00; 214499-066; 214470-000

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

This Second Amendment is made and entered into as of _____, 2024, by and between the City of Ridgefield, a political subdivision of the State of Washington (the “City”), Urban Downs, LLC, a Washington limited liability company (“Urban Downs”) and Ridgefield East Development, LLC, a Washington limited liability company, as successor-in-interest to Holt Opportunity Fund (Parallel 1), 2013, LP (“Holt”), collectively (the “Parties”).

RECITALS

A. The Parties entered into that Development Agreement for Annexation of Property recorded in the real property records of Clark County, Washington, as Document No. 4470184, dated June 30, 2008, as amended by that certain First Amendment to Development Agreement recorded in Clark County, Washington, as Document No. 5369316, dated January 20, 2017, (the “First Amendment”) (collectively, the “Agreement”).

B. Under that Agreement certain property was to be dedicated to the City in exchange for PIF credits and certain other property was to be purchased by the City.

C. The Parties now desire to amend a portion of the First Amendment, “Parkland Dedication and Purchase,” Section 4C, for their mutual benefit pursuant to the terms and conditions herein to set for the purchase price and to amend and describe with more specificity the property purchase.

C. Capitalized terms not defined herein shall have the same meaning as such terms are used in the Declaration.

AGREEMENTS

Now, therefore, in consideration of the above recitals and the mutual covenants contained herein, the Agreement is hereby amended in Section 4C of the First Amendment as follows:

1. Immediately upon the Effective Date, the City shall provide correspondence to Holt to document the issuance of PIF credits for the purchase of three (3) acres, as well as an additional nine-tenths (0.9) acre of available adjacent land. The City shall issue such credits in an amount equal to an agreed purchase price of Two Hundred and Fifty Thousand Dollars (\$250,000) per acre, for a total purchase price of Nine Hundred and Seventy-Five Thousand Dollars (\$975,000) in PIF credits (Park Area "C").

2. City shall provide cash payment to Holt for the purchase of three (3) additional acres (1.40 acres in Park Area "B" (60,807 square feet) and 1.60 acres in Park Area "C") at the agreed value of Two Hundred and Fifty Thousand Dollars (\$250,000) per acre, for a total purchase price of Seven Hundred and Fifty Thousand Dollars (\$750,000). Such purchase price shall be paid in two equal installments of Three Hundred and Seventy-Five Thousand Dollars (\$375,000), with the first installment due on closing of the property conveyance, and the second installment due on February 1, 2025.

3. The parties agree that the conveyance of property to the City under paragraphs 1 and 2 herein shall be a Boundary Line Adjustment to the adjacent Tract G, currently owned by the City and that the closing shall occur immediately after the final approval of the Boundary Line Adjustment application which is expected to occur on or before September 30, 2024. Holt agrees to submit the BLA application, provide the survey and legal descriptions for the BLA and the City agrees to pay all costs associated with the processing of the BLA application.

3. As of the Effective Date of this Second Amendment (the "Effective Date"), the City shall defer collection of Park Impact Fees on all future building permit submittals by Holt until final occupancy following the City's issuance of the PIF credits to allow Holt the opportunity to utilize the credits for payment of the Park Impact Fees on such submittals.

4. The City and Holt shall execute a boundary line adjustment of Tract G, expanding Tract G to encompass the additional 6.9 acres contemplated by this Agreement (300,564 square feet), (Park Area "C").

5. Effect of Amendment. Except as specifically set forth in this Second Amendment, the Agreement shall remain unchanged and in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above.

GRANTOR:

Ridgefield East Development, LLC,
a Washington limited liability company

By: Holt Group Holdings, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
Name: _____
Its: Authorized Signer

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Authorized Signer of Holt Group Holdings, LLC, a Delaware limited liability company, as Sole Member of Ridgefield East Development, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2024.

Notary Public for the State of Washington,
Residing in: _____
My Commission Expires: _____

GRANTEES:

City of Ridgefield,
a political subdivision, State of Washington

By: _____
Name: _____
Title: _____

[illegible]

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ for the City of Ridgefield, a political subdivision in the State of Washington, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2024.

Notary Public for the State of Washington,
Residing in: _____
My Commission Expires: _____

Urban Downs, LLC,
a Washington limited liability company

By: _____
Name: _____

Title: _____

[illegible]

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ for the Urban Downs, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2024.

Notary Public for the State of Washington,
Residing in: _____
My Commission Expires: _____