



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 8, 2026
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**
- 4. Oath of Office for Newly Elected Council Members - Judge Jill Karmy**

II. MAYOR AND MAYOR PRO TEM SELECTION

- 1. Selection of Mayor and Mayor Pro Tem**

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the Decemeber 18th and December 30th Meeting**
- 3. Resolution No. 670 - Declaring Certain Property as Surplus and Authorizing Its Disposition**

V. PRESENTATION

- 1. Columbia River Economic Development Council Update -**

VI. BUSINESS

- 1. Resolution No. 669 - Windy Hills Phase 2 Intent to Annex - Claire Lust, Community Development Director**

2. **Motion to Approve a Letter of Intent with Blue Rock Ventures for the Construction of the Ridgefield Community & Recreation Center - Kirk Johnson, Finance Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 8, 2026

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A – Optional Municipal Code

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. January 8, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

January 8th, 2026

Sum of Amount						
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total	
ACI PAYMENTS INC - EPAY	1701	1000151020	Finance	Returned ACH Payment Processing Fee	12.93	
ACI PAYMENTS INC - EPAY Total					12.93	
AIRGAS USA LLC	0017	9167858048	Genl Govt/Facilities	Metal Saw Blade - PW Shop	5.30	
			Public Works	Metal Saw Blade - PW Shop	97.78	
AIRGAS USA LLC Total					103.08	
Argueza Isao & Reiko	UB*01248	(blank)	Genl Govt/Facilities	Refund Check 015060-000 3102 N Pioneer Canyon Dr	89.20	
Argueza Isao & Reiko Total					89.20	
Bredy Garrett	UB*01238	(blank)	Genl Govt/Facilities	Refund Check 016221-000 252 N 30th Dr	90.60	
Bredy Garrett Total					90.60	
BSK ASSOCIATES	2119	VI03103	Public Works	12.2025 Coliform Testing	4,490.00	
BSK ASSOCIATES Total					4,490.00	
Burkhart Joni	UB*01244	(blank)	Genl Govt/Facilities	Refund Check 007581-000 1809 N 9th Way	113.89	
Burkhart Joni Total					113.89	
CIVICPLUS LLC	3832	352173	Genl Govt/Facilities	2026 DNS and Domain & CivicSend & Annual Fees	(670.57)	
			Information Technology	2026 DNS and Domain & CivicSend & Annual Fees	12,937.45	
		352212	Information Technology	2026 Agenda & Meeting Management Annual Fee	4,949.47	
		358013	Information Technology	2026 Annual Social Media Archiving Subscription	6,973.42	
CIVICPLUS LLC Total					24,189.77	
CLARK COUNTY	0102	CI082671	Public Works	11.2025 Whatley Decant Billing	3,270.85	
CLARK COUNTY Total					3,270.85	
CLARK COUNTY FIRE DISTRICT #5	0104	500218	Genl Govt/Facilities	Confined Space Entry - Harvey	10.00	
					Confined Space Entry - Klopman	30.00
			Public Works	Confined Space Entry - Harvey	90.00	
					Confined Space Entry - Klopman	70.00
CLARK COUNTY FIRE DISTRICT #5 Total					200.00	
CONSOR NORTH AMERICA INC.	3949	W233613WA.00-21	Public Works	11.2025 Eastside Elevated Water Reservoir	12,089.70	
CONSOR NORTH AMERICA INC. Total					12,089.70	
Dang Khoa	UB*01245	(blank)	Genl Govt/Facilities	Refund Check 014470-000 3521 S Kennedy Dr	112.50	
Dang Khoa Total					112.50	
DEPARTMENT OF LICENSING - EPAY	154	RG0001929-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001930-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001931-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001932-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001933-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001934-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001935-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001936-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001937-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001938-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001940-2025	Genl Govt/Facilities	CPL Fees	18.00	
		RG0001941-2025	Genl Govt/Facilities	CPL Fees	18.00	

City of Ridgefield

Claims Payment Report

For Approval on:

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DEPARTMENT OF LICENSING - EPAY Total					216.00
ENCORE ONE LLC	3890	694735	Genl Govt/Facilities	12.2025 Janitorial Services - 487 S 56th Pl	33.10
				12.2025 Janitorial Services - 230 Pioneer Street	278.69
				12.2025 Janitorial Services - 101 Mill Street Ste 210	350.00
			Public Safety	12.2025 Janitorial Services - 101 Mill Street Ste 110	681.71
			Public Works	12.2025 Janitorial Services - 487 S 56th Pl	453.59
			Community Development	12.2025 Janitorial Services - 487 S 56th Pl	40.55
			Public Works	12.2025 Janitorial Services - 487 S 56th Pl	156.60
ENCORE ONE LLC Total					1,994.24
EXPRESS SERVICES INC.	4012	33348385	Public Works	12.22.2025-12.28.2025 PWOM Admin Temp Services - Proshe	1,330.00
EXPRESS SERVICES INC. Total					1,330.00
GRANICUS LLC	3863	221085	Information Technology	12.15.25-12.15.26 EHQ Enterprise License (Ridgefield Roundtable)	18,480.90
GRANICUS LLC Total					18,480.90
GROUNDWATER SOLUTIONS INC.	2971	00727.001-80	Public Works	10.2025 Hydrological Study	5,897.51
				10.2025 Abrams Park Wellfield Monitoring	525.00
GROUNDWATER SOLUTIONS INC. Total					6,422.51
H.D. FOWLER CO. INC.	2036	17205443	Public Works	Salt Brine Tank Parts	40.82
		17207714	Public Works	Salt Brine Tank Parts	92.64
H.D. FOWLER CO. INC. Total					133.46
HALME EXCAVATING INC.	2746	25486	Public Works	Task Order 12 - 510 S 19th Pl Fence Repair	5,017.57
HALME EXCAVATING INC. Total					5,017.57
HD SUPPLY INC.	3886	INV00917108	Public Works	PVC Bushing & Connectors - PWWTR	234.22
HD SUPPLY INC. Total					234.22
Hervey John	UB*01239	(blank)	Genl Govt/Facilities	Refund Check 015584-000 2805 N 2nd Way	1.41
Hervey John Total					1.41
HI-SCHOOL PHARMACY INC	4191	26867-1	Public Works	Paint Marker - Parks	23.93
		26847-1	Genl Govt/Facilities	Saw Blades & Hex Key - Parks	40.48
			Public Works	Metal Cutting Supplies - PW Shop	3.37
			Public Works	Metal Cutting Supplies - PW Shop	62.14
		26868-1	Public Works	Salt Brine Tank Parts	40.12
		26866-1	Public Works	Parts to Repair Plow Truck Ford F550	164.20
HI-SCHOOL PHARMACY INC Total					334.24
HOME DEPOT VISA - EPAY	1805	2373953	Genl Govt/Facilities	City Hall Building Repair Supplies	154.59
HOME DEPOT VISA - EPAY Total					154.59
HONEY BUCKETS	0223	0555302246	Public Works	12.26.2025-01.22.2026 Port-a-Potty - Davis Park	373.00
HONEY BUCKETS Total					373.00
Hubbard Christina	UB*01249	(blank)	Genl Govt/Facilities	Refund Check 013506-000 2504 S Nisqually Ave	47.70
Hubbard Christina Total					47.70
INTERNATIONAL CODE COUNCIL INC.	0540	Q15.000037258	Community Development	2026-2028 ICC Membership Renewal COR	405.00
INTERNATIONAL CODE COUNCIL INC. Total					405.00
J2 BLUE PRINT SUPPLY CO	0243	AR175773	Community Development	12.2025 Plotter Contract	62.89
J2 BLUE PRINT SUPPLY CO Total					62.89
JAMES J. MAUL	3987	0000229	Public Works	08.2025-12.2025 Park Laundry Environmental Support	7,975.00
JAMES J. MAUL Total					7,975.00
JR PRINTING LLC	4154	16268	Administration	Notary Stamps - Ferris	37.92

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JR PRINTING LLC Total						37.92
LES SCHWAB GROUP HOLDINGS LLC	4006	43700071655	Community Development	2020 Ford Escape 70429D Tire Pressure Monitoring System - CDD		190.18
LES SCHWAB GROUP HOLDINGS LLC Total						190.18
Leveque Jamie & Kelly	UB*01243	(blank)	Genl Govt/Facilities	Refund Check 013251-000 1856 S 51st Pl		82.86
Leveque Jamie & Kelly Total						82.86
MARTA L. OCHOA-RUTUHERFORD	3396	774	Judicial	12.23.2025 Interpreting Services		65.00
MARTA L. OCHOA-RUTUHERFORD Total						65.00
MATHER & SONS PUMP SERVICE INC	2907	0000049683	Public Works	Abrams Park Well 9 Rebuild		12,474.01
MATHER & SONS PUMP SERVICE INC Total						12,474.01
McGeary Scott	UB*01241	(blank)	Genl Govt/Facilities	Refund Check 015403-000 351 S 39th Dr		91.46
McGeary Scott Total						91.46
NAPA AUTO PARTS	0498	506580	Public Works	Plow Truck F550 Repair Parts		109.99
NAPA AUTO PARTS Total						109.99
OFFICE OF MINORITY/WOMEN	0322	30314947	Genl Govt/Facilities	07.2025-06.2027 Political Subdivision Fee		1,339.76
OFFICE OF MINORITY/WOMEN Total						1,339.76
ON-HOLD CONCEPTS INC	2217	688137	Information Technology	01.2026 On Hold Music Services		27.95
ON-HOLD CONCEPTS INC Total						27.95
PACIFIC OFFICE AUTOMATION - LEASE	1564	593629201	Public Safety	01.2026 Copier Lease - PD		62.75
PACIFIC OFFICE AUTOMATION - LEASE Total						62.75
PNWS-AWWA	1070	1070-2026	Public Works	2026 WWUC Dues		605.00
PNWS-AWWA Total						605.00
POWERDMS INC.	2473	INV-150783	Public Safety	02.2026-02.2027 PD Records Management		6,309.46
POWERDMS INC. Total						6,309.46
PURCHASE POWER - EPAY	356	78250464	Genl Govt/Facilities	12.01.2025 Postage Replenishment		502.25
PURCHASE POWER - EPAY Total						502.25
RAZ CONSTRUCTION CO.	4036	245	Public Works	Split Rail Fence - Abrams Park Caretaker House		4,695.84
RAZ CONSTRUCTION CO. Total						4,695.84
SARAH SCHNEIDER	3549	3549-20260108	Public Works	06.2025-10.2025 Mileage Reimb. - Schneider		11.97
			Finance	06.2025-10.2025 Mileage Reimb. - Schneider		0.63
SARAH SCHNEIDER Total						12.60
SIMPLIFILE - EPAY	2962	WAT0H8-2025	Genl Govt/Facilities	Annual License and Support Fee WA Tax		(8.61)
			Information Technology	Annual License and Support Fee Includes WA Tax		107.61
SIMPLIFILE - EPAY Total						99.00
THE PARR COMPANY	0964	876205	Public Works	Boyse Park Sign Concrete Mix		5.35
THE PARR COMPANY Total						5.35
T-MOBILE USA INC	4229	L2512270112	Public Safety	PD Phone Search Warrant Fee - Case Number 25000455		50.00
T-MOBILE USA INC Total						50.00
Tutt Jonathan	UB*01247	(blank)	Genl Govt/Facilities	Refund Check 016815-000 205 S Hillhurst Rd		145.79
Tutt Jonathan Total						145.79
UNIFIRST CORPORATION	3904	2240301777	Genl Govt/Facilities	12.29.2025 Uniforms - PWO&M		11.41
				12.29.2025 Floor Mats - PW Bldg		2.98
			Public Works	12.29.2025 Uniforms - PWWTR		23.68
				12.29.2025 Uniforms - PWO&M		80.21
				12.29.2025 Floor Mats - PW Bldg		54.95
				12.29.2025 Uniforms - PWSTW		3.93

City of Ridgefield

Claims Payment Report

For Approval on:

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UNIFIRST CORPORATION	3904	2240301777	Public Works	12.29.2029 Uniforms - PWSTW	52.05
			Community Development	12.29.2025 Uniforms - PWWTR	1.25
				12.29.2025 Floor Mats - PW Bldg	3.65
				12.29.2025 Uniforms - PWSTW	2.95
		2240301755	Genl Govt/Facilities	12.29.2025 Floor Mats - CH	20.79
		2240301751	Genl Govt/Facilities	12.30.2025 Floor Mats - RACC	4.96
		Community Development	12.30.2025 Floor Mats - RACC	8.93	
		2240301764	Public Safety	12.29.2025 Floor Mats - PD	47.47
UNIFIRST CORPORATION Total					319.21
Voltz Ralph	UB*01240	(blank)	Genl Govt/Facilities	Refund Check 012577-000 4935 S 12th Cir	118.97
Voltz Ralph Total					118.97
W.W.GRAINGER INC.	0206	9751318339	Public Works	Check Valves - PWWTR	335.10
W.W.GRAINGER INC. Total					335.10
WASHINGTON CITIES INSURANCE AUTHORITY	0732	200749	Genl Govt/Facilities	2026 Liability/Program Assessment	743,725.00
WASHINGTON CITIES INSURANCE AUTHORITY Total					743,725.00
Weipert Stephen	UB*01242	(blank)	Genl Govt/Facilities	Refund Check 016620-000 1703 S Farm View Loop	81.38
Weipert Stephen Total					81.38
WESTERN EQUIPMENT	2363	INV129852	Public Works	12V Front Power Outlet Kit	384.87
WESTERN EQUIPMENT Total					384.87
Zinader Julia	UB*01246	(blank)	Genl Govt/Facilities	Refund Check 014093-000 8 Elm St	1.38
Zinader Julia Total					1.38
Grand Total					859,818.33

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 8, 2026

AGENDA ITEM NAME: Approval of Minutes from the Decemeber 18th and December 30th 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. 12-18-2025
2. 12-30-2025



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
DECEMBER 18, 2025**

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

<p>Present: Mayor Matt Cole Council Member Lee Wells Council Member Clyde Burkle Council Member Katie Favela Council Member Rian Davis Council Member Meghan Hamilton</p> <p>Absent: Mayor Pro Tem Judy Chipman</p>

MOTION: COUNCIL MEMBER DAVIS MOVED TO EXCUSE MAYOR PRO TEM CHIPMAN FROM THE MEETING.
SECOND: COUNCIL MEMBER FAVELA.
MOTION PASSED.

3. Late changes to the agenda

II. 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 \(ridgefieldwa.us\)](#).

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

<p>RESULT: (UNANIMOUS) MOVER: Council Member Burkle SECONDER: Council Member Wells</p>

AYES: Mayor Cole, Council Member Wells, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the December 4, 2025 Meeting**
3. **Approval to Submit an Application to the Department of Commerce for a Climate Planning Grant**
4. **Approval of Washington State Legislative Agenda**

IV. PRESENTATION

1. **Salary Commission Update - Shaun Ford, Commission Chair**

Salary Commission Chair Shaun Ford presented an update from the Salary Commission.

2. **Federal Legislative Update - Joel Rubin & Page Strickler, CFM Advocates**

Page Strickler and Joel Rubin presented a federal legislative update.

V. BUSINESS

1. **First Reading of Ordinance No. 1470 — Ordinance of the City of Ridgefield Revising the Corporate Boundary of the City of Ridgefield to Include a Portion of South Royle Road - Miranda Lange, PW Infrastructure Deputy Director**

During preliminary design for Royle Road, staff identified that a segment was omitted from the original land conveyance but has been maintained by the City of Ridgefield for many years.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1470 AS PRESENTED.

RESULT: (UNANIMOUS)
MOVER: Council Member Favela
SECONDER: Council Member Davis
AYES: Mayor Cole, Council Member Wells, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

2. **Motion - Approval of S. Royle Road & S. Wells Drive/S. 15th Street Roundabout Conceptual Design - Miranda Lange, PW Infrastructure Deputy Director**

Staff presented the conceptual design for the S. Royle Road and S. Wells Drive/S. 15th Street roundabout. The design includes mid-size plantings and a large metal sculpture depicting a farmer with a horse and plow. Council discussed the proposal and provided feedback to staff.

VI. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1471 - Oberreuter & Degenhardt Petition to Annex - Claire Lust, Community Development Director**

Staff presented that the proposed annexation includes three residential parcels in the southwest portion of the Gee Creek Plateau Subarea within the Ridgefield Urban Growth Area and contiguous with the City limits. The parcels are eligible for annexation and would require concurrent rezoning from County zoning to City zoning. The Comprehensive Plan and Gee Creek Plateau Subarea Plan designate the area as Urban Low Density Residential with RLD-6 zoning, and the UH-10 overlay would remain in place upon annexation

until capital facilities deficiencies are resolved. Council conducted a discussion on the proposed annexation.

Mayor Cole opened the public hearing at 7:40PM.

Comments received during the public hearing can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#)

The public hearing was closed by Mayor Cole at 8:03PM.

The first reading of the Ordinance was conducted.

VII. PUBLIC COMMENT

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

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#)

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis attended the Hometown Celebration event, the CTRAN Board of Directors meeting, and the Greater Vancouver Chamber 2026 Legislative Outlook.

Council Member Favela attended the Hometown Celebration event, the Greater Vancouver Chamber 2026 Legislative Outlook, and the A Night of 1,000 Stars event.

Council Member Wells attended the Hometown Celebration event, ribbon cuttings for new businesses, and the Greater Vancouver Chamber 2026 Legislative Outlook.

Council Member Burkle attended nine meetings and the Hometown Celebration event, provided an update on the Green Bag food project, attended ribbon cuttings for new businesses, and the Port of Ridgefield meeting.

Council Member Hamilton attended the Hometown Celebration event, the Greater Vancouver Chamber 2026 Legislative Outlook, and participated in the Heron Future Fair.

2. Mayor

Attended several of the same events and meetings as other Council Members, including the Hometown Celebration and ribbon cuttings for new businesses.

3. City Manager

Deputy City Manager Lee Knottnerus provided an update on the Circle of Trees, including the selected winner, and also provided a Youth Commission update.

Public Works Director Ryan Thamert provided an update on the recent winter storm and the City's Public Works response timing.

PW Infrastructure Deputy Director Miranda Lange provided an update on the artwork installation at the roundabout at Discovery Drive.

Police Chief Cathy Doriot recognized officers who were honored at the Night of 1,000 Stars event and provided an update on the Shop with a Cop program.

IX. ADJOURN

8:32PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
DECEMBER 30, 2025**

Regular Meeting - 10:00 AM

I. SPECIAL SESSION CALL TO ORDER - 10:00 AM

- 1. Flag Salute**
- 2. Roll Call**

<p>Present: Mayor Matt Cole Council Member Lee Wells Mayor Pro Tem Judy Chipman Council Member Clyde Burkle Council Member Katie Favela Council Member Rian Davis</p> <p>Absent: Council Member Meghan Hamilton</p>

MOTION: COUNCIL MEMBER DAVIS MOVED TO EXCUSE COUNCIL MEMBER HAMILTON FROM THE SPECIAL MEETING.
SECOND: MAYOR PRO TEM CHIPMAN.
MOTION PASSED.

- 3. Late changes to the agenda**
- 4. Oath of Office for Newly Elected Council Members**

II. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

<p>RESULT: (UNANIMOUS) MOVER: Council Member Davis SECONDER: Council Member Favela AYES: Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis</p>
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- 1. Approval of Claims And/Or Payroll**

III. ADJOURN

10:07AM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 8, 2026

AGENDA ITEM NAME: Resolution No. 670 - Declaring Certain Property as Surplus and Authorizing Its Disposition

GOVERNING LEGISLATION

Revised Code of Washington Chapter 35A.11.010 – Rights, powers, and privileges; City of Ridgefield Financial Policy #09: Capitalization of Assets; City of Ridgefield Policy #16: Surplus Property

PREVIOUS COUNCIL ACTION TAKEN:

Council has previously adopted resolutions providing for the surplus of certain property and executing its sale or disposal. Council adopted Resolution No 640, Financial Policy #16: Surplus Property on February 8, 2024.

SUMMARY/BACKGROUND:

City staff are requesting the disposition of the attached Exhibit A. The items requested include vehicles and equipment that require council action per Financial Policy #16. Several of the items have interest from other municipal agencies. Staff will work with them to sell and transfer ownership. The patrol vehicles have interest from local security companies. Remaining items will be offered for sale on the City's public auction site. The attached exhibit A is a list of surplus items.

A public hearing is not required to surplus this property per RCW 39.33.020 and AGO 1997 No. 5, and RCW 35.94.040. RCW 39.33.020 requires a public hearing for surplus of property over \$50,000 in value for all intergovernmental transfers. RCW 35.94.040 requires a public hearing to surplus property over \$50,000 in value for the surplus of property originally purchased for a utility. The current property does not meet either of these criteria.

BUDGET/FINANCIAL IMPACTS:

The estimated surplus value is approximately \$24,500 and would be posted to the fund responsible for the original purchase.

RECOMMENDED ACTION OR MOTION:

Council can adopt Resolution No. 670 as presented by making the following motion:

“I move to adopt Resolution No. 670 as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Resolution No. 670 Exhibit A Vehicle & Equipment Surplus

RESOLUTION NO. 670

Declaring Certain Property as Surplus and Authorizing Its Disposition

WHEREAS, the City of Ridgefield has acquired certain personal property and equipment; and

WHEREAS, the property and equipment cannot be reassigned within the City and the surplus of this property and equipment will meet the needs of the City of Ridgefield,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF RIDGEFIELD, WASHINGTON as follows:

Section 1. Based upon the findings and recommendations of the City, the attached Exhibit A represents the list of property requesting to be declared surplus and no longer meets the needs of the City, and further, these items cannot be reassigned as an asset to other departments of the City.

Section 2. This property is deemed to no longer create a benefit for the residents of the City of Ridgefield.

Section 3. The Council authorizes the City Manager to sell, auction or scrap the items identified on the attached list for the best available price; or to properly dispose of the property for the best benefit of the City of Ridgefield.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, THIS 8th DAY OF JANUARY, 2026.

City of Ridgefield

Matt Cole, Mayor

Attest:

Julie Ferriss, City Clerk

Exhibit "A"

2025 Vehicle/Equipment Surplus Items

Year	Make	Model	Plate #	VIN/Serial #	Mileage	Value	Notes
2003	Ford	F-150	28871D	1FTRW08L23KD61159	N/A	\$ 2,500.00	Sold to Yacolt
2014	Ford	Explorer	55290D	1FM5K8AR5EGC60528	107894	\$ 5,000.00	3.7AWD. Still wired for emergency lights, with controllers included, also has cage. No emergency lights or siren installed. Comes with factory back seats but not installed. No known problems. Besides normal maintenance, Water pump, and struts replaced at approximately 59K. Recent auction sales show 2,500 to 4000 for like vehicle with no equipment. KBB and NADA do not have pricing for the police models.
2014	Ford	Explorer	48616D	1FM5K8AT9EGB74361	125900	\$ 5,000.00	3.5 Turbo AWD. Still wired for emergency lights, with controllers included. No emergency lights or siren. Factory back seat installed, trunk vault included. Needs new battery installed. No known problems except for the battery. Besides normal maintenance, Turbos and heads replaced by Ford at approximately 52k. Recent auction sales show 2,500 to 4000 for like vehicle with no equipment. KBB and NADA do not have pricing for the police models.
2015	Ford	Explorer	55293D	1FM5K8AR4FGB32816	107894	\$ 5,000.00	3.7 AWD. Still wired for emergency lights, with controllers included, also has cage. No emergency lights or siren installed. Comes with factory back seats but not installed. No known problems but needs new battery installed. Besides normal maintenance, water pump replaced at 86k. Recent auction sales show 2,500 to 4000 for like vehicle with no equipment. KBB and NADA do not have pricing for the police models.
2005	Chevy	Silverado 3500	69388D	N/A	N/A	\$ 3,500.00	2005 Chevrolet 3500 Stake Bed - selling to Yacolt
	Sullair	85	37166D			\$ 3,500.00	Sullair 85 air compressor trailer - selling to La Center

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 8, 2026

AGENDA ITEM NAME: Columbia River Economic Development Council Update

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT:

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 8, 2026

AGENDA ITEM NAME: Resolution No. 669 - Windy Hills Phase 2 Intent to Annex

GOVERNING LEGISLATION

RCW 35a.14 Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

To approve the Intent to Annex and authorize the applicant to circulate a Petition to Annex:

"I move to approve Resolution No. 669 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report

RESOLUTION NO. 669

A RESOLUTION ACCEPTING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 8.4 ACRES IDENTIFIED AS THE WINDY HILLS PHASE 2 ANNEXATION AREA LOCATED ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on December 11, 2025 containing signatures representing owners of 100 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the Notice of Intent to Annex includes approximately 8.4 acres consisting of Clark County Assessor's Parcel Nos. 215829000, 215831000, and 215828000 located in the Gee Creek Plateau Subarea (referred to as the Windy Hills PH 2 annexation area); and

WHEREAS, the subject parcels are in the Ridgefield Urban Growth Area and adjacent to existing City Limits and are therefore eligible for annexation; and

WHEREAS, staff found the application for Intent to Annex to be technically complete on December 23, 2025 and set a date for Council to consider the Intent to Annex of January 8, 2026; and

WHEREAS, the City Council of the City of Ridgefield has reviewed said annexation request, and has considered whether to authorize the circulation of a petition for annexation, and, if so, upon what terms; and

WHEREAS, authorizing the circulation of a petition does not bind the City to approve the annexation.

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

-
Section 1. The City Council hereby authorizes the circulation of a petition for annexation for the Windy Hills PH 2 annexation area.

Section 2. All property within the territory hereby sought to annexed shall assume its proportionate share of the City's indebtedness existing as of the date of annexation and as modified in the future and shall be assessed and taxed at the same rate and at the same basis as property within the City of Ridgefield.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 8th DAY OF JANUARY, 2026.

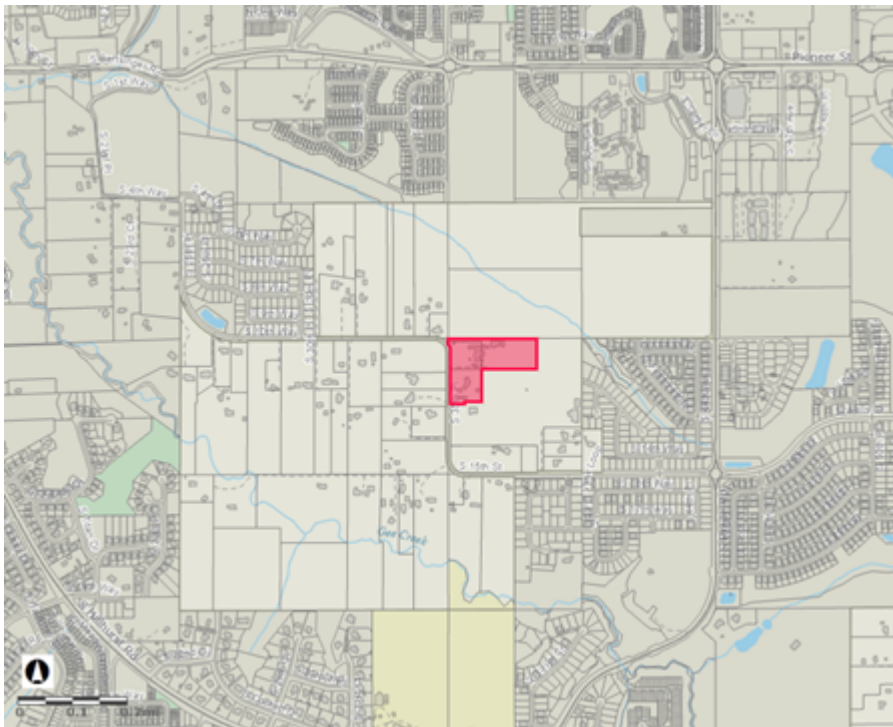
CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

Attachment A: Windy Hills PH 2 Annexation Area





COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
360.887.3908 | Fax: 360.887.2507 | www.ridgefieldwa.us

Resolution No. 669: Windy Hills PH 2 Intent to Annex

PLZ-25-0143
January 8, 2026

I. Basic Facts

Council date: January 8, 2026

Action requested: Windy Hills PH 2 Notice of Intent to Annex and Council determination whether to proceed with annexation.

Application date: On December 11, 2025, the City received the Windy Hills PH 2 Intent to Annex application. On December 23, 2025, staff found the application technically complete.

Applicant: Quail Development LLC. 4501 NE Minnehaha St #200, Vancouver, WA 98661. Contact: Brandy McEllrath, 360-952-0713, brandy@quailhomes.com

Property Information: 1. 1188 S 35th Pl, Ridgefield, WA 98642. #34 SEC 29 T4N R1E WM, Assessor's #215829000, 2.5 acres

2. 1032 S 35th Pl, Ridgefield, WA 98642. #36 SEC 29 T4N R1E WM, Assessor's #215831000, 2 acres

3. No address. #33 SEC 29 T4N R1E WM, Assessor's #215828000, 3.9 acres

Owners: 1. Ashley and Eric Miller, 1188 S 35th Pl, Ridgefield, WA 98642

2. & 3. Neil L Jones c/o Matt Jones, 1032 S 35th Pl, Ridgefield, WA 98642

County Zoning: Single Family Residential (R1-6), Urban Holding 10 (UH-10) Overlay

Comprehensive Plan Designation: Urban Low (UL), Urban Holding (UH)

Gee Creek Plateau Subarea Plan Zoning: Residential Low Density 4 (RLD-4), Residential Cluster Overlay

Staff Contact: Claire Lust, Community Development Director. 360.857.5024, claire.lust@ridgefieldwa.us

II. Documents Received

- A. Master land use application
- B. Notice of intent to annex application
- C. Declaration of intent to annex
- D. Narrative
- E. Vicinity map

III. Property Information

The Intent to Annex includes three parcels in the Gee Creek Plateau Subarea (See Figures 1 & 2). The parcels are in the Ridgefield Urban Growth Area (UGA) and are contiguous with the existing Ridgefield City limits to the west by way of the previously annexed S 35th Place right-of-way. Therefore, they are eligible for annexation. The property information is as follows:

Property Owner	Legal	Square Feet	Acres	2025 Assessed Taxable Property Value for 2026 Taxes	Site Address
MILLER ASHLEY & MILLER ERIC	#34 SEC 29 T4N R1E WM, Assessor's #215829000	108,900	2.5	\$997,241.00	1188 S 35 th Ave
JONES L NEIL	#36 SEC 29 T4N R1E WM, Assessor's #215831000	87,120	2	\$1,459,849.00	1032 S 35 th Pl
	#33 SEC 29 T4N R1E WM, Assessor's #215828000	169,884	3.9	\$125,725.00	No address
Total		365,904	8.4	\$2,582,815.00	

Figure 1. Vicinity Map

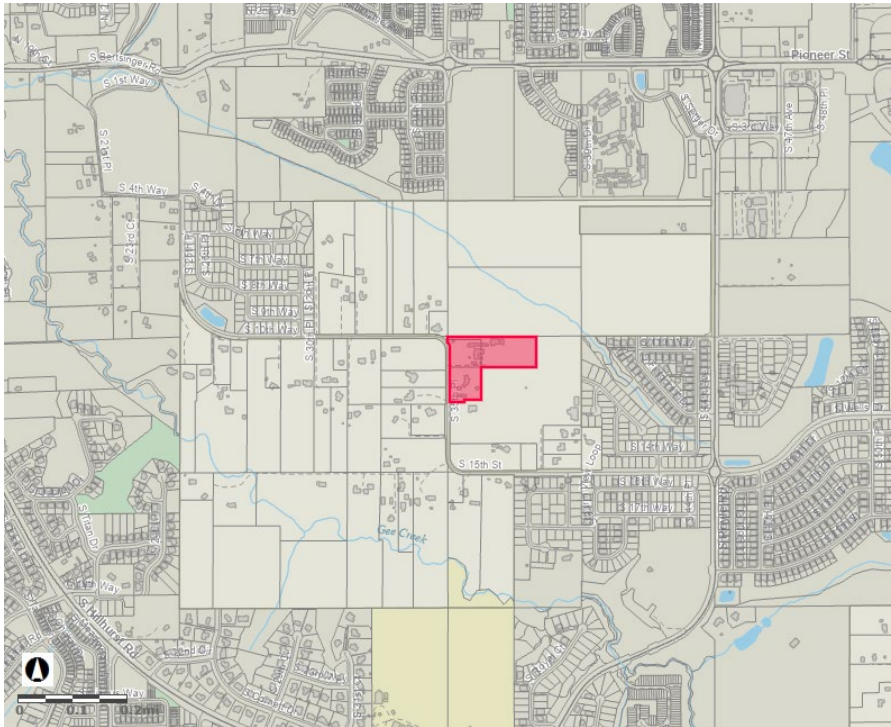
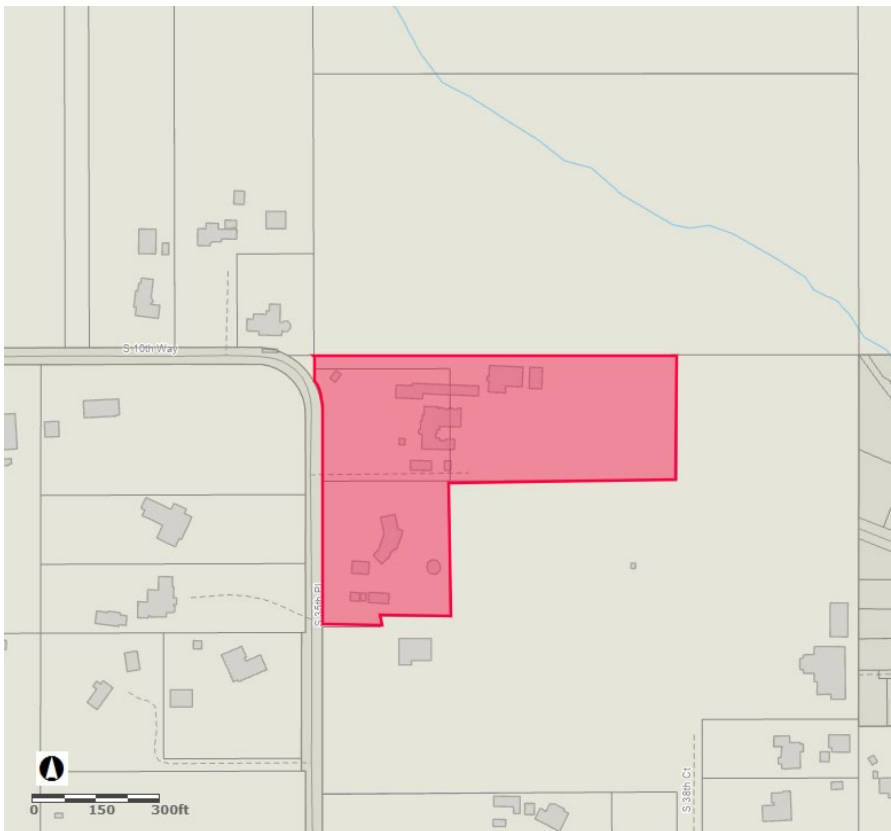


Figure 2. Site Map



IV. Zoning

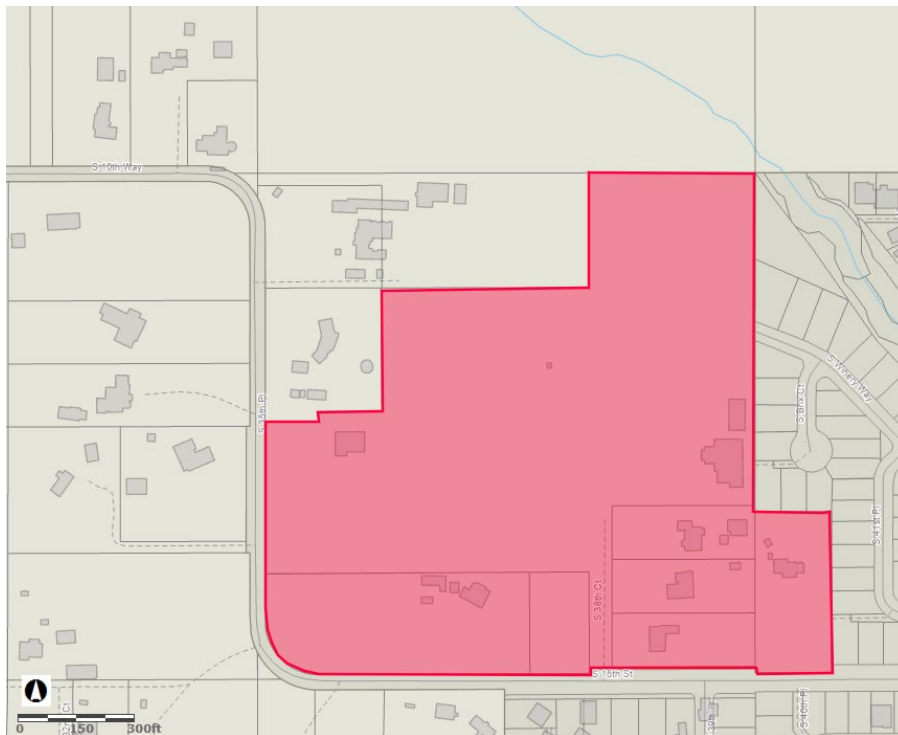
The comprehensive plan designation on the site is Urban Low (UL). The current Clark County zoning is Single Family Residential (R1-6), with the Urban Holding – 10 (UH-10) overlay. RDC 18.210.015.A states that the city shall designate all newly annexed lands designated for urban low density residential as Residential Low Density 4, 6, or 8. Under the adopted Gee Creek Plateau Subarea Plan, the zoning designation is RLD-4 with a residential cluster overlay. The purpose of the residential cluster overlay is to use flexibility in subdivision design to maintain open space and scenic vistas, within developed areas and along the adjacent public roadway.

The adopting ordinance for annexation would not lift Urban Holding. The UH-10 overlay would remain in place until capital facilities deficiencies have been satisfactorily resolved.

V. Relationship to Kelly/Windy Hills PH 1 Annexation

On June 12, 2025, Council reviewed the Kelly Property Intent to Annex (PLZ-25-0055). The annexation request was for 1346 S 38th Court. Via Resolution No. 664, Council approved the intent to annex with a geographic modification to include six additional parcels. This set the maximum possible annexation area for the Kelly request. See Figure 3.

Figure 3. Geographically modified Kelly Property/Windy Hills PH 1 Annexation Area



Council's approval of Resolution No. 664 authorized the applicant to proceed with a petition to annex for these seven parcels. Subsequently, the property owners of the three parcels to the north (the subjects of this intent to annex application) expressed interest in annexing. Because these three parcels were not included in the previous geographic modification, they cannot simply join the Kelly Property/Windy Hills PH 1 annexation. Staff provided the applicant with two procedural options:

1. Restart the Kelly Property annexation with an intent to annex including all ten parcels; or
2. Continue moving the seven parcels forward through the petition to annex process and simultaneously begin a new intent to annex application for the three additional parcels.

The applicant chose to move forward with option 2. The petition to annex for the southern seven parcels is under review separately and will come to a public hearing at Council on January 22 (public notice to be issued on January 8).

VI. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. The signatures on the Notice of Intent to Annex represent 100% ownership, exceeding the 10% threshold of the Notice of Intent to Annex.

VII. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept or reject the Windy Hills PH 2 Notice of Intent to Annex;**
 - With an intent to annex, Council also has the option to geographically modify the annexation area. The annexation area Council defines through the intent to annex process may be reduced but not increased through the subsequent petition to annex process.
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

Should the Council accept the Notice of Intent to Annex, the Council authorizes the Notice of Petition to Annex to be circulated. The Petition to Annex process is:

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including adjacent right-of-way not yet in the City limits.
- Certification of Sufficiency: The City shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;
- SEPA: The city shall prepare and circulate a SEPA DNS for rezoning the properties consistent with the RUACP;
- Council Hearing: City Council shall conduct a public hearing on the Notice of Petition to Annex;
- Council 2nd reading: City Council shall hold a 2nd reading to determine whether the city will accept or reject the Notice of Petition to Annex;

- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 8, 2026

AGENDA ITEM NAME: Motion to Approve a Letter of Intent with Blue Rock Ventures for the Construction of the Ridgefield Community & Recreation Center

GOVERNING LEGISLATION

RCW 35A.11.020 - Powers vested in legislative bodies of noncharter and charter code cities

PREVIOUS COUNCIL ACTION TAKEN:

Council has approved a contract to complete site planning and design for a new community and recreation center. Council has approved a contract for project management to develop building construction documents with Blue Rock Ventures. Council adopted a \$15 million construction budget for the community center portion of the project to begin construction in 2026.

SUMMARY/BACKGROUND:

The purpose of this Letter of Intent is to outline the preliminary terms and mutual intent of the City and Blue Rock Ventures with respect to the development of a jointly constructed Community and Recreation Center, consisting of a publicly-owned Community Center and an adjoining privately-owned Recreation Center, located in the City of Ridgefield. The Parties intend to work cooperatively and in good faith to finalize definitive Development, Lease, and Joint Operating Agreements governing the Project.

BUDGET/FINANCIAL IMPACTS:

The 2026 capital budget for the Community Center is \$15 million. The overall project estimate for construction costs is \$37.5 million to include the privately constructed Recreation Center. Additional project management and administrative costs will apply.

RECOMMENDED ACTION OR MOTION:

If the city Council chooses to approve the motion to adopt the Letter of Intent (LOI).

"I move to authorize the City Manager to take the necessary steps to enter into the Letter of Intent with Blue Rock Ventures for the Construction of the Ridgefield Community & Recreation Center."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. DRAFT LOI_CityofRidgefield_BRV--Final for City Council

January ____, 2026

This Letter of Intent (“LOI”) is entered into by and between:

- **City of Ridgefield** (“City”), a municipal corporation organized under the laws of the State of Washington; and
- **Blue Rock Ventures LLC** (“Developer”), a limited liability company

Collectively referred to as the “Parties.”

1. Purpose

The purpose of this LOI is to outline the preliminary terms and mutual intent of the Parties with respect to the development of a Community and Recreation Center (“Project”), consisting of a publicly-owned Community Center and an adjoining privately-owned Recreation Center, located in the City of Ridgefield. The Parties intend to work cooperatively and in good faith to finalize definitive Development, Lease, and Joint Operating Agreements governing the Project.

2. Term and Termination

The effective date of this LOI shall be the date this LOI has been executed by both Parties and ratified or approved by the Ridgefield City Council. This LOI shall terminate upon the earlier of (i) the execution by the Parties of a Development Agreement, or (ii) December 31, 2028. Either Party shall have the right to terminate this LOI in the event the other Party fails to timely perform any of the obligations hereunder.

3. Contributions of the City

The Parties agree to negotiate to reach Development and Lease Agreements whereby the City agrees to provide the following:

3.1 Funding: Seek bond funding in the amount of **\$15,000,000** for the purposes of the construction of the Community Center.

3.2 Entitlements: Provide entitlements necessary for development, including architectural drawings, permits, and waiver or coverage of System Development Charges (SDCs).

3.3 Contractor Selection and Project Construction: Bid and select a General Contractor to construct the Project, following applicable City guidelines and bidding processes. Construct the Project in accordance with the approved plans and specifications.

3.4 Project Management: Enter into an agreement with Developer to jointly hire mutually agreed upon firm for Project construction management. Project manager to provide regular status reports to the City and Developer regarding construction progress, challenges, and issues requiring attention.

3.5 Recreation Center: Transfer the constructed Recreation Center to Developer upon payment of all construction costs and sell or lease the ground for the Recreation Center to Developer upon agreed payment terms.

3.6 Shared Use and Operations: Enter into an operations agreement with Developer outlining the agreed terms of operation and maintenance of the Project to include the shared-use elements and public benefit elements of the Project.

4. Contributions of the Developer (Blue Rock Ventures LLC)

The Parties agree to negotiate to reach Development and Lease Agreements whereby the Developer agrees to provide the following:

4.1 Funding: Seek private funding in the amount of **\$37,000,000** for the purposes of the payment to the City of the construction costs of the Community Center. Provide financial assurances to the City sufficient to guarantee progress payments and a payment schedule acceptable to both parties.

4.2 Preconstruction & Administration: Manage Pre-Construction Administration and Preconstruction services for the Project.

4.3 Project Management: Enter into an agreement with City to jointly hire mutually agreed upon firm for Project construction management.

4.4 Recreation Center. Pay costs of the construction of the Recreation Center to the City in accordance with all negotiated payment terms prior to transfer of the Recreation Center to Developer. Enter into a purchase or lease agreement for the ground lease related to the Recreation Center.

4.5 Shared Use and Operations: Enter into an operations agreement with City outlining the agreed terms of operation and maintenance of the Project to include the shared-use elements and public benefit elements of the Project.

5. Non-Binding Effect

This LOI is intended as a statement of mutual intent and does not create any binding legal obligations on either Party, except for any provisions explicitly designated as binding in a future definitive agreement.

6. Next Steps

The Parties agree to work in good faith to negotiate and finalize a definitive Development Agreement, consistent with the terms outlined in this LOI, by **January 31, 2026**.

7. Miscellaneous provisions.

7.1 All notices, demands, requests, consents and approvals which may, or are required to, be given by either party to the other shall be in writing and shall be deemed to have been duly given if delivered personally, sent by a nationally recognized overnight delivery service or by facsimile transmission or if mailed or deposited in the United States mail and sent by registered or certified mail return receipt requested postage prepaid to:

City at: City of Ridgefield, Attn: City Manager

Address PO Box 608

Address Ridgefield, WA 98642

Email: Steve.Stuart@ridgefieldwa.us

Developer at: Blue Rock Ventures, LLC

Address 3 Monroe Pkwy

Address Ste P #801 Lake Oswego, OR 97035

Email: Dirgesh@Gmail.com

or to such other addresses as either party hereto may from time to time designate in writing and deliver in a like manner. All notices shall be deemed given three (3) business days following the date when mailed or one (1) business day following the date when delivered, emailed or faxed

7.2 The parties intend that the rights, covenants and obligations in this LOI are for the sole and exclusive benefit of City and Developer. No term or provisions of this LOI shall be for the benefit of any person, firm, organization or corporation, not a

party hereto and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

7.3 This LOI shall be governed by and construed and enforced in accordance with the laws of the State of Washington. Venue in any legal proceeding pertaining to this LOI shall be in Clark County, Washington.

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

City of Ridgefield

By: _____

Name: Steve Stuart _____

Title: City Manager _____

Date: _____

Blue Rock Ventures LLC

By: _____

Name: Dirgesh Patel _____

Title: Member _____

Date: _____