



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, February 26, 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**

II. PROCLAMATION

- 1. Ridgefield Youth Arts Month**

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 February 5, 2026 & February 12, 2026 Meeting**

V. PRESENTATION

- 1. Bond 101 and Update to the 2026 LTGO Bond Issuance - Kirk Johnson, Finance Director**

VI. BUSINESS

- 1. Motion to Approve Pioneer Widening Contract Amount - Miranda Lange, PW Infrastructure Deputy Director**
- 2. Motion to Approve Splash Pad Permit Required Improvements - Miranda Lange, PW Infrastructure Deputy Director**
- 3. Approval of Resolution No. 673 - Authorizing Purchase of Property as Voluntary**

Mitigation Identified in Interlocal Agreement with Clark-Cowlitz Fire Rescue - Kirk Johnson, Finance Director

- 4. Second Reading of Ordinance No. 1468 - Ridgefield Municipal Code Amendments Part 3 - Claire Lust, Community Development Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1474 - Windy Hills Phase 2 Petition to Annex - Claire Lust, Community Development Director**

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: February 26, 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. February 26, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

February 26th 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACTIVE CONSTRUCTION INC.	4038	C2024-019-20	Public Works	01.2026 Pioneer Widening Construction	55,047.84
ACTIVE CONSTRUCTION INC. Total					55,047.84
AKS ENGINEERING & FORESTRY LLC	3908	11586-11	Public Works	11.2026 Hall & Elm Improvements	1,925.00
		11586-12	Public Works	01.2026 Hall & Elm Improvements	8,001.25
AKS ENGINEERING & FORESTRY LLC Total					9,926.25
ANDREW COONEY	4244	4244-20260303	Public Works	Managing Stormwater Training Meals - Cooney	61.00
ANDREW COONEY Total					61.00
AQUATIC INFORMATICS INC.	3337	116803	Public Works	01.2026 Web Test	1.09
		115924	Public Works	11.2025 Web Test	54.35
AQUATIC INFORMATICS INC. Total					55.44
ASSOCIATION OF WASHINGTON CITIES	41	167591	Genl Govt/Facilities	2026 AWC Retro Safety Alliance Service Fee	6,965.00
ASSOCIATION OF WASHINGTON CITIES Total					6,965.00
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202601A	Public Works	01.2026 Customer Web Payments	6,953.35
		2827-202601B	Public Works	01.2026 Customer Web Payments	21.90
BLUEFIN PAYMENT SYSTEMS - EPAY Total					6,975.25
CFM STRATEGIC COMMUNICATIONS INC.	2551	29896	Genl Govt/Facilities	01.2026 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CINTAS CORPORATION NO 2	3497	5318245704	Genl Govt/Facilities	02.2026 First Aid Supplies - CH	92.41
		5318441201	Genl Govt/Facilities	02.2026 First Aid Supplies - PW Bldg	17.56
			Public Works	02.2026 First Aid Supplies - PW Bldg	323.64
			Community Development	02.2026 First Aid Supplies - PW Bldg	21.51
		5318245705	Genl Govt/Facilities	02.2026 First Aid Supplies - RACC	41.25
			Community Development	02.2026 First Aid Supplies - RACC	74.23
		5318245703	Public Safety	02.2026 First Aid Supplies - PD	88.36
CINTAS CORPORATION NO 2 Total					658.96
CINTAS FIRE PROTECTION	2520	0F0555905	Genl Govt/Facilities	2026 Fire Extinguisher Inspection/Maint. - CH/RACC/PW	587.22
			Public Works	2026 Fire Extinguisher Inspection/Maint. - CH/RACC/PW	684.28
			Community Development	2026 Fire Extinguisher Inspection/Maint. - CH/RACC/PW	143.17
CINTAS FIRE PROTECTION Total					1,414.67
CLARK COUNTY	102	CI084051	Public Safety	PD Radio Reimbursement	69,562.08
CLARK COUNTY Total					69,562.08
CLARK PUBLIC UTILITIES	3619	33967375	Public Works	901 N Main Ave Light Replacement R4124W1108	715.89
		33967359	Public Works	13311 S Old Pioneer Way Light Replacement R41193111	715.89
		33984456	Public Works	1010 N 65th Ave Final Bulb Replacements	347.44
		33967399	Public Works	1611 S 8th Way Bulb Replacement R41192303 & R41192304	318.49
		33984455	Public Works	1829 N 4th Way Straighten Light R41191302	173.72
		33984452	Public Works	5499 S Wells Dr Light Fixture Replacements R41284120-R41284123	579.08
CLARK PUBLIC UTILITIES Total					2,850.51
CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202601	Genl Govt/Facilities	109 W Division St - Electricity	100.68
				487 S 56th Pl. - PW Ops Center	60.08
				907 Pioneer St	87.13
				230 Pioneer St.	238.42
			Public Safety	101 Mill St Ste B - Police Station	351.61

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CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202601	Public Works	337 S Royal Rd.	236.66	
				Municipal Lighting Lease	12,149.89	
				City Park/Water Well	3,953.62	
				3701 N 3rd Cir - Electricity	37.63	
				N 35th Ave and Pioneer St	91.85	
				N 1st Cir & N 65th Ave - Park & Ride	82.66	
				487 S 56th Pl. - PW Ops Center	855.90	
				Pioneer St. & Gee Creek Loop - Electricity	37.90	
				101 S Main Ave - Overlook Park	74.72	
				512 N Allen Dr - Electricity	37.55	
				N Heron Drive Electricity	40.20	
				400 N Abrams Park Rd	166.44	
				214 S Riverview Dr	130.78	
				Overlook Park - Electricity	272.32	
				911 N 65th Ave Intertie 2 - Water	138.07	
				2861 S Royle Rd Traffic Flasher	37.18	
				487 S 56th Pl.- PW Ops Center	227.62	
				N Abrams Park/E Division	125.40	
				SR/Pioneer ST & S 65 AVE	93.61	
				S 5th St and S Union Ridge Pkwy	90.26	
				103 N Main Electricity	59.18	
				800 NE 264 St Intertie 1 - Water	607.17	
				1504 NW Intertie 3 - Water	784.06	
				255 S 56th Pl - Electricity	3,416.35	
				2300 N 3rd Way Bellwood Trail Lights	47.78	
				Traffic Signal - Hillhurst/Royal Rd.	72.68	
				SR/Pioneer St & S 56 PL	168.14	
				301 N 3rd Ave	333.78	
				Community Development	487 S 56th Pl. - PW Ops Center	73.59
					487 S 56th Pl. - PW Ops Center	23.95
				7745-787-7	Public Works	5078 Pioneer St - Project Electricity Use
CLARK PUBLIC UTILITIES - EPAY Total					25,786.08	
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	0741-202601	Genl Govt/Facilities	907 Pioneer St	123.20	
				Sewer - 230 Pioneer St City Hall	91.78	
				813 Pioneer St	123.20	
				Sewer - 109 W Division WWTP - CRWWD Portion	80.69	
				Sewer - 487 S 56th Pl PW Ops Center	3.81	
				Sewer - 109 W Division WWTP	80.70	
				Sewer - 487 S 56th Pl PW Ops Center	68.84	
				Sewer - Abrams Park Kitchen	43.74	
				Sewer - 255 S 56th Pl Well & Reservoir	40.04	
				Sewer - 101 S Main Ave Overlook Park	269.81	
				Sewer - Abrams Park Concessions	45.58	
				Sewer - Abrams Park Restrooms	87.47	
				Community Development	Sewer - 487 S 56th Pl PW Ops Center	4.68
				Public Works	Sewer - 487 S 56th Pl PW Ops Center	1.52
CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					1,065.06	

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COLUMBIAN PUBLISHING CO	116	55056	Genl Govt/Facilities	Request for Qualification: C2026-008 State of the City	544.50
COLUMBIAN PUBLISHING CO Total					544.50
COMCAST - EPAY	2271	2271-202602	Genl Govt/Facilities	PW Ops Center Internet Services - 487 S 56th Pl	9.72
				PW Ops Center Phone Services - 487 S 56th Pl	12.99
				City Hall Phone Services - 230 Pioneer St	66.65
				RACC Internet Services - 510 Pioneer St Ste B	71.72
				City Hall Internet - 230 Pioneer St	409.41
			Public Safety	PD Phone Services -101 Mill St. Ste 110	89.09
			Public Works	PW Ops Center Internet Services - 487 S 56th Pl	179.16
				Union Ridge & 5th St Traffic Light	155.31
				PW Ops Center Phone Services - 487 S 56th Pl	239.39
			Community Development	PW Ops Center Internet Services - 487 S 56th Pl	11.93
				PW Ops Center Phone Services - 487 S 56th Pl	15.91
				RACC Internet Services - 510 Pioneer St Ste B	129.08
COMCAST - EPAY Total					1,390.36
COMCAST BUSINESS - EPAY	1666	262993436	Genl Govt/Facilities	PW Ops Ethernet - 487 S 56th Pl.	102.57
			Public Works	PW Ops Ethernet - 487 S 56th Pl.	1,890.93
			Community Development	PW Ops Ethernet - 487 S 56th Pl.	125.66
		262993440	Public Safety	PD Ethernet - 101 Mill St. Ste 110	911.23
COMCAST BUSINESS - EPAY Total					3,030.39
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	3404	8951-1114060	Public Works	Street Lights Replacement Parts	791.91
		8951-1113737	Public Works	Street Lights Replacement Parts	7,637.22
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC Total					8,429.13
CONSOR NORTH AMERICA INC.	3949	C240750WA.00-21	Public Works	01.2026 Pioneer Widening Construction Mgmt	52,149.49
		D253491WA.00-2	Public Works	01.2026 Pioneer/Hillhurst and Carty Rd Conceptual Design	29,120.50
CONSOR NORTH AMERICA INC. Total					81,269.99
CRESCENT DESIGN AND ENGINEERING	4047	35	Public Works	01.2026 General Engineering Services	7,425.00
				01.2026 Development Plan Review	1,993.75
			Community Development	01.2026 Development Plan Review	4,331.25
CRESCENT DESIGN AND ENGINEERING Total					13,750.00
CT PUBLISHING	3753	330491	Genl Govt/Facilities	Request for Qualification C2026-008: State of the City	452.20
CT PUBLISHING Total					452.20
DEPARTMENT OF HEALTH	148	61498	Public Works	Eastside Water Reservoir Construction Document Review	778.00
DEPARTMENT OF HEALTH Total					778.00
DEPARTMENT OF LICENSING - EPAY	154	RG0002003-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002000-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002001-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002002-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002005-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0001998-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002006-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0001997-2026	Genl Govt/Facilities	CPL Fees	21.00
		RG0002007-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0001999-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002004-2026	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - EPAY Total					201.00
DON GRISWOLD	2761	2072026	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	156.67

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DON GRISWOLD Total					156.67
ELCOR INC	2081	20205	Public Safety	Hard Drive Destruction	39.51
			Public Works	Hard Drive Destruction	59.82
			Community Development	Hard Drive Destruction	12.52
			Information Technology	Hard Drive Destruction	51.35
		MSG-20124	Public Safety	01.2026 IT Services	5,713.58
			Public Works	01.2026 IT Services	8,651.80
			Community Development	01.2026 IT Services	1,810.13
			Information Technology	01.2026 IT Services	7,424.59
		O365-20125	Public Safety	01.2026 GCC Microsoft Teams Premium	9.48
			Public Works	01.2026 GCC Microsoft Teams Premium	14.36
			Community Development	01.2026 GCC Microsoft Teams Premium	3.00
			Information Technology	01.2026 GCC Microsoft Teams Premium	12.33
		20126	Public Safety	2026 GCC Project Plan Annual Billing	727.00
			Public Works	2026 GCC Project Plan Annual Billing	1,100.86
			Community Development	2026 GCC Project Plan Annual Billing	230.32
			Information Technology	2026 GCC Project Plan Annual Billing	944.70
		20208	Public Safety	Codetwo Renewal	365.67
			Public Works	Codetwo Renewal	553.68
			Community Development	Codetwo Renewal	115.84
			Information Technology	Codetwo Renewal	475.15
		20209	Public Safety	Add2Exchange Licensing Renewal	1,067.22
			Public Works	Add2Exchange Licensing Renewal	1,616.03
			Community Development	Add2Exchange Licensing Renewal	338.11
			Information Technology	Add2Exchange Licensing Renewal	1,386.80
		O365-20127	Public Safety	01.2026 GCC Monthly Billing	1,778.93
			Public Works	01.2026 GCC Monthly Billing	2,693.74
			Community Development	01.2026 GCC Monthly Billing	563.59
			Information Technology	01.2026 GCC Monthly Billing	2,311.66
		20128	Public Safety	2026 GCC Annual Billing	19,097.90
			Public Works	2026 GCC Annual Billing	28,919.01
			Community Development	2026 GCC Annual Billing	6,050.43
			Information Technology	2026 GCC Annual Billing	24,817.01
		20206	Information Technology	Desk Phone - Janean	263.17
		20207	Information Technology	Battery Backup - Janean	109.66
ELCOR INC Total					119,328.95
ERIC L EISEMANN	485	085-20260226	Community Development	01.2026 Planning Consulting Services	1,155.00
				01.2026 Long Range Planning Services	7,680.00
ERIC L EISEMANN Total					8,835.00
EXPRESS SERVICES INC.	4012	33479570	Public Works	01.26.2026-02.01.2026 PWOM Admin Temp Services - Proshe	1,350.00
		33502908	Public Works	02.02.2026-02.08.2026 PWOM Admin Temp Services - Proshe	1,350.00
EXPRESS SERVICES INC. Total					2,700.00
FERGUSON ENTERPRISES INC # 8423	181	1357838	Public Works	Fire Hydrant Repair Parts - Hose Cap	817.55
		4349544	Public Works	Bathroom Repair Part - Overlook Park	40.36
FERGUSON ENTERPRISES INC # 8423 Total					857.91
GRAPHIC INFORMATION SYSTEMS INC.	2811	294710	Public Safety	Letterhead - Ridgefield Police Department	353.60
		294676	Public Works	Envelopes - Utilities	250.96

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GRAPHIC INFORMATION SYSTEMS INC.	2811	294676	Community Development	Envelopes - CDD	501.94
		294449	Legal	Business Cards - Janean Parker	280.40
GRAPHIC INFORMATION SYSTEMS INC. Total					1,386.90
GRAY AND OSBORNE INC	207	26201.00-1	Public Works	01.2026 Water Systems Plan Analysis	1,272.82
		23231.22-2	Community Development	01.2026 Sanderling Ph 3 PLZ-25-0140	286.23
		23231.23-1	Community Development	01.2026 Sanderling Ph 4 PLZ-25-0148	763.28
GRAY AND OSBORNE INC Total					2,322.33
H&H WOOD RECYCLER'S INC	212	0006818-IN	Public Works	Top Soil - Lark Park	110.67
H&H WOOD RECYCLER'S INC Total					110.67
HALME EXCAVATING INC.	2746	25499	Public Works	Task Order 13 - S 10th/S 85th Avenue Manhole Rim Repair	4,808.77
HALME EXCAVATING INC. Total					4,808.77
HELENA GREEN	3763	3763-20260226	Judicial	02.05.2026 Interpreting Services	150.00
HELENA GREEN Total					150.00
HI-SCHOOL PHARMACY INC	4191	27038-1	Genl Govt/Facilities	Broom & Shovel & Edger Glade - PWPC	16.54
			Public Works	Broom & Shovel & Edger Glade - PWPC	93.78
		27018-1	Genl Govt/Facilities	Hole Saw & Torch Kit & Workshop Vise - PWOM	24.38
				Greely Building Improvements	77.45
			Public Works	Hole Saw & Torch Kit & Workshop Vise - PWOM	117.54
		27014-1	Public Works	Cleaning Supplies - Parks	56.08
		27027-1	Public Works	Fasteners & Tote Bag - PWWTR	75.78
		27030-1	Public Works	Water Meter Hardwares - Fasteners	162.43
HI-SCHOOL PHARMACY INC Total					623.98
HONEY BUCKETS	223	555366021	Genl Govt/Facilities	02.03.2026-03.02.2026 Port-a-Potty - PW Shop	53.92
			Public Works	02.03.2026-03.02.2026 Port-a-Potty - PW Shop	995.08
HONEY BUCKETS Total					1,049.00
INTERMEDIA.NET INC.	3804	2602083539	Information Technology	01.2026 Voice Service Charges	91.52
INTERMEDIA.NET INC. Total					91.52
KERRY-ANN G RYLANDER	3986	368718	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	230.00
KERRY-ANN G RYLANDER Total					230.00
LAKESIDE INDUSTRIES	264	349180	Public Works	EZ Street Asphalt - Streets	1,477.06
LAKESIDE INDUSTRIES Total					1,477.06
LEASE SERVICING CENTER INC. - EPAY	3719	59863-2-2026	Public Works	2026 Vacuum Truck Lease Payment	75,228.44
LEASE SERVICING CENTER INC. - EPAY Total					75,228.44
LEE EDWARD ALLEN III	4228	1480	Public Safety	02.2026 Parks Revenue Program - Ridgefield Rec Center	6,000.00
LEE EDWARD ALLEN III Total					6,000.00
LES SCHWAB GROUP HOLDINGS LLC	4006	43700077386	Public Safety	2021 Ford Explorer 72002D - Tire Pressure Sensors Installation	145.76
LES SCHWAB GROUP HOLDINGS LLC Total					145.76
LIEBRE NORTE LLC	4022	1	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	90.00
LIEBRE NORTE LLC Total					90.00
LISBET FLORES VILLALBA	4245	585	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	340.00
LISBET FLORES VILLALBA Total					340.00
MAKENA WUNDER	4240	PLZ-26-0018	Community Development	PLZ-26-0018 Permit Refund	1,375.00
MAKENA WUNDER Total					1,375.00
MARTA L. OCHOA-RUTUHERFORD	3396	783	Judicial	02.05.2026 Interpreting Services	86.67
		784	Judicial	02.06.2026 Interpreting Services	130.00
MARTA L. OCHOA-RUTUHERFORD Total					216.67
MAUL FOSTER ALONGI INC.	834	71657	Public Works	01.2026 Park Laundry Site Cleanup & Environmental Services	22,268.61

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MAUL FOSTER ALONGI INC. Total					22,268.61
MONARCA CORPORATION	3994	259	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	640.00
MONARCA CORPORATION Total					640.00
NAPA AUTO PARTS	498	513517	Genl Govt/Facilities	Strap Wrench - PWPC	4.45
			Public Works	Strap Wrench - PWPC	25.19
NAPA AUTO PARTS Total					29.64
NEW DAY PEST MANAGEMENT LLC	4004	15036	Genl Govt/Facilities	02.2026 Pest Control - CH	107.61
		15037	Genl Govt/Facilities	02.2026 Pest Control - 109 Division	107.61
		15085	Public Works	02.2026 Pest Control - Abrams Park Concession	161.96
		15060	Public Works	02.2026 Pest Control - Bennett Hall	107.61
NEW DAY PEST MANAGEMENT LLC Total					484.79
NW NATURAL GAS - EPAY	315	0315-202601	Genl Govt/Facilities	109 Division PW Shop - Natural Gas	42.93
				487 S 56th PW Ops #A - Natural Gas	5.34
				487 S 56th PW Ops #B - Natural Gas	271.27
				230 Pioneer St City Hall - Natural Gas	469.73
			Public Safety	101 Mill St Police Department - Natural Gas	294.58
			Public Works	487 S 56th PW Ops #A - Natural Gas	96.33
				487 S 56th PW Ops #B - Natural Gas	4,898.10
			Community Development	487 S 56th PW Ops #A - Natural Gas	6.54
			Public Works	487 S 56th PW Ops #A - Natural Gas	2.13
				487 S 56th PW Ops #B - Natural Gas	108.19
NW NATURAL GAS - EPAY Total					6,195.14
OXBLUE LLC	4241	604304	Genl Govt/Facilities	01.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs	(67.50)
			Public Works	01.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs	834.50
		604305	Genl Govt/Facilities	01.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs	(67.50)
			Public Works	01.2026 Pioneer St & S 56th Pl Rdbt Security Camera Svcs	834.50
OXBLUE LLC Total					1,534.00
PACIFIC POWER GROUP LLC	819	530369	Public Works	Port Pump Generator Service - PWWTTR	1,455.90
PACIFIC POWER GROUP LLC Total					1,455.90
PATRICK HILDRETH BRAND AND DESIGN	2372	3413	Genl Govt/Facilities	01.2026 Newsletters	1,938.97
			Public Safety	01.2026 Police Patch Design	95.36
			Public Works	01.2026 Park Signage	1,462.17
PATRICK HILDRETH BRAND AND DESIGN Total					3,496.50
PHOENIX ASPHALT MAINTENANCE COMPANY INC.	4046	63811	Public Works	Streets Cold Asphalt Mix	698.50
PHOENIX ASPHALT MAINTENANCE COMPANY INC. Total					698.50
PORTLAND ENGINEERING INC	2082	13479	Public Works	01.2026 Q178V Ridgefield Cellular Telemetry	228.48
		13513	Genl Govt/Facilities	01.2026 AD106 Ridgefield Service 2026	(1.22)
			Public Works	01.2026 AD106 Ridgefield Service 2026	1,332.80
PORTLAND ENGINEERING INC Total					1,560.06
POSTMASTER	348	0348-2026-414	Civil Services	2026 Civil Service PO Box 414	188.00
POSTMASTER Total					188.00
RIDGEFIELD MERCANTILE LLC	4117	4117-20260226	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	70.00
RIDGEFIELD MERCANTILE LLC Total					70.00
RIDGEFIELD SCHOOL DISTRICT 122	378	0378-20260206	Genl Govt/Facilities	Northern Trust Raptors RORC Payment	6,000.00
RIDGEFIELD SCHOOL DISTRICT 122 Total					6,000.00
RYAN THAMERT	2928	2928-20260226	Public Works	01.2026 Mileage Reimb. - Thamert	57.15
			Community Development	01.2026 Mileage Reimb. - Thamert	3.01

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RYAN THAMERT Total					60.16
SCOTT MCCAUSLAND	3830	3830-20260226	Community Development	ICC Certificate Renewal Reimb. - McCausland	105.00
SCOTT MCCAUSLAND Total					105.00
SOUTHWEST CLEAN AIR AGENCY	417	2026-1471	Genl Govt/Facilities	07.2026-06.2027 Annual Air Contaminant Reg Fee	17.37
			Public Works	07.2026-06.2027 Annual Air Contaminant Reg Fee	320.63
SOUTHWEST CLEAN AIR AGENCY Total					338.00
SPRINGBROOK - GROUP EPAY	3544	260221926	Public Works	01.2026 UB Web Payments	966.22
SPRINGBROOK - GROUP EPAY Total					966.22
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-051-104-522	Genl Govt/Facilities	01.2026 B&O and Excise Tax	968.29
			Public Safety	01.2026 B&O and Excise Tax	24.10
			Public Works	01.2026 B&O and Excise Tax	25,324.62
			Community Development	01.2026 B&O and Excise Tax	4.35
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					26,321.36
STERICYCLE INC	2504	8013367788	Genl Govt/Facilities	01.2026 Secure Shredding - RACC	23.77
				01.2026 Secure Shredding - CH	131.02
			Public Safety	01.2026 Secure Shredding - PD	115.32
			Community Development	01.2026 Secure Shredding - RACC	42.79
STERICYCLE INC Total					312.90
STERLING TALENT INC.	4017	4017-20260226B	Genl Govt/Facilities	2026 The Big Paddle Music Performance - Deposit	1,750.00
		4017-20260226A	Genl Govt/Facilities	2026 F2T Music Performance - Deposit	1,750.00
STERLING TALENT INC. Total					3,500.00
STEVEN SAMPSON	4079	4079-20260225	Public Works	Effective Utility Mgmt Training Meals - Sampson	86.00
STEVEN SAMPSON Total					86.00
TARA NATHAN	4243	20261	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	350.00
TARA NATHAN Total					350.00
TERESA D JOHNSON CPA INC.	561	7800	Finance	01.2026 Accounting Services	9,453.00
TERESA D JOHNSON CPA INC. Total					9,453.00
THE MASTER'S TOUCH LLC	1786	99915	Public Works	01.2026 UB Final Bills	189.42
		P99822	Public Works	02.2026 UB Delinquent Notices - Postage	377.01
		P99915	Public Works	01.2026 UB Final Bill - Postage	19.98
		99822	Public Works	02.2026 UB Delinquent Notices	257.05
		100342	Public Works	02.2026 UB Shut Off Notices	183.88
		P100342	Public Works	02.2026 UB Shut Off Notices - Postage	188.70
THE MASTER'S TOUCH LLC Total					1,216.04
THE PARR COMPANY	964	938656	Public Works	Exterior Screw & 5-Gal White Bucket - PWWTR	41.04
		936686	Genl Govt/Facilities	Greely Building Improvements	7.30
		931811	Genl Govt/Facilities	Concrete Drill Bit - PWOM	2.04
			Public Works	Concrete Drill Bit - PWOM	9.84
		942790	Genl Govt/Facilities	Greely Building Improvements	15.00
		931378	Genl Govt/Facilities	Greely Building Improvements	196.20
		940910	Public Works	Fire Hydrant Pad	85.65
THE PARR COMPANY Total					357.07
TRAFFIC SAFETY SUPPLY CO INC.	432	INV088220	Genl Govt/Facilities	Yield and Stop Signs - Streets	(30.62)
			Public Works	Yield and Stop Signs - Streets	378.62
TRAFFIC SAFETY SUPPLY CO INC. Total					348.00
TRANSPO GROUP USA INCORPORATED	4112	36982	Public Works	01.2026 ADA Transition Plan	3,200.00
TRANSPO GROUP USA INCORPORATED Total					3,200.00

City of Ridgefield

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TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNE:	4139	CIV-3058	Public Works	2026 Adopt-a-Drain Memebership Program	894.75		
TRUSTEES OF THE HAMLINE UNIVERSITY OF MINNESOTA Total					894.75		
UNIFIRST CORPORATION	3904	2240316611	Genl Govt/Facilities	02.10.2026 Floor Mats - CH	22.47		
		2240314039	Genl Govt/Facilities	02.03.2026 Floor Mats - RACC	5.43		
			Community Development	02.03.2026 Floor Mats - RACC	9.79		
		2240314044	Genl Govt/Facilities	02.03.2026 Floor Mats - CH	22.47		
		2240316612	Public Safety	02.10.2026 Floor Mats - PD	50.49		
		2240316610	Genl Govt/Facilities	02.11.2026 Floor Mats - RACC	5.43		
			Community Development	02.11.2026 Floor Mats - RACC	9.79		
		2240314052	Public Safety	02.03.2026 Floor Mats - PD	50.49		
UNIFIRST CORPORATION Total					176.36		
UNIT PROCESS COMPANY	1819	22055049237	Public Works	56th Water Plant Chlorine Injector Pump Parts	1,069.05		
UNIT PROCESS COMPANY Total					1,069.05		
VAIRKKO TECHNOLOGIES LLC	3699	32551	Genl Govt/Facilities	02.2026 PD Scheduling Software	(15.66)		
			Public Safety	02.2026 PD Scheduling Software	193.66		
VAIRKKO TECHNOLOGIES LLC Total					178.00		
VERIZON WIRELESS - EPAY	452	6134685684	Genl Govt/Facilities	Public Works Engineering & UB Cellphones	71.17		
				General Cellphones	46.09		
				HR Cellphones	92.22		
			Public Safety	PD Cellphones	829.92		
			Public Works	Public Works Engineering & UB Cellphones	1,249.81		
			Community Development	Public Works Engineering & UB Cellphones	106.04		
				Code Enforcement Cellphone	46.10		
				Building Inspectors & Permitting Cellphones	645.54		
			Finance	Public Works Engineering & UB Cellphones	2.32		
				Finance Cellphones	92.22		
			Administration	Admin Cellphones	184.42		
			Information Technology	Matt Cole New Cell Phone	54.39		
			Council	Council Cellphones	46.09		
		6134685682	Genl Govt/Facilities	PW Ipads	12.91		
				Events IPads	205.53		
			Public Safety	PD IPads & MDCs	976.20		
			Public Works	PW Ipads	1,123.41		
			Community Development	PW Ipads	199.50		
				Code Enforcement IPads	51.38		
				CDD IPads	513.80		
			Finance	Finance IPads	51.38		
			Administration	Admin IPads	154.14		
			Council	Council IPads	411.03		
		6134685683	Public Works	Hillhurst Ped Crossing	145.17		
		VERIZON WIRELESS - EPAY Total					7,310.78
		WALLIS ENGINEERING PLLC	464	18460	Public Works	01.2026 Downtown Stormwater - Riverview Drive	4,693.70
						01.2026 Downtown Stormwater - Lake River	15,727.19
		WALLIS ENGINEERING PLLC Total					20,420.89
		WALTER E. NELSON COMPANY	3553	1996232	Public Safety	Sanitary Products - PD	135.99
				2000497	Genl Govt/Facilities	Sanitary Supplies - Parks	(8.80)
	Public Works			Sanitary Supplies - Parks	108.80		

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WALTER E. NELSON COMPANY	3553	1999707	Public Works	Sanitary Supplies - Parks	862.10
WALTER E. NELSON COMPANY Total					1,098.09
WELLS FARGO - EPAY	1681	202601-4252	Genl Govt/Facilities	Blake Rosauers Food Pallet Of Water - Pw O&M	61.72
			Public Works	Blake Rosauers Food Pallet Of Water - Pw O&M	297.56
				Blake Fred-Meyer Breakfast Lean Process Improvement - Water	39.56
				Blake Usps Po Certified Mail - Capital Team	4.11
				Blake Rosauers Food Breakfast Lean Process - Water	11.99
				Blake Rosauers Food & Dru Breakfast Lean Process - Water	61.98
				Blake Rosauers Food Breakfast Items Lean Process - Parks	18.98
			Community Development	Blake Usps Po Certified Mail - Capital Team	0.26
			Public Works	Blake Usps Po Certified Mail - Capital Team	2.49
		202601-5484	Genl Govt/Facilities	Freimuth Wsu Marketplace Pesticide Training - Rader WA Tax	(10.03)
				Freimuth Aquatics By Armando Aquatic Operator Fee - J Nathan	45.75
				Freimuth Wsu Marketplace Pesticide Training - Harvey WA Tax	(10.44)
				Freimuth Wsu Marketplace Pesticide Training Course - Harvey	13.05
			Public Works	Freimuth Wsu Marketplace Pesticide Training - Rader	124.03
				Freimuth Aquatics By Armando Aquatic Operator Fee - J Nathan	259.25
				Freimuth Wsu Marketplace Pesticide Training Course - Harvey	117.39
			Community Development	Freimuth Wsu Marketplace Pesticide Training - Rader WA Tax	(0.52)
				Freimuth Wsu Marketplace Pesticide Training - Rader	6.52
			Administration	Freimuth Cvent Laserfiche Laserfiche Empower Hotel Stay - Allen	765.33
				Freimuth Cvent Laserfiche Laserfiche Empower Hotel Stay - Ferris	765.33
				Freimuth Alaska Air Laserfiche Empower Flight - Allen	171.00
				Freimuth Doordash La Catrina Admin Team Working Lunch - Admin	64.50
				Freimuth Doordash Oishisush - Invoiced Megan Accidental Charge	73.23
				Freimuth Alaska Air Laserfiche Empower Flight - Ferriss	171.00
			Council	Freimuth Hampton Inn Awc Action Days Hotel Stay - Wells	341.64
				Freimuth Hampton Inn Awc Action Days Hotel Stay - Davis	170.82
				Freimuth Hampton Inn Awc Action Days Hotel Stay - Favela	341.64
				Freimuth Hampton Inn Awc Action Days Hotel Stay - Chipman	341.64
				Freimuth Hampton Inn Awc Action Days Hotel Stay - Cole	341.64
				Freimuth Hampton Inn Awc City Days - Hamilton	341.64
			Human Resources	Freimuth Mrsc.Org Payroll Withholdings Training - Freimuth	50.00
				Freimuth Doordash La Catrina Admin Team Working Lunch - Hr	25.80
				Freimuth Paypal Communications Coordinator II Job Posting	50.00
		202601-7069	Genl Govt/Facilities	Ferriss Bluesky Apps Zoom Timer App - Board/Council	323.88
			Council	Ferriss Zeffy Iurban Teen Mlk Breakfast Event - Chipman	85.00
				Ferriss Ridgefield Wa Chamber Chamber Lunch & Learn - Hamilton	10.00
		202601-9687	Genl Govt/Facilities	Moore Amazon Mktpl Utility Stands - Pw Building	2.98
				Moore Amazon Mktpl Cups - Pw Building	1.53
				Moore Amazon Easel Board - Pw Building	1.14
				Moore Amazon Mktpl Batteries - Pw Building	0.76
				Moore Amazon Paper Plates - Pw Building	2.57
				Moore Amazon Projector/Tripod - Pw Building	4.89
				Moore Amazon Mktpl Coffee/Dish Rack - Racc	26.38
				Moore Amazon Mktpl Cleaning Signs - Refund Issued	37.80
				Moore Amazon Mktpl Projector - Pw Building	9.98

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WELLS FARGO - EPAY

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202601-9687

Genl Govt/Facilities

Moore Amazon Shed Solar Lights - Pw O&M	11.21
Moore Amazon Toaster - Racc	19.04
Moore Amazon Mktpl Coffee - Racc	9.28
Moore Comcast / Xfinity 01.2026 Tmi Suite 210 Internet	184.31
Moore Amazon Disposable Spoons/Forks - Pw Building	1.79
Moore Amazon Mktpl Cling Wrap - Events Storage	83.04
Moore Amazon Extension Cord/Duct Tape - Racc	10.54
Moore Amazon Mktpl Lantern Flashlight - Dragon Boats	41.16
Moore Amazon Storage Cabinets - Racc	55.76
Moore Amazon Command Hooks - Racc	2.02
Moore Amazon Pmts Cleaning Signs - Refund	(28.35)
Moore Amazon Mktpl Batteries - O&M	7.71
Moore Amazon Planner Cover/Key Tags - Demoss	33.92
Moore Amazon Tarps - Dragon Boats	143.98
Moore Amazon Christmas Tree Bulbs - Events	28.28
Moore Amazon Note Pads/Sticky Notes - Ch	41.26
Moore Amazon Batteries/Trash Bags - Ch	49.92
Moore Amazon Cleaning Signs - Refund	(8.46)
Moore Amazon Mktplace Brush Set Refund - Pd	(10.64)
Moore Amazon Mktpl Moisture Bags - Pd	31.00
Moore Amazon Mktpl Firearm Grips/Disassembly Tool - Pd	87.00
Moore Amazon Mktpl Sticky Notes/Pens - Pd	15.52
Moore Amazon Mktpl Hand Soap/Cleaners - Pd	166.04
Moore Amazon Mktplace Chest Seals Refund - Pd	(82.60)
Moore Amazon Mktplace Pmts Signal Light Refund - Pd	(16.25)
Moore Amazon Mktpl Stamping Tool - Pd	7.50
Moore Amazon Hdmi Cables/Speakers/Batteries - Pd	100.53
Moore Amazon Mktplace Cleaning Brush Refund - Pd	(8.69)
Moore Amazon Mktpl Microfiber Towels - Pd	18.47
Moore Amazon Mktpl Paper - Pd	48.74
Moore Amazon Mktpl Vehicle Floor Mats - Pd	141.43
Moore Amazon Mktplace Signal Light Additional Refund - Pd	(16.25)
Moore Amazon Mktpl Utility Stands - Pw Building	55.17
Moore Amazon Mktpl Cups - Pw Building	28.13
Moore Amazon Easel Board - Pw Building	21.10
Moore Amazon Mktpl Index Cards - Parks	6.63
Moore Amazon Mktpl Batteries - Pw Building	13.97
Moore Amazon Paper Plates - Pw Building	47.55
Moore Amazon Projector/Tripod - Pw Building	90.44
Moore Amazon Mktpl Toilet Parts - Overlook Park	78.88
Moore Amazon Mktpl Projector - Pw Building	184.47
Moore Amazon Shed Solar Lights - Pw O&M	54.05
Moore Amazon Electrical Wire/Connectors - Streets	62.96
Moore Amazon Disposable Spoons/Forks - Pw Building	33.00
Moore Amazon Mktpl Truck Lights - Water Truck	117.29
Moore Amazon Mktpl Monitor Stand - Cooney	26.19
Moore Amazon Leveling Rod/Lid Lifter - Stormwater	721.72

Public Safety

Public Works

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WELLS FARGO - EPAY

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202601-9687

Public Works

Moore Amazon Mktpl Batteries - Water	51.24
Moore Amazon Toilet Repair Parts - Overlook Park	95.74
Moore Amazon Mktpl Phone Case - Sampson	10.87
Moore Amazon Mktpl Weed Burner - Stormwater	46.73
Moore Amazon Mktpl Clipboard - Parks	37.50
Moore Amazon Mktpl Batteries - O&M	37.17
Moore Amazon Vehicle Light Bars - Water	270.62
Moore Amazon Seat Covers - Streets	253.83
Moore Amazon Mktpl Cylinder - Water	19.12
Community Development	
Moore Amazon Mktpl Utility Stands - Pw Building	3.66
Moore Amazon Mktpl Cups - Pw Building	1.87
Moore Amazon Easel Board - Pw Building	1.40
Moore Amazon Mktpl Batteries - Pw Building	0.93
Moore Amazon Paper Plates - Pw Building	3.16
Moore Amazon Projector/Tripod - Pw Building	6.01
Moore Amazon Mktpl Coffee/Dish Rack - Racc	47.48
Moore Amazon Mktpl Projector - Pw Building	12.26
Moore Amazon Toaster - Racc	34.27
Moore Amazon Mktpl Coffee - Racc	16.72
Moore Amazon Disposable Spoons/Forks - Pw Building	2.19
Moore Amazon Mktpl Vehicle Laptop Stands - Schmidt	403.64
Moore Amazon Extension Cord/Duct Tape - Racc	18.97
Moore Amazon Mktpl Monitor Stand - Cooney	1.38
Moore Amazon Mktpl Chair Casters - Cdd	7.61
Moore Amazon Mktpl Vehicle Laptop Stands - Neblock	403.64
Moore Amazon Storage Cabinets - Racc	100.34
Moore Amazon Mktpl Phone Shoulder Rest - Cdd	11.10
Moore Amazon Command Hooks - Racc	3.63
Moore Amazon Planner - Cdd Director	10.86
Finance	
Moore Amazon Mktpl Receipt Paper Refund - Finance	(22.38)
Moore Amazon Receipt Paper - Finance (Refunded)	22.38
Moore Amazon Mktpl Receipts Rolls - Finance	49.93
Administration	
Moore Amazon Mktpl Wrist Pad - Allen	24.26
Moore Amazon Planner Refill/Notebook - Demoss	34.76
Moore Amazon Mktpl Notebook - Allen	16.30
Information Technology	
Moore Amazon Keyboard/Mouse - Janean Parker	36.15
Council	
Moore Amazon Mktpl Tablecloth Clips - Council	16.30
Moore Amazon Mktpl Table Skirts - Council	73.60
Moore Amazon Phone Case - Mayor Cole	12.72
Moore Amazon Storage Cabinets - Council	156.10
Moore Amazon Office Chair - Janean Parker	129.43
Legal	
202601-3244	
Public Safety	
Doriot Fuel Bistro Business Lunch W/ City Attorney - Doriot	25.31
Doriot Costco Snacks/Water - West Point Leadership Class	401.66
Doriot GVC Womens Council Annual Dues	575.00
Doriot On The Spot Engraving Plaque/Handcuffs Engraving - Pd	54.25
Doriot Costco Storage Bins - NOW	60.85
Doriot Costco Cases Of Water - West Point Training Class	8.68

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WELLS FARGO - EPAY

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202601-3244	Public Safety	Doriot FBI Leeda Inc - Annual Dues	50.00
		Doriot Costco Garbage Bags/Lysol Wipes - Pd	31.20
		Doriot Costco Paper Towels/Toilet Paper/Wipes/Garbage Bags - Pd	87.11
		Doriot Costco Scented Garbage Bags Refund	(19.25)
		Doriot Rosauers Food Snacks - West Point Leadership Class	52.50
	Legal	Doriot Fuel Bistro Business Lunch W/ City Attorney - Parker	25.31
202601-5756	Genl Govt/Facilities	Rubio Water Delivery Service - Racc/City Hall	177.96
		Rubio Water Delivery Svcs - Pw Bldg	12.09
	Public Safety	Rubio Siptrunk Telephone Service - Pd	239.90
	Public Works	Rubio Water Delivery Svcs - Pw Bldg	222.98
	Community Development	Rubio Water Delivery Service - Racc/City Hall	112.49
		Rubio Water Delivery Svcs - Pw Bldg	14.82
	Information Technology	Rubior Adobe Inc Software - Communications	76.15
		Rubio Spotify Monthly Music - Ch	13.05
		Rubio Zoom.Com Meeting Platform	69.62
202601-9102	Genl Govt/Facilities	Allen Uline Dry Containers - Dragon Boats	267.19
	Public Works	Allen Customsigns.Com Nameplates - Roundabout Committee	44.47
		Allen Customsigns.Com Parker Nameplate - Roundabout Committee	16.63
	Council	Allen On The Spot Engraving Mayor Picture - CH Wall	21.70
	Human Resources	Allen Costco By In Car Snacks - Wellness	96.22
		Allen Center Market 7 Snacks - January All Hands	26.76
		Allen Starbucks Coffee - January All Hands	65.28
		Allen Costco By Instacar Snacks - Wellness	351.58
		Allen Instacart Snacks - Wellness	282.84
		Allen Costco By Instacar Breakfast Items - January All Hands	47.59
		Allen Instacart Fruit Salad - January All Hands	42.77
		Allen Instacart Fruit Salad Adjustment Charge - January All Hand	0.30
	Legal	Allen Customsigns.Com Nameplate - City Attorney	16.64
202601-5997	Genl Govt/Facilities	Sampson Mike Holt Ent CEU Training - K Johnson	(2.40)
	Public Works	Sampson Tractor Supply Manhole Supplies Repair - Streets	118.44
		Sampson Mike Holt Ent CEU Training - K Johnson	261.12
		Sampson Paypal Utility Management/Water Training - Sampson	300.00
		Sampson Poly Processing Company Chlorine Tank Part - Water	501.06
		Sampson 34 Mutual Materials Retaining Blocks/Adhesive - Lark Prk	127.03
202601-9059	Public Works	Stuart El Rancho Viejo Open House Meal - Capital Projects Team	244.66
	Community Development	Stuart El Rancho Viejo Open House Meal - Capital Projects Team	9.53
	Council	Stuart Rosauers Food Breakfast Meeting w/Council - Council	12.63
	Executive	Stuart The Mighty Bowl Lunch Mtg W/County Officials - Comp Plan	19.92
		Stuart Yummy Crab Meal - Awc City Days Conf (No Per Diem)	37.82
		Stuart Rosauers Food Breakfast Meeting w/Council - Stuart	6.31
		Stuart Oblarneys Unallowable Expense - Invoice	119.00
		Stuart Hampton Inn & Suites Awc Conference Hotel	510.25
		Stuart Taylor Rays Cafe Unallowable Expense - Invoice	10.02
		Stuart Clark County Parking County Bldg Parking - Comp Plan Upda	3.75
		Stuart Billygans Roadhouse Lunch Meeting With PD	45.18
		Stuart Alaska Air Washington DC Flights - Legislator Meetings	811.81
202601-9437	Genl Govt/Facilities	Steele-Hoots Sp Duradero Officer Marvitz Boots - Pd Wa Tax	(11.07)

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WELLS FARGO - EPAY	1681	202601-9437	Genl Govt/Facilities Public Safety	Steele-Hoots Tlo Transunion Background Investigations - Pd	108.80
				Steele-Hoots Action Targets Targets For Gun Range - Pd	287.83
				Steele-Hoots Tlo Transunion Background Investigations - Pd Tax	(0.10)
				Steele-Hoots Sp Duradero Officer Marvitz Boots - Pd	136.86
				Steele-Hoots Wapro Annual Membership Fee - Steele-Hoots	25.00
				Steele-Hoots Usps Po Stamps - Pd	156.00
		202601-4870	Genl Govt/Facilities Public Works	Johnson Wa Vehicle Licensing Report Of Sale - PW Lift Gate Truck	18.54
				Johnson El Rancho Viejo City Attorney Welcome Lunch - Thamert	14.18
				Johnson Wa Dol Lic & Reg Two F550 Dump Trucks Title Fees	284.28
				Johnson El Rancho Viejo City Attorney Welcome Lunch - Bryan Kast	7.48
				Johnson Clark County Env Public County DOH Pool Permit Refund	(1,789.95)
				Johnson Clark County Env Public County DOH Kitchen Permit	1,378.95
				Johnson Clark County Env Public County DOH Pool Permit	1,789.95
				Johnson Clark County Fire Rescue CCFR Permit - Recreation Center	102.50
				Johnson Clark County Env Public County DOH Pool Permit	1,789.95
			Community Development	Johnson El Rancho Viejo City Attorney Welcome Lunch - Thamert	0.75
				Johnson El Rancho Viejo City Attorney Welcome Lunch - Bryan Kast	7.46
			Finance	Johnson The Columbian Monthly Newspaper Subscription - Johnson	15.00
				Johnson Grant Professionals 2026 Annual Grant Prof Membership	260.00
				Johnson El Rancho Viejo City Attorney Welcome Lunch - Johnson	14.92
				Johnson Government Finance Office Fee - 2026 GFOA Budget Award	495.00
				Johnson Washington Finance Off 2026 WFOA Annual Dues - Johnson	75.00
			Legal	Johnson El Rancho Viejo City Attorney Welcome Lunch - Parker	14.89
		202601-0794	Administration	Knottnerus GVCO Annual Mbrshp	345.00
			Human Resources	Knottnerus GVCO Annual Mbrshp	230.00
		202601-0187	Genl Govt/Facilities	Melroy Van-Port Rigging Inc Crane Straps - Pw Shop	3.13
				Melroy Northstar Clean Concepts De-Icer Sprayer Nozzles WA Tax	(11.27)
			Public Works	Melroy Van-Port Rigging Inc Crane Straps - Pw Shop	57.85
				Melroy 34 Mutual Materials Nova Wall Build Supplies -Lark Park	1,021.12
				Melroy 34 Mutual Materials Nova Bricks Refund Wrong Order - Lark	(28.90)
				Melroy Northstar Clean Concepts Sprayer Nozzles To Apply De-Icer	148.94
		202601-7739	Genl Govt/Facilities	Coleman Cleverwaiver Waiver Platform - Dragon Boats	29.99
		202601-7051	Genl Govt/Facilities Public Works	Blehm Wsu Extension Pesticide License Study Books - Delgado	6.18
				Blehm Wsu Extension Pesticide License Study Books - Delgado	55.59
		202601-6939	Community Development	Lust American Assoc Of Code Enforcement Annual Mbrshp - Neblock	75.00
				Lust The Columbian Monthly Newspaper Subscription - Cdd Director	13.00
		202601-7002	Public Works	Thamert Cameo Cafe Sw Wa PW Directors Breakfast - Thamert	14.25
			Community Development	Thamert Cameo Cafe Sw Wa PW Directors Breakfast - Thamert	0.75
		202601-6996	Administration	Demoss The Columbian Monthly Newspaper Subscription - Communicat	12.50
			Information Technology	Demoss Mirage (Captions) Captions Software - Communications	9.99
		202601-2761	Public Safety	Gibson Costco Snacks/Drinks For Medical Class - PD	194.52
		202601-8375	Community Development	Curtis Intl Code Council 3 Year License Renewal Icc Codes - CDD	4,664.26
WELLS FARGO - EPAY Total					29,470.92
WEX BANK - EPAY	3552	110286103	Genl Govt/Facilities	PW Fuel	260.09
			Public Safety	PD Fuel	2,586.61
			Public Works	PW Fuel	4,138.87
				Fleet Cards Postage - Streets/Storm	15.00

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WEX BANK - EPAY	3552	110286103	Public Works	Fleet Cards Postage - Streets	14.00
				Fleet Cards Postage - Storm	14.00
			Community Development	PW Fuel	988.29
				CDD Fuel	633.37
WEX BANK - EPAY Total					8,650.23
WILCO FARM STORE	655	741494-6	Public Works	8' Ladder & Edger Blade - Parks	228.74
WILCO FARM STORE Total					228.74
WOODLAND SAW AND CYCLE INC.	2223	4572	Genl Govt/Facilities	Chain Saw Oil & Chains - PWOM	95.63
			Public Works	Chain Saw Oil & Chains - PWOM	461.06
WOODLAND SAW AND CYCLE INC. Total					556.69
WSP USA INC.	3338	40313452	Community Development	01.2026 Comprehensive Plan & System Plan Updates	10,838.43
WSP USA INC. Total					10,838.43
Grand Total					695,066.16

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Approval of Minutes from the February 5, 2026 & February 12, 2026 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. 02-05-2026
2. 02-12-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
FEBRUARY 5, 2026**

Special Meeting - 4:00 PM

I. STUDY SESSION - 4:00 P.M.

Present:

Mayor Matt Cole
Mayor Pro Tem Judy Chipman
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

1. SHB 1406 - Rental Assistance Program - Kirk Johnson, Finance Director, Claire Lust, Community Development Director

In 2019, the Washington State Legislature adopted SHB 1406, providing funding for affordable housing through a dedicated sales and use tax credit. Ridgefield City Council approved collection under SHB 1406 in 2020, with the City receiving up to approximately \$24,500 annually; the fund balance totaled \$138,481 as of year-end 2025. In May 2025, as the balance reached a level suitable for program use, Council directed staff to explore rental assistance. Staff consulted with the Vancouver Housing Authority, Share House, and other Washington municipalities, and coordinated with Family Resource Center and Compassion 360 to refine program parameters and define partner roles in connecting residents to assistance. The proposed program was presented to City Council, and staff received feedback.

II. EXECUTIVE SESSION

1. Executive Session pursuant to RCW 42.30.110(1)(f) and (1)(i): Evaluation of Complaints Against a Public Employee and Potential Litigation.

5:12PM - The City Council entered into executive session pursuant to RWC 42.30.110(1)(f) and (1)(i). The session was scheduled to last until 5:45PM. No action would be taken after the session.

Attendees: Mayor, City Council, City Manager Steve Stuart, City Attorney Janean Parker, Deputy City Manager Lee Kottnerus.

5:44PM – The Mayor announced that the executive session would be extended until 6:00PM.

6:00PM – The Mayor announced a further extension of the executive session until 6:15PM.

6:15PM – The Mayor announced that the executive session would continue until 6:30PM.

6:30PM – The Mayor announced that the executive session would continue until 6:40PM.

6:40PM – The Mayor reconvened the regular meetings and adjourned.

III. ADJOURN

6:40PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
FEBRUARY 12, 2026**

Regular Meeting - 6:30 PM

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

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

Present:

Mayor Matt Cole
Mayor Pro Tem Judy Chipman
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

- 3. Late changes to the agenda**

II. PROCLAMATION

- 1. Black History Month**

III. APPOINTMENTS

- 1. Appointment of City Representative to the Clark County Arts Commission**

MOTION TO APPROVE THE APPOINTMENT OF EVA KELLEY TO THE CLARK COUNTY ARTS COMMISSION.

RESULT: (UNANIMOUS)

MOVER: Mayor Pro Tem Chipman

SECONDER: Council Member Favela

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

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 TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle
SECONDER:	Council Member Wells
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , 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 January 15, 2026 & January 22, 2026 Meeting**
3. **Approval to Submit an Application for a Department of Transportation Grant for Preliminary Engineering for the 10th/11th Street Crossing**
4. **Approval to Submit an Application for a Criminal Justice Training Center Grant for Funding Through HB 2015**

VI. BUSINESS

1. **Second Reading of Ordinance No. 1462 - MAJ Boschma RMUO Zone Change - Claire Lust, Community Development Director**

The City received a zone change application for parcels 214224000, 214232000, and 213957000 (MAJ Boschma) to add the Ridgefield Mixed Use Overlay (RMUO) to approximately 9.26 acres of vacant property. The proposed overlay would allow future mixed commercial and multifamily residential development; no development is proposed with this application, and any future development would be subject to a Type III master planning process and public hearing. City Council reviewed the updated concomitant agreement and the applicant’s additional response.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1462 AS PRESENTED.

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

2. **Second Reading of Ordinance No. 1472 - Kelly/Windy Hills Petition to Annex - Claire Lust, Community Development Director**

Staff presented that the petition to annex includes seven residential parcels in the Gee Creek Plateau Subarea, within the Ridgefield Urban Growth Area and contiguous with the City limits, making them eligible for annexation. Annexation requires concurrent rezoning from Clark County zoning to City zoning. Staff noted that the parcels are currently zoned R1-6 with a UH-10 overlay, are designated Urban Low

Density Residential under the Comprehensive Plan, and that the Gee Creek Plateau Subarea Plan assigns RLD-4 zoning with a Residential Cluster Overlay. The proposed City zoning is RLD-4 with a Residential Cluster Overlay, with the UH-10 overlay remaining until capital facilities deficiencies are resolved. The applicant, Quail Homes, intends to develop the western portion of the Windy Hills property following annexation, with any future development subject to City review and the applicable Ridgefield Development Code.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1472 AS PRESENTED.

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

3. Motion to Approve Sanderling Park Phase 3 Final Plat - Claire Lust, Community Development Director

The Hearing Examiner approved the Kennedy Farm East preliminary planned unit development plat on March 19, 2019. The project has since been renamed Sanderling Park. The overall approval included 435 lots (327 single-family detached and 108 single-family attached) on 89.65 acres in the RLD-4 zone. The project is subject to the 2007 Kennedy Development Agreement and the 2017 Kennedy Development Agreement Amendment, which established a target average density of four to six units per gross acre. The approved density for Kennedy Farm East/Sanderling Park is 4.85 units per gross acre, consistent with the Development Agreement. The applicant proposes to subdivide Phase 3 (Parcel #986064821, approximately 3 acres) into 28 townhouse lots with alley access. Lot sizes range from 2,600 to 3,722 square feet, with an average lot size of 2,834 square feet, consistent with prior approvals. City Council conducted a discussion on the proposed final plat approval.

MOTION: MOVED TO APPROVE SANDERLING PARK PHASE 3 FINAL PLAT AS PRESENTED.

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

4. Approval of Resolution No. 672 - Cheeky Noodles TIF Reduction - Claire Lust, Community Development Director

City Council previously adopted an amendment to RMC 18.070.040 allowing TIF exemptions for CNB-zone developments. Cheeky Noodles was assessed a \$18,011.73 TIF in connection with a 2025 tenant improvement permit. The permit was issued December 9, 2025, with the fee deferred to final occupancy. The applicant submitted a memo requesting a TIF waiver, and construction is currently in progress.

MOTION: MOVED TO ADOPT RESOLUTION NO. 672 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Chipman

SECONDER:	Council Member Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman , Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

5. First Reading of Ordinance No. 1473 - Repealing Establishment of Temporary Speed Limits and Establishing a Process to Administratively Approve a Temporary Closure or Speed Limit - Janean Parker, City Attorney

With substantial completion of the public works projects associated with Ordinance 1431, staff determined the temporary reduced speed limits are no longer necessary. The proposed ordinance repeals Ordinance 1431 and the associated temporary speed limits in RMC 10.08.035. The ordinance also establishes a new Chapter 12.17 of the Ridgefield Municipal Code to provide a streamlined process for implementing temporary road closures or speed restrictions, authorizing the City Manager, in consultation with the City Engineer, to impose such restrictions with notice requirements, except in emergencies. City Council discussed the proposed ordinance.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1473 AS PRESENTED.

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, Council Member Hamilton

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 Wells attended the City Manager Briefing and the Premiere Property Group ribbon-cutting ceremony.

Council Member Burkle attended the City Manager Briefing and the Premiere Property Group ribbon-cutting ceremony.

Council Member Hamilton attended the Premiere Property Group ribbon-cutting ceremony, the Ridgefield Chamber meeting, the School Board meeting, and the Main Street meeting.

Council Member Davis attended the C-TRAN Board meeting and provided a report.

Council Member Favela attended the ECHO meeting and provided an update, attended the Boys & Girls Club youth night, and provided updates on the boathouse and CCFR meeting.

Mayor Pro Tem Chipman provided an update on Neighbors Helping Neighbors and attended the Art

Association meeting, CRWWD meeting, and the Premiere Property Group ribbon-cutting ceremony.

2. Mayor

Acknowledged the Black History Month proclamation and provided a report on the C-TRAN board composition meeting.

3. City Manager

City Manager Steve Stuart provided an update on lobbying, recognized the Finance Department for receiving the GFOA Certificate of Achievement for Excellence in Financial Reporting, and noted that City offices will be closed Monday, February 16, for Presidents Day.

IX. ADJOURN

7:43PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Bond 101 and Update to the 2026 LTGO Bond Issuance

GOVERNING LEGISLATION

RCW 39.36 Limitation of Indebtedness of Taxing Districts

PREVIOUS COUNCIL ACTION TAKEN:

Council has approved the issuance of Limited Tax General Obligation Bonds in the past for multiple high priority infrastructure projects.

SUMMARY/BACKGROUND:

Bonding 101 - Council overview for the issuance of Limited Tax General Obligation Bonds for the Ridgefield Community Center

BUDGET/FINANCIAL IMPACTS:

Pending council direction

RECOMMENDED ACTION OR MOTION:

No action requested. Presentation only.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. 2.26.2026 Bond Presentation



City of Ridgefield, Washington

LTGO Bonds, 2026

February 26, 2026

PFM Financial
Advisors LLC

509 Olive Way
Seattle, WA 98101

Duncan Brown
(206) 858-5367

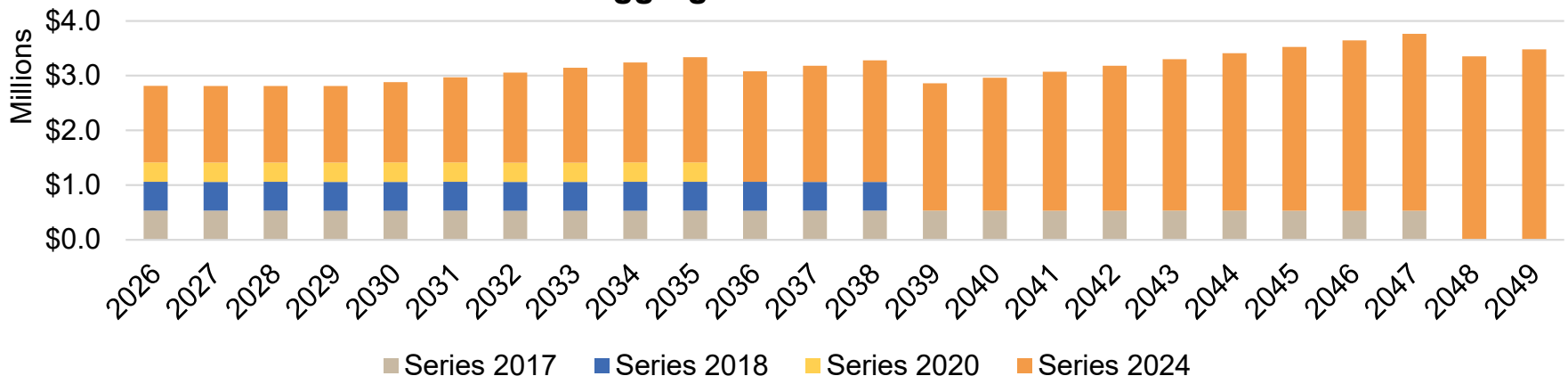


Debt Profile

- The City currently has \$44.3 million of limited tax general obligation bonds outstanding

Series	Purpose	Issue Size	Delivery Date	Final Maturity	Call Date	Outstanding Coupons	Outstanding Par ⁽¹⁾
2017	To finance the City's Outdoor Recreation Complex	\$9,455,000	10/5/2017	12/1/2047	6/1/2027	3.00-4.00%	\$7,950,000
2018	To finance the City's Outdoor Recreation Complex	6,705,000	6/5/2018	12/1/2038	6/1/2027	3.00-4.00%	5,270,000
2020	To finance the acquisition and construction of a public works facility	4,400,000	5/14/2020	12/1/2035	Anytime	2.42%	3,105,000
2024	To finance public improvements costs for the Tax Increment Area ("TIA")	27,985,000	6/18/2024	12/1/2049	6/1/2034	5.00%	27,985,000
						Total:	\$44,310,000

Aggregate Debt Service





Plan of Finance: 2026 Bonds

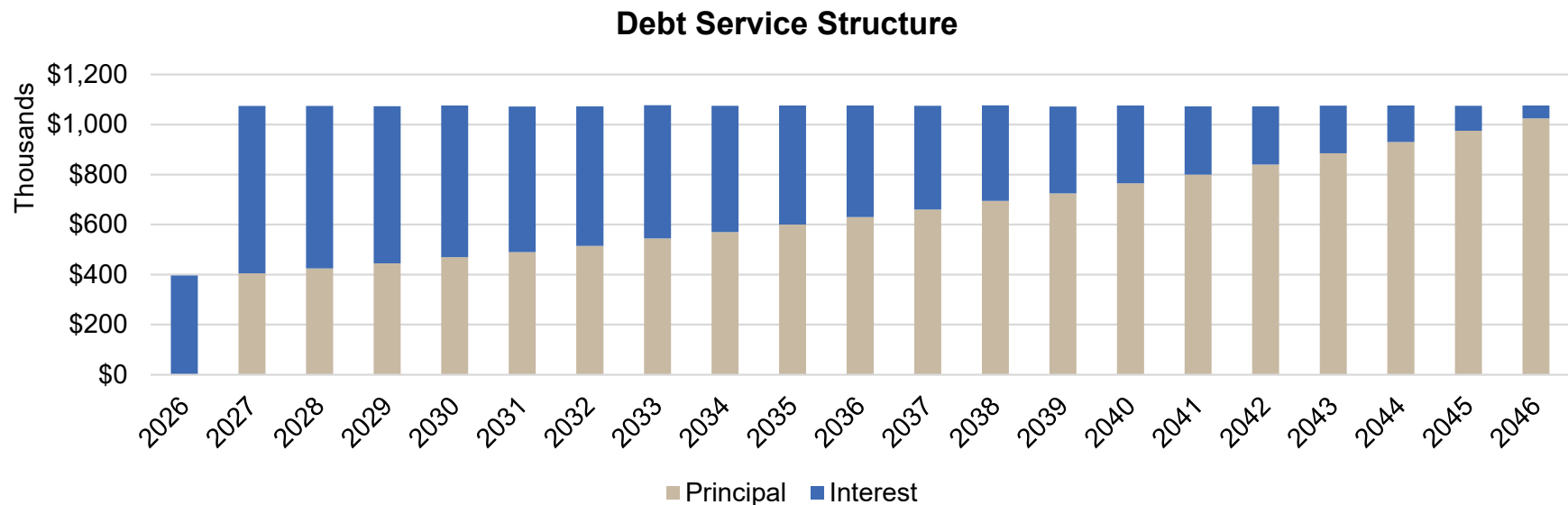
- The proposed bond ordinance would authorize the issuance of Limited Tax General Obligation Bonds, 2026, to finance a new publicly-owned community center
 - Estimated cost of the project is \$15,000,000
 - 20-Year Term
- In addition to the community center and as a part of the public-private venture with Blue Rock Ventures, the project will include an adjacent privately-owned recreation center





Plan of Finance: 2026 Bonds

- The chart below shows the option of a level debt service structure
- Based on current rates, this structure results in:
 - Total Debt Service: \$21,894,769*
 - Average Annual Debt Service: \$1,074,925*
 - True Interest Cost (TIC): 3.65%*





Debt Capacity

- The tables below illustrate the impact of the proposed bonds on the City's debt capacity:

Non-Voted General Obligation Debt Capacity	
2025 Assessed Valuation for 2026 Collection	\$4,556,409,143
LTGO Debt Capacity (1.5% of AV)	\$68,346,137
Less: Outstanding LTGO Bonds	<u>(\$44,310,000)</u>
Remaining LTGO Debt Capacity	\$24,036,137

Total General Obligation Debt Capacity for General Municipal Purposes	
2025 Assessed Valuation for 2026 Collection	\$4,556,409,143
Total Debt Capacity (2.5% of AV)	\$113,910,229
Less: Outstanding LTGO Bonds	<u>(\$44,310,000)</u>
Less: New Bonds	<u>(\$15,000,000)</u>
Remaining Total Debt Capacity for General Municipal Purposes	\$54,600,229



Credit Rating Summary

Current Rating / Outlook <i>Primary Rating Analyst</i>	AA (Stable) Bond Rating <i>Brian Phuvan</i>
Date of Last Review	June 6, 2024
Credit Strengths	• Very strong and diverse economic base with access to the broad and diverse Portland-Vancouver-Hillsboro metropolitan statistical area, with very strong incomes and extremely strong market value per capita • Financial profile characterized by strong budgetary performance, and its very strong budgetary flexibility and liquidity • Strong management profile, reflecting a good financial management assessment that takes into account a formalized budget-building process, monthly budgetary performance monitoring, robust six-year sustainability model, and formal debt, reserve, and investment policies
Credit Challenges	• Weak debt profile, reflecting elevated net direct debt of more than 200% of operating revenue

What could make the rating go up?

- Debt levels moderate
- The City adopts a formal long-term capital improvement plan that is comparable to that of higher-rated peers while maintaining very strong budgetary flexibility

What could make the rating go down?

- Material financial deterioration as a result of softening of key revenue streams or prolonged capital spending without making any corresponding budgetary adjustments
- Material decrease in available general fund reserves to a level no longer comparable with that of similarly rated peers



Key Transaction Milestones

- City Council passes ordinance approving the bonds
 - Delegate authority to City Manager / Finance Director to approve bond sale within key parameters (maximum size, true interest cost, and final maturity, among others)
- Finance team develops documentation
 - Ratings presentation
 - Preliminary Official Statement (and later, final OS)
- Apply for and receive credit rating
- Publish Preliminary Official Statement (POS)
- Price bonds and sign Bond Purchase Agreement
- Closing – funds are delivered

LTGO Bonds, 2026 – Schedule of Events¹

City Council – First Reading of Bond Ordinance	March 12
Rating Agency Meeting	Week of March 16
City Council – Adoption of Bond Ordinance	March 26
Rating Received	By April 3
Preliminary Official Statement (POS) Finalized	April 6
Bond Pricing	April 14
Bond Closing	April 28

(1) Preliminary, subject to change

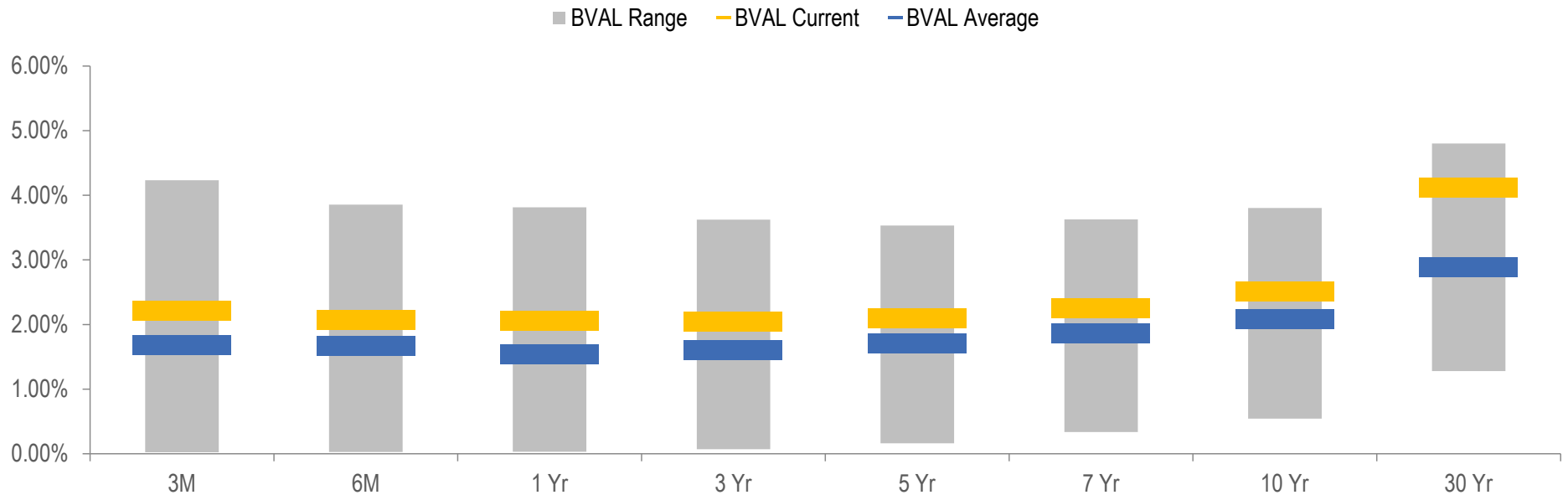


Appendix: Market Update



Historical AAA BVAL Position

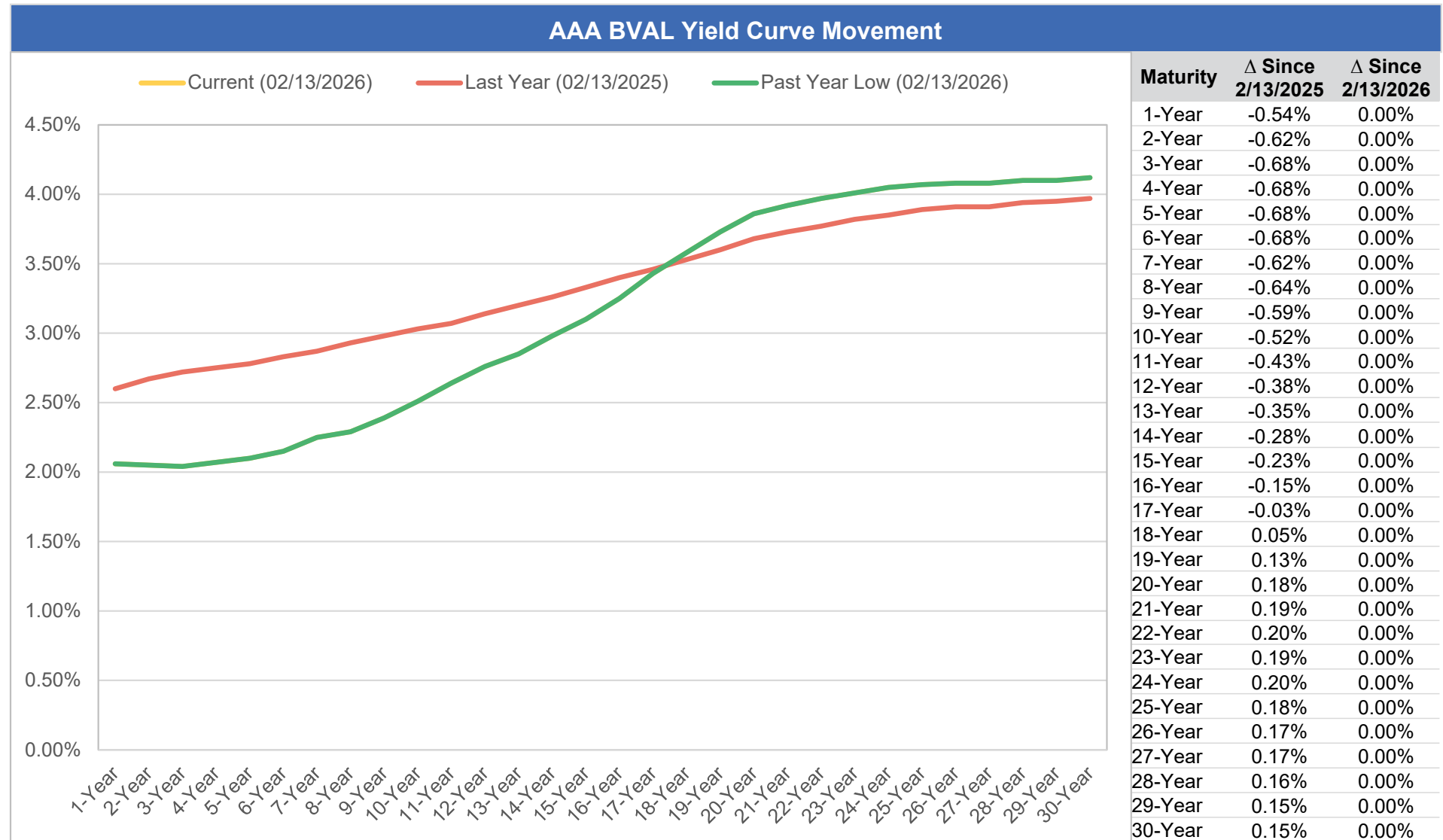
AAA BVAL Rate Position
(10-Year History)



STATISTIC	3 Month	6 Month	1 Year	3 Year	5 Year	7 Year	10 Year	30 Year
2/13/2026	2.21%	2.07%	2.06%	2.04%	2.10%	2.25%	2.51%	4.12%
Average	1.69%	1.67%	1.54%	1.61%	1.71%	1.86%	2.09%	2.89%
Spread to Avg.	0.53%	0.40%	0.52%	0.44%	0.39%	0.39%	0.43%	1.23%
Minimum	0.02%	0.03%	0.03%	0.07%	0.16%	0.34%	0.54%	1.28%
Spread to Min.	2.19%	2.04%	2.02%	1.97%	1.94%	1.91%	1.97%	2.84%
Maximum	4.23%	3.85%	3.81%	3.62%	3.53%	3.63%	3.80%	4.80%
Spread to Max.	-2.02%	-1.79%	-1.76%	-1.58%	-1.43%	-1.38%	-1.29%	-0.68%
Percent of Market Days Lower	49.40%	49.32%	65.36%	61.81%	60.61%	60.81%	66.32%	91.42%



Recent AAA BVAL Yield Curve Movement

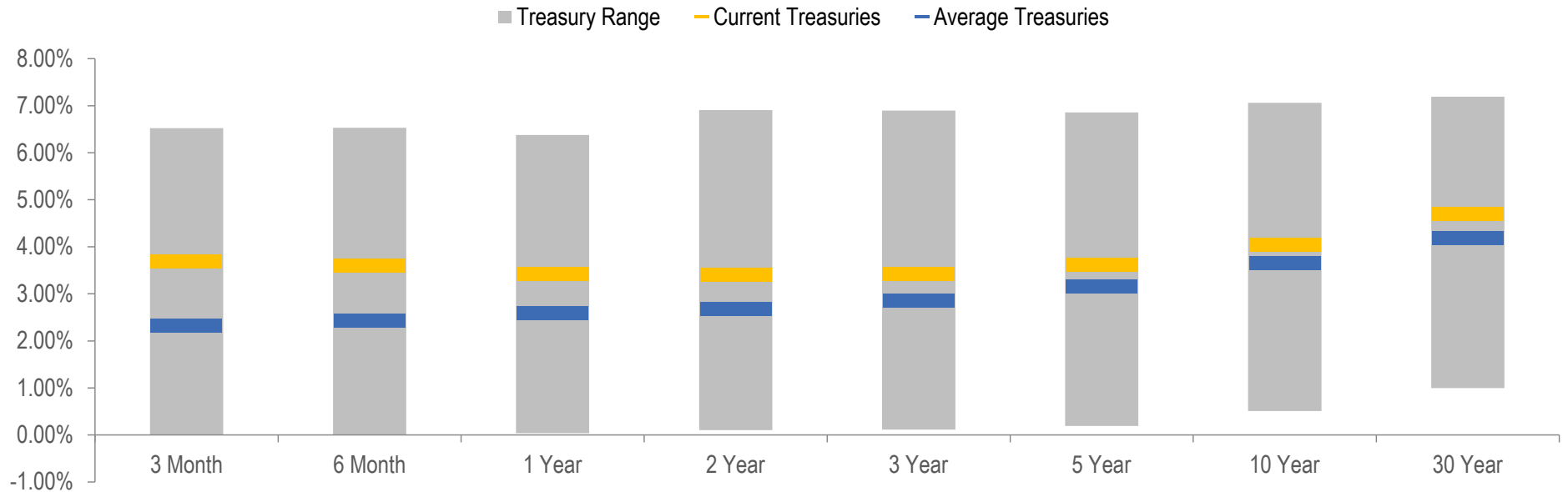


Source: Bloomberg



Historical U.S. Treasury Position

U.S. Treasury Rate Position
(30-Year History)

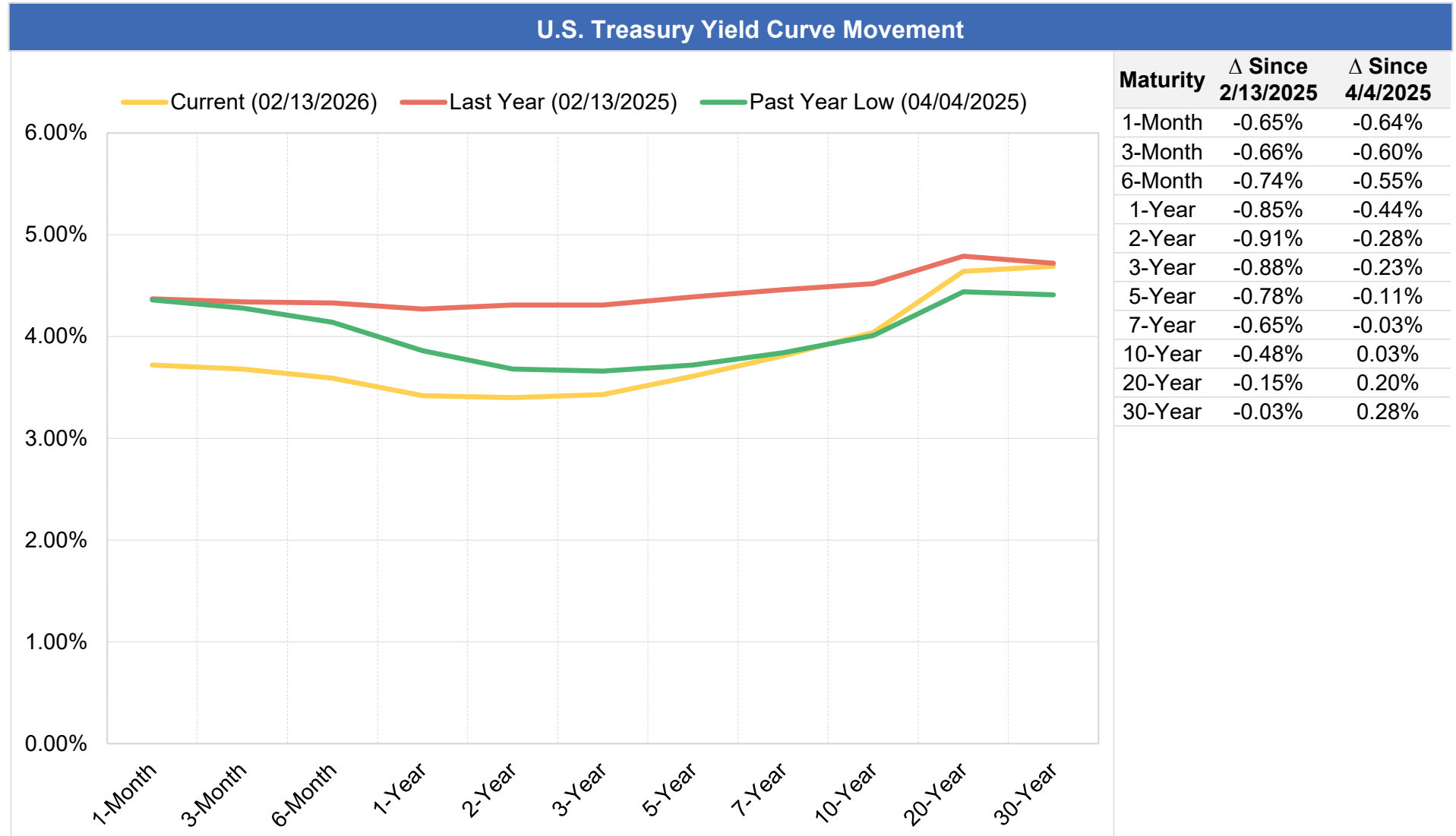


Statistic	3 Month	6 Month	1 Year	2 Year	3 Year	5 Year	10 Year	30 Year
2/13/2026	3.68%	3.59%	3.42%	3.40%	3.43%	3.61%	4.04%	4.69%
Average	2.32%	2.43%	2.59%	2.68%	2.86%	3.15%	3.65%	4.19%
Spread to Avg.	1.36%	1.16%	0.83%	0.72%	0.57%	0.46%	0.39%	0.50%
Minimum	-0.09%	0.00%	0.04%	0.10%	0.11%	0.19%	0.51%	1.00%
Spread to Min.	3.77%	3.59%	3.38%	3.30%	3.32%	3.42%	3.53%	3.69%
Maximum	6.44%	6.53%	6.38%	6.91%	6.90%	6.86%	7.06%	7.19%
Spread to Max.	-2.76%	-2.94%	-2.96%	-3.51%	-3.47%	-3.25%	-3.02%	-2.50%
Percent of Market Days Lower	67.34%	65.83%	73.42%	63.05%	61.36%	59.91%	58.24%	62.35%

Source: Bloomberg



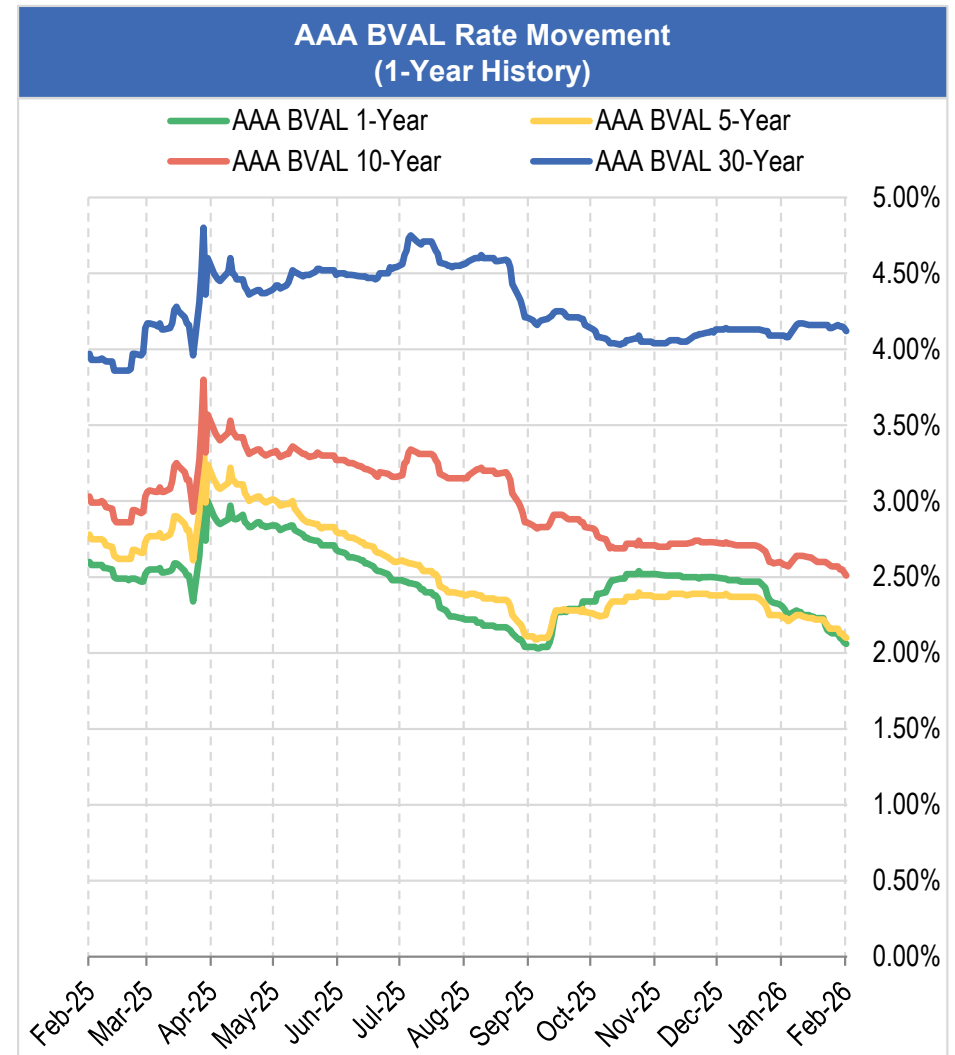
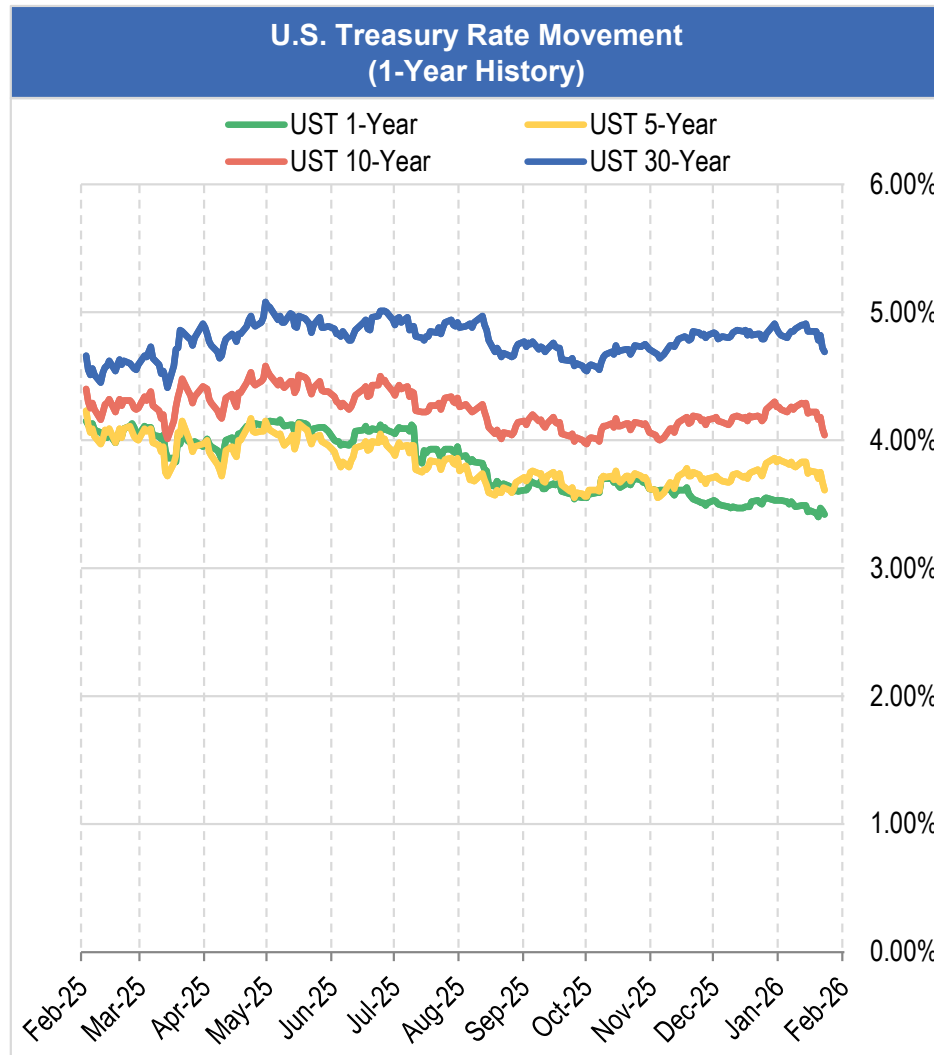
Recent U.S. Treasury Yield Curve Movement



Source: Bloomberg



U.S. Treasury & AAA BVAL Rate Movement

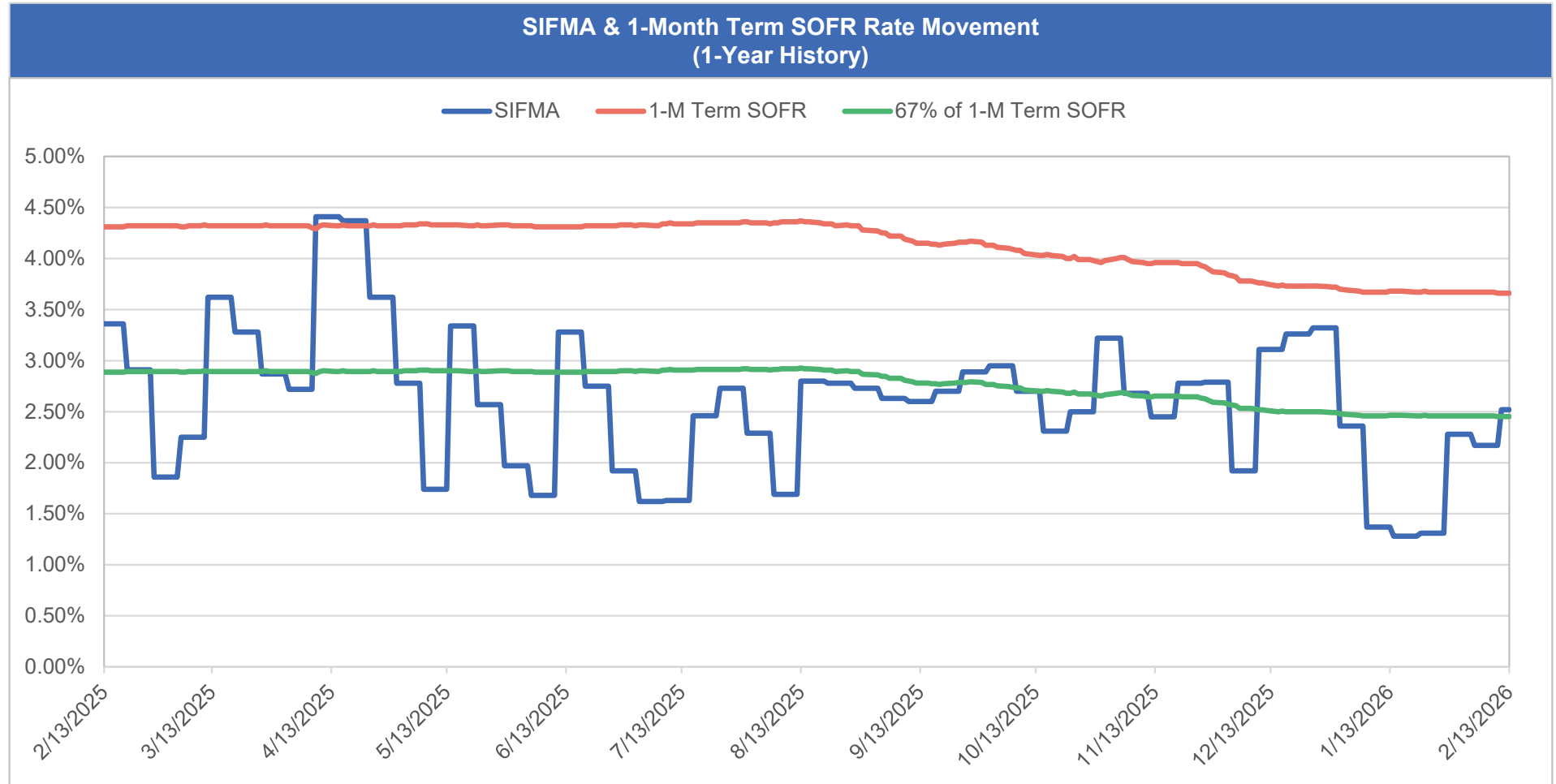


Source: Bloomberg



SIFMA & 1-Month Term SOFR Rate Movement

- The SIFMA Index is currently at 2.52% while the 67% of 1-M Term SOFR level sits at 2.45%.

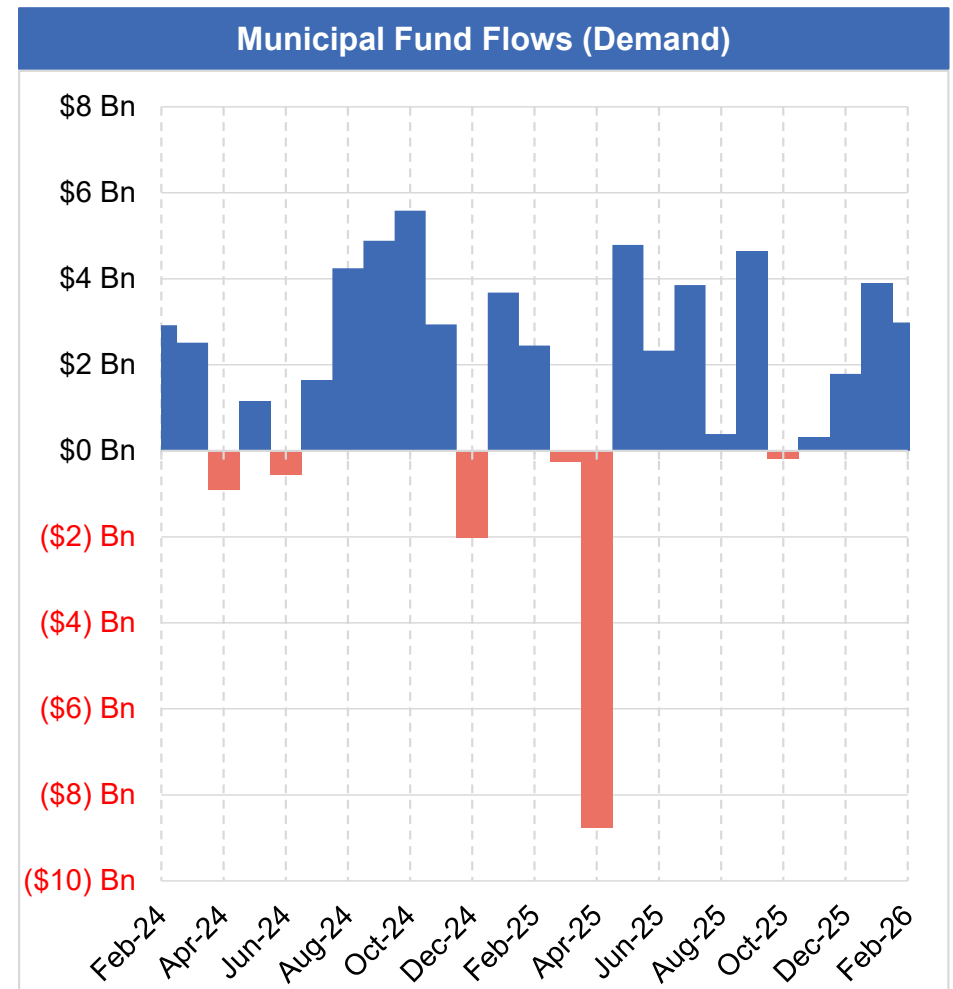
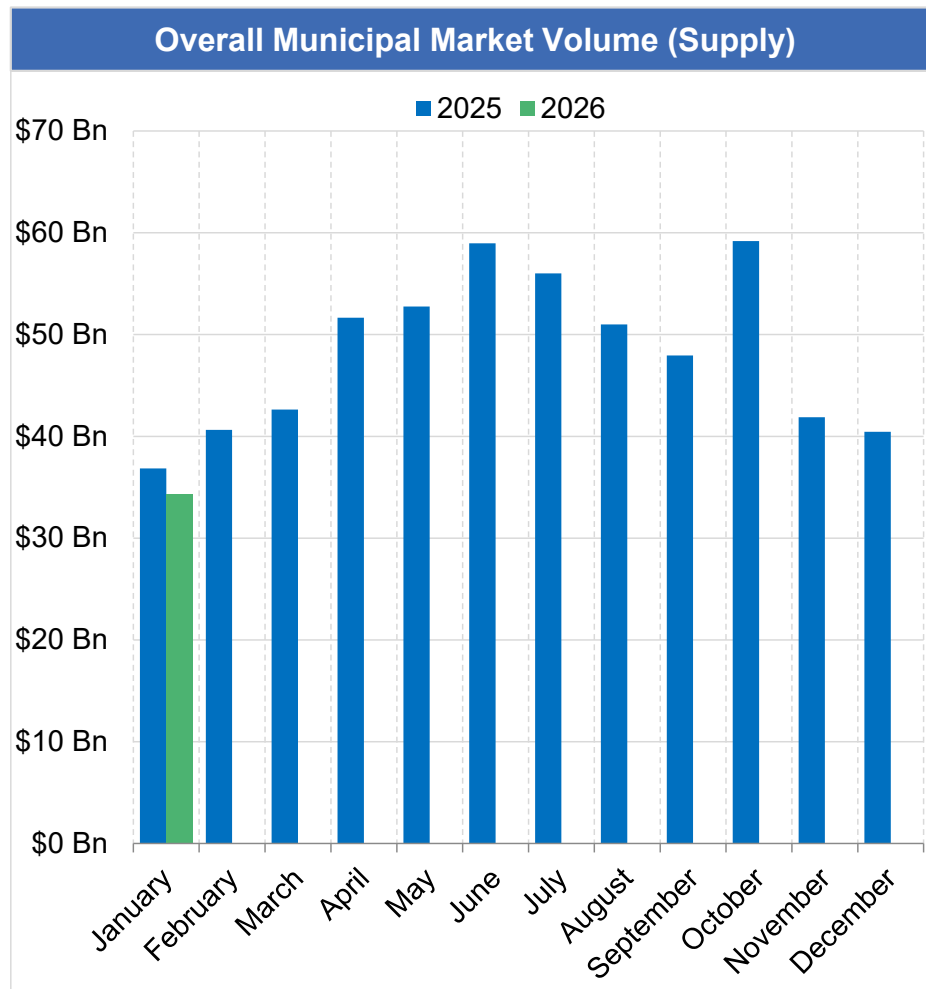


Source: Bloomberg



Municipal Market Supply & Demand

- New issuance volume was up by 14.25% year-over-year in 2025 from 2024, the 2026 monthly new issuance volume is 6.90% lower than the 2025 issuance through January.



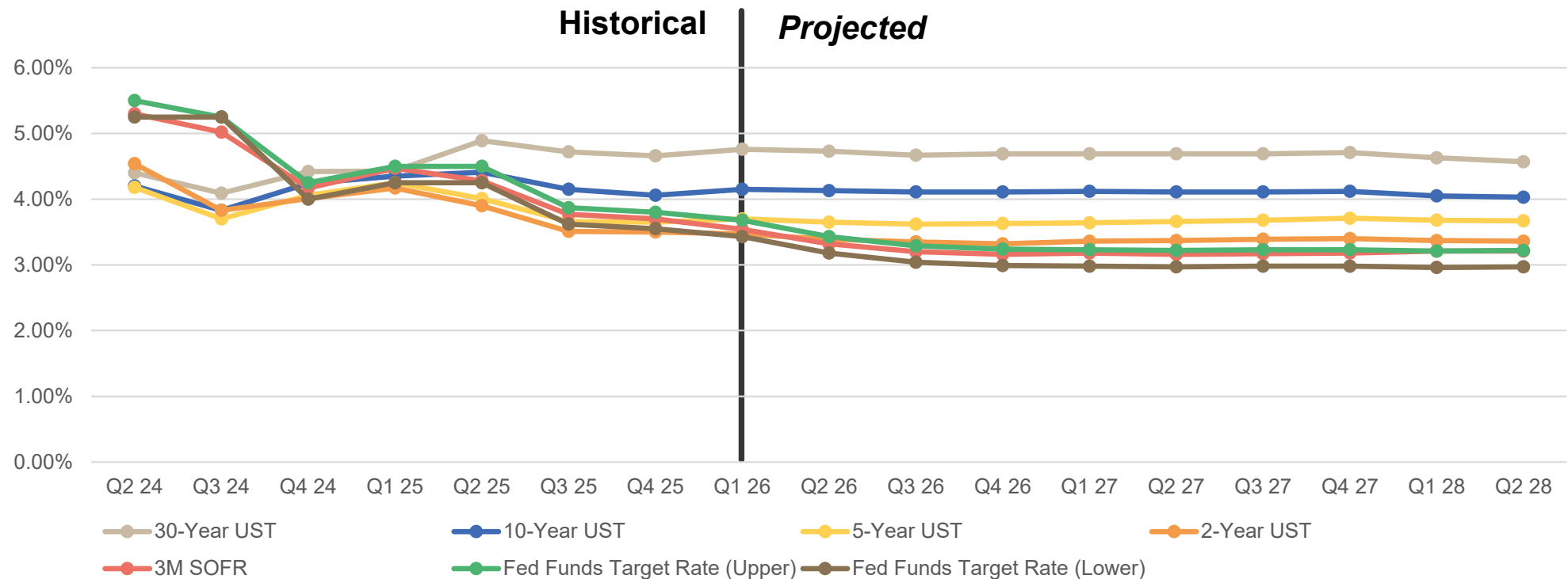
Source: Bond Buyer, Investment Company Institute



Historical and Forecasted Interest Rates

The charts below show consensus forecasts from numerous financial institutions as reported by Bloomberg.

Bloomberg Bond Yield Forecast (As of February 17, 2026)											
Average Forecasts	Current	Q1 26	Q2 26	Q3 26	Q4 26	Q1 27	Q2 27	Q3 27	Q4 27	Q1 28	Q2 28
30-Year UST	4.68%	4.76%	4.73%	4.67%	4.69%	4.69%	4.69%	4.69%	4.71%	4.63%	4.57%
10-Year UST	4.05%	4.15%	4.13%	4.11%	4.11%	4.12%	4.11%	4.11%	4.12%	4.05%	4.03%
5-Year UST	3.61%	3.70%	3.65%	3.62%	3.63%	3.64%	3.66%	3.68%	3.71%	3.68%	3.67%
2-Year UST	3.43%	3.47%	3.39%	3.35%	3.32%	3.36%	3.37%	3.39%	3.40%	3.37%	3.36%
3M SOFR	3.66%	3.54%	3.32%	3.20%	3.16%	3.18%	3.16%	3.17%	3.18%	3.21%	3.21%
Fed Funds Target Rate (Upper)	3.75%	3.68%	3.43%	3.29%	3.24%	3.23%	3.22%	3.23%	3.23%	3.21%	3.22%
Fed Funds Target Rate (Lower)	3.50%	3.43%	3.18%	3.04%	2.99%	2.98%	2.97%	2.98%	2.98%	2.96%	2.97%





Disclosures

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Duncan Brown, Director
(206) 858-5367 | brownd@pfm.com



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Motion to Approve an Amendment to the Contract Award for Pioneer Widening and 50th Avenue Roundabout Improvement Project

GOVERNING LEGISLATION

Revised Code of Washington Title 35 – Cities and Towns
Title 35A Optional Municipal Code
Title 39 – Public Contracts and Indebtedness, and
City Financial Policy #04: Procurement of Goods & Services

PREVIOUS COUNCIL ACTION TAKEN:

Approval of the construction contract amount of \$21,442,442.00 on June 13, 2024.

SUMMARY/BACKGROUND:

The City of Ridgefield has delivered one of its largest projects to date, the Pioneer Widening and 50th Avenue (Place) Roundabout Improvement Project. The project includes:

- Roadway widening along Pioneer Street,
- Joint utility and sanitary sewer improvements along Pioneer Street from east of Royle Road to 56th Place,
- A roundabout at Pioneer and North 50th Place and associated artwork,
- A new road, 50th Place (Discovery Drive) from Pioneer to Pioneer Canyon Drive,
- Pioneer Canyon Drive northwest from 50th Place (Discovery Drive) to the north City's property line, and
- A new road, 50th Place (Discovery Drive) to Union Ridge Town Center/Costco.

The project included accelerated completion schedules for various phases to accommodate the opening of Costco and In-N-Out Burger, among other economic development projects. Complex components including fish-passage culverts and fish passage channel, and roadway widening along Pioneer Street to complete it as a four-lane corridor from west of Royle Road to I-5.

The City awarded the bid to Active Construction Inc in June 2024 of \$19,442,442 plus \$2 million for early completion incentives and contingencies, for a total of \$21,442,442. The original engineer's estimate was \$22,133,648.00. An additional \$820,000 is requested to complete the project, bringing the total project cost to \$22,262,205.65, which is within one percent (1%) of the original engineer's estimate.

The project experienced cost overruns primarily due to unexpected site conditions and modifications that were necessary to achieve the project requirements. These circumstances included addressing settlement monitoring of the sewer line, unsuitable subgrade that required remediation, extension and addition of storm infrastructure including installation of a storm pipe outlet through the fish passage

wall, Discovery Drive landscape changes to allow for the artwork, sign revisions, resolution of drainage challenges that became apparent after construction was complete, and others. Each of these issues requires additional work and resources to ensure the project meets safety, functionality, and quality standards.

BUDGET/FINANCIAL IMPACTS:

The funding for this project is comprised of financing from the 2024 Limited Tax General Obligation Bond Issuance for various projects in the Tax Increment Area and partner funding for the sewer work from Clark Regional Wastewater District. There are bond funds remaining which will be used to cover these costs.

A budget item will be brought forward at a later date to account for funds allocated in 2026.

RECOMMENDED ACTION:

If the Council chooses to approve this contract amendment with Active Construction Inc., a motion would be:

"I move to approve the amendment to the construction contract with Active Construction Inc. for the Pioneer Widening and 50th Avenue Roundabout Project, in the amount of \$820,000 for a total contract amount of \$22,262,205.65"

STAFF CONTACT: Miranda Lange, Deputy Director of Public Works Infrastructure

ATTACHMENTS:

1. Pioneer Widening Amendment Totals



City of Ridgefield
Contract Pay Estimate

Project: 50th Avenue Roundabout and Pioneer Street Widening
Contractor: Active Construction, Inc.
Federal Aid # n/a
State LP Contract # n/a
City Contract # P21005-3

Estimate No.:	Cost to Complete
Date:	2/23/2026
Payment Period:	

City Contract # P21005-3		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
Schedule A								
1	Mobilization	LS	1	\$1,930,000.00	\$1,930,000.00	1.00	\$1,930,000.00	100.00%
2	Minor Change	EST	1	\$5,000.00	\$5,000.00	0.00	\$0.00	0.00%
3	Structure Surveying	LS	1	\$45,000.00	\$45,000.00	1.00	\$45,000.00	100.00%
4	Roadway Surveying	LS	1	\$140,000.00	\$140,000.00	1.00	\$140,000.00	100.00%
5	ADA Features Surveying	LS	1	\$11,000.00	\$11,000.00	1.00	\$11,000.00	100.00%
6	Record Drawings	LS	1	\$15,000.00	\$15,000.00	1.00	\$15,000.00	100.00%
7	SPCC Plan	LS	1	\$1,500.00	\$1,500.00	1.00	\$1,500.00	100.00%
8	Type C Progress Schedule	LS	1	\$8,500.00	\$8,500.00	1.00	\$8,500.00	100.00%
9	Project Temp Traffic Control	LS	1	\$375,000.00	\$375,000.00	1.00	\$375,000.00	100.00%
10	Detour Plan	LS	1	\$11,000.00	\$11,000.00	1.00	\$11,000.00	100.00%
11	Construction staging/Access Plan	LS	1	\$250,000.00	\$250,000.00	1.00	\$250,000.00	100.00%
12	Work zone Safety Contingency	FA	50000	\$1.00	\$50,000.00	49605.13	\$49,605.13	99.21%
13	Portable Changeable Message Sign	HR	26280	\$3.00	\$78,840.00	33696.00	\$101,088.00	128.22%
14	Clearing and Grubbing	Acre	11	\$20,000.00	\$220,000.00	10.16	\$203,220.00	92.37%
15	Removal of Structures & Obstructions	LS	1	\$172,413.24	\$172,413.24	1.00	\$172,413.24	100.00%
16	Removal of Asbestos material	FA	1	\$25,000.00	\$25,000.00	0.07	\$1,736.00	6.94%
17	Decomissioning Wells	LS	1	\$14,000.00	\$14,000.00	1.00	\$14,000.00	100.00%
18	Roadway Excavtion Incl. Haul	CY	20150	\$36.50	\$735,475.00	21692.90	\$791,790.85	107.66%
19	Common Borrow Incl. Haul	CY	27200	\$8.50	\$231,200.00	27200.00	\$231,200.00	100.00%
20	Stormwater Facility Excv incl Haul (CO 29 -500CY)	CY	9600	\$4.25	\$40,800.00	9600.00	\$40,800.00	100.00%
21	Structure Excv Class A Incl Haul	CY	6800	\$34.00	\$231,200.00	6186.71	\$210,348.14	90.98%
22	Structure Excv Class B Incl Haul	CY	3940	\$32.00	\$126,080.00	3463.72	\$110,839.04	87.91%
23	Shoring or Extra Excavation Class A	LS	1	\$225,000.00	\$225,000.00	1.00	\$225,000.00	100.00%
24	Shoring or Extra Excavation Class B	SF	26500	\$1.25	\$33,125.00	18092.00	\$22,615.00	68.27%
25	Gravel Backfill for Foundation Class A	CY	400	\$70.00	\$28,000.00	230.17	\$16,111.90	57.54%
26	Controlled Density Fill	CY	30	\$400.00	\$12,000.00	60.00	\$24,000.00	200.00%
27	Crushed Surfacing Base Course	TON	26000	\$30.00	\$780,000.00	29859.21	\$895,776.30	114.84%
28	Commercial HMA	TON	2800	\$135.00	\$378,000.00	2107.94	\$284,571.90	75.28%
29	HMA CL 3/8 in. PG 58V-22 (CO16 -6800 tons)	TON	4400	\$137.00	\$602,800.00	4318.26	\$591,601.62	98.14%
30	Planing Bituminous Pavement	SY	900	\$15.50	\$13,950.00	1437.73	\$22,284.82	159.75%
31	Pigment Cement Concrete Pavement (CO 19 - 394 SY)	SY	300	\$275.00	\$82,500.00	300.00	\$82,500.00	100.00%
32	Corrosion Resistant Dowel Bar	EACH	252	\$32.00	\$8,064.00	252.00	\$8,064.00	100.00%
33	Epoxy-Coated St. Reinf Bar	LB	325	\$28.00	\$9,100.00	325.00	\$9,100.00	100.00%
34	Structural Earth Wall (CO03 - 20,225 SF)	SF	0	\$95.00	\$0.00	0.00	\$0.00	#DIV/0!
35	Gravel Borrow for Structural Earth Wal Incl. Haul (CO03 +985CY)	CY	9385	\$43.00	\$403,555.00	9581.67	\$412,011.81	102.10%
36	Shaft - 36 in diameter	LF	1300	\$225.00	\$292,500.00	944.69	\$212,555.25	72.67%
37	Furnishing Soldier Pile W14x58	LF	1200	\$38.00	\$45,600.00	912.00	\$34,656.00	76.00%
38	Furnishing Soldier Pile W18x65	LF	250	\$50.00	\$12,500.00	0.00	\$0.00	0.00%



Project: 50th Avenue Roundabout and Pioneer Street Widening

Contractor: Active Construction, Inc.

Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

Estimate No.:	Cost to Complete
Date:	2/23/2026
Payment Period:	

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39	Furnishing Soldier Pile W14x43	LF	210	\$32.00	\$6,720.00	0.00	\$0.00	0.00%
40	Lagging	SF	3000	\$30.00	\$90,000.00	2034.70	\$61,041.00	67.82%
41	Prefabricated Drainage Mat	SY	333	\$16.00	\$5,328.00	231.80	\$3,708.80	69.61%
42	Concrete Fascia Panel	SF	3000	\$110.00	\$330,000.00	2560.00	\$281,600.00	85.33%
43	Contractor Designed Buried Structure No. 1	LS	1	\$300,000.00	\$300,000.00	1.00	\$300,000.00	100.00%
44	Contractor Designed Buried Structure No. 2	LS	1	\$265,000.00	\$265,000.00	1.00	\$265,000.00	100.00%
45	Contractor Designed Buried Structure No. 3	LS	1	\$775,000.00	\$775,000.00	1.00	\$775,000.00	100.00%
46	Contractor Designed Buried Structure No. 4	LS	1	\$145,000.00	\$145,000.00	1.00	\$145,000.00	100.00%
47	Contractor Designed Buried Structure No. 5	LS	1	\$200,000.00	\$200,000.00	1.00	\$200,000.00	100.00%
48	Underdrain Pipe 6 in Diam	LF	2370	\$4.50	\$10,665.00	2125.10	\$9,562.95	89.67%
49	Gravel Backfill for Drain	CY	525	\$45.00	\$23,625.00	419.77	\$18,889.65	79.96%
50	Corrugated Polyethylene Storm Sewer Pipe 8in	LF	795	\$32.00	\$25,440.00	842.30	\$26,953.60	105.95%
51	Corrugated Polyethylene Storm Sewer Pipe 12in	LF	2430	\$40.00	\$97,200.00	2819.00	\$112,760.00	116.01%
52	Corrugated Polyethylene Storm Sewer Pipe 15in	LF	760	\$55.00	\$41,800.00	1239.00	\$68,145.00	163.03%
53	Polypropylene Storm Sewer Pipe 8in (CO21 -51LF)	LF	0	\$40.00	\$0.00	0.00	\$0.00	#DIV/0!
54	Polypropylene Storm Sewer Pipe 12in	LF	486	\$60.00	\$29,160.00	486.00	\$29,160.00	100.00%
55	Testing Storm Sewer Pipe	LF	4430	\$6.50	\$28,795.00	4678.50	\$30,410.25	105.61%
56	Adjust Manhole	EACH	4	\$1,300.00	\$5,200.00	4.00	\$5,200.00	100.00%
57	Manhole 48in Type 1	EACH	16	\$5,000.00	\$80,000.00	19.00	\$95,000.00	118.75%
58	Manhole 48in Type 3	EACH	5	\$5,500.00	\$27,500.00	4.00	\$22,000.00	80.00%
59	Manhole 60in Type Flow Control	EACH	1	\$12,500.00	\$12,500.00	1.00	\$12,500.00	100.00%
60	Catch Basin Type Combination Inlet	EACH	33	\$3,000.00	\$99,000.00	35.00	\$105,000.00	106.06%
61	Catch Basin Type Rolled Curb Drain	EACH	7	\$3,100.00	\$21,700.00	7.00	\$21,700.00	100.00%
62	Catch Basin Type Ditch	EACH	1	\$3,600.00	\$3,600.00	1.00	\$3,600.00	100.00%
63	Catch Basin Type Overflow Riser	EACH	2	\$4,900.00	\$9,800.00	2.00	\$9,800.00	100.00%
64	Connection to Drainage Structure	EACH	2	\$1,500.00	\$3,000.00	2.00	\$3,000.00	100.00%
65	Temporary Water Main	FA	25000	\$1.00	\$25,000.00	93091.32	\$93,091.32	372.37%
66	Sewer Cleanout	EACH	4	\$760.00	\$3,040.00	2.00	\$1,520.00	50.00%
67	Erosion Control and Water Pollution Prevention	LS	1	\$117,000.00	\$117,000.00	1.00	\$117,000.00	100.00%
68	Erosion Control Blanket	SY	1238	\$8.80	\$10,894.40	844.70	\$7,433.36	68.23%
69	High Visibility Fence	LF	1285	\$3.45	\$4,433.25	624.00	\$2,152.80	48.56%
70	Root Barrier	LF	4640	\$13.25	\$61,480.00	4240.00	\$56,180.00	91.38%
71	Project Area Weed and Pest Control	FA	10000	\$1.00	\$10,000.00	0.00	\$0.00	0.00%
72	Seed, Fertilizing, and Mulching site Roadside	ACRE	2	\$5,500.00	\$11,000.00	1.28	\$7,051.00	64.10%
73	Seed, Fertilizing, and Mulching site Restoration	ACRE	1.78	\$6,200.00	\$11,036.00	1.02	\$6,348.80	57.53%
74	Seed, Fertilizing, and Mulching Site Wetland	ACRE	0.1	\$10,000.00	\$1,000.00	0.08	\$840.00	84.00%
75	Topsoil Type A - 3in. Settled Depth	SY	9200	\$4.60	\$42,320.00	0.00	\$0.00	0.00%
76	Topsoil Type A - 12in. Settled Depth	SY	7928	\$16.50	\$130,812.00	8337.30	\$137,565.45	105.16%
77	Topsoil Type B - 6in. Settled Depth	SY	13756	\$8.80	\$121,052.80	12574.00	\$110,651.20	91.41%
78	Topsoil Type B - 12in. Settled Depth	SY	8894	\$18.00	\$160,092.00	4996.50	\$89,937.00	56.18%
79	Topsoil Type BSM	CY	275	\$60.50	\$16,637.50	648.00	\$39,204.00	235.64%
80	Compost Blanket	SY	15195	\$5.00	\$75,975.00	14448.50	\$72,242.50	95.09%
81	Bark or Wood Chip Mulch 3in settled Depth	SY	13257	\$6.85	\$90,810.45	13103.20	\$89,756.92	98.84%



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Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

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82	Bark or Wood Chip Mulch Rings	EACH	2802	\$6.50	\$18,213.00	2802.00	\$18,213.00	100.00%
83	PSIPE Plant Mix B	ACRE	1.27	\$21,000.00	\$26,670.00	1.27	\$26,670.00	100.00%
84	PSIPE Plant Mix C	ACRE	0.06	\$24,000.00	\$1,440.00	0.06	\$1,440.00	100.00%
85	PSIPE Plant Mix D	ACRE	0.17	\$19,000.00	\$3,230.00	0.17	\$3,230.00	100.00%
86	PSIPE Zelkova Serrata 'Green Vase'	EACH	49	\$495.00	\$24,255.00	44.00	\$21,780.00	89.80%
87	PSIPE Malus 'Purple Prince'	EACH	50	\$495.00	\$24,750.00	0.00	\$0.00	0.00%
88	PSIPE Nyssa sylvatica	EACH	37	\$495.00	\$18,315.00	27.00	\$13,365.00	72.97%
89	PSIPE Carpinus carolinana	EACH	69	\$495.00	\$34,155.00	62.00	\$30,690.00	89.86%
90	PSIPE Magnolia grandiflora 'Edith Bogue'	EACH	49	\$495.00	\$24,255.00	68.00	\$33,660.00	138.78%
91	PSIPE Picea orientalis 'Aureospicata'	EACH	4	\$550.00	\$2,200.00	0.00	\$0.00	0.00%
92	PSIPE Berberis thunbergii 'Atropurpurea Nana'	EACH	1466	\$35.00	\$51,310.00	645.00	\$22,575.00	44.00%
93	PSIPE Pennisetum alopecuroides	EACH	774	\$28.00	\$21,672.00	372.00	\$10,416.00	48.06%
94	PSIPE Juniperus squamata 'blue star'	EACH	532	\$41.00	\$21,812.00	491.00	\$20,131.00	92.29%
95	PSIPE Ceonothus thrysiflorus 'Louis Edmonds'	EACH	354	\$44.00	\$15,576.00	280.00	\$12,320.00	79.10%
96	PSIPE Cornus serica 'Kelsyl'	EACH	1157	\$32.00	\$37,024.00	450.00	\$14,400.00	38.89%
97	PSIPE Mahonia aquifolium 'compacta'	EACH	253	\$43.00	\$10,879.00	320.00	\$13,760.00	126.48%
98	PSIPE Apiraea japonica 'Goldmound	EACH	386	\$32.00	\$12,352.00	311.00	\$9,952.00	80.57%
99	PSIPE Festuca glouca 'Elija blue'	EACH	11489	\$5.50	\$63,189.50	4381.00	\$24,095.50	38.13%
100	PSIPE Juniperus conferta 'Golden Pacific'	EACH	1365	\$13.25	\$18,086.25	1226.00	\$16,244.50	89.82%
101	PSIPE Sedum spectabile 'Black Beauty'	EACH	4991	\$13.25	\$66,130.75	0.00	\$0.00	0.00%
102	PSIPE Helictotrichon sempervirens	EACH	536	\$13.25	\$7,102.00	468.00	\$6,201.00	87.31%
103	PSIPE Arctostaphylos uva-ursi	EACH	2229	\$5.50	\$12,259.50	1927.00	\$10,598.50	86.45%
104	PSIPE Crataegus douglasii	EACH	15	\$25.35	\$380.25	15.00	\$380.25	100.00%
105	PSIPE Rhamnus purshiana	EACH	15	\$25.35	\$380.25	15.00	\$380.25	100.00%
106	PSIPE Acer circinatum	EACH	21	\$26.00	\$546.00	12.00	\$312.00	57.14%
107	PSIPE Physocarpus capitatus	EACH	101	\$13.25	\$1,338.25	101.00	\$1,338.25	100.00%
108	PSIPE Cornus serica	EACH	92	\$13.25	\$1,219.00	92.00	\$1,219.00	100.00%
109	PSIPE Spiraea douglasii	EACH	130	\$13.25	\$1,722.50	130.00	\$1,722.50	100.00%
110	PSIPE Rosa nutkana	EACH	134	\$13.25	\$1,775.50	134.00	\$1,775.50	100.00%
111	PSIPE Mahonia aquifolium 'compacta'	EACH	139	\$13.25	\$1,841.75	139.00	\$1,841.75	100.00%
112	PSIPE symphoricarpos albus	EACH	104	\$13.25	\$1,378.00	152.00	\$2,014.00	146.15%
113	PSIPE Herbaceous Mix A	EACH	4457	\$5.50	\$24,513.50	4200.00	\$23,100.00	94.23%
114	Plant Establishment - 2nd Year	FA	56000	\$1.00	\$56,000.00	56000.00	\$56,000.00	100.00%
115	Irrigation System	LS	1	\$246,000.00	\$246,000.00	1.00	\$246,000.00	100.00%
116	Roundabout Cement Concrete Curb and Gutter	LF	2470	\$32.40	\$80,028.00	2542.40	\$82,373.76	102.93%
117	Cement Conc Traffic Curb and Gutter	LF	6200	\$23.00	\$142,600.00	5598.20	\$128,758.60	90.29%
118	Cement Conc Traffic Curb	LF	4350	\$23.00	\$100,050.00	4740.00	\$109,020.00	108.97%
119	Roundabout Central Island Cement Conc Curb	LF	314	\$71.00	\$22,294.00	321.00	\$22,791.00	102.23%
120	Roundabout Truck Apron Cement Conc Curb and Gutter	LF	372	\$36.00	\$13,392.00	378.00	\$13,608.00	101.61%
121	Dual Faced Cement Conc Traffic Curb	LF	200	\$60.00	\$12,000.00	227.00	\$13,620.00	113.50%
122	Cement Conc. Pedestrian	LF	620	\$26.50	\$16,430.00	462.90	\$12,266.85	74.66%
123	Extruded Curb	LF	70	\$44.00	\$3,080.00	0.00	\$0.00	0.00%
124	Cement Conc. Driveway Entrance Type 3	SY	65	\$181.00	\$11,765.00	47.50	\$8,597.50	73.08%



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125	Cement Conc. Driveway Entrance Type Commercial	SY	210	\$175.00	\$36,750.00	495.90	\$86,782.50	236.14%
126	Cement Con. Approach	SY	250	\$143.00	\$35,750.00	411.50	\$58,844.50	164.60%
127	Recessed Pavement marker	HUND	2	\$2,425.00	\$4,850.00	0.00	\$0.00	0.00%
128	Flexible Guide Post	EACH	9	\$220.00	\$1,980.00	4.00	\$880.00	44.44%
129	Coated Chain Link Fence Type 4 (CO20-1 -2275LF)	LF	0	\$21.00	\$0.00	0.00	\$0.00	#DIV/0!
130	Coated Chain Link Fence Type 3	LF	842	\$27.50	\$23,155.00	1097.60	\$30,184.00	130.36%
131	Coated End, Gate, Corner, and Pull Post - Chain link Fence (CO20-2 -37 EA)	EACH	13	\$300.00	\$3,900.00	33.00	\$9,900.00	253.85%
132	Double 14 ft Coated Chain Link Gate	EACH	1	\$1,900.00	\$1,900.00	1.00	\$1,900.00	100.00%
133	Monument Case and cover	EACH	12	\$3,855.00	\$46,260.00	12.00	\$46,260.00	100.00%
134	Cement Conc. Sidewalk	SY	7744	\$76.00	\$588,544.00	7708.20	\$585,823.20	99.54%
135	Cement Conc. Curb Ramp Type A	Each	6	\$1,820.00	\$10,920.00	8.00	\$14,560.00	133.33%
136	Cement Conc. Curb Ramp Type B	Each	24	\$1,820.00	\$43,680.00	29.00	\$52,780.00	120.83%
137	Cement Conc. Curb Ramp Type Single Direction	Each	1	\$1,820.00	\$1,820.00	1.00	\$1,820.00	100.00%
138	Cement Conc. Curb Ramp Type Combination	Each	5	\$1,820.00	\$9,100.00	3.00	\$5,460.00	60.00%
139	Quarry Spalls	CY	20	\$118.00	\$2,360.00	29.60	\$3,492.80	148.00%
140	Mailbox Support Type 2	EACH	1	\$1,215.00	\$1,215.00	1.00	\$1,215.00	100.00%
141	Traffic Signal System - RRFB	LS	1	\$230,000.00	\$230,000.00	1.00	\$230,000.00	100.00%
142	Illumination System	LS	1	\$470,000.00	\$470,000.00	1.00	\$470,000.00	100.00%
143	Joint Utility Trench Incl Haul	LF	3200	\$36.00	\$115,200.00	2895.00	\$104,220.00	90.47%
144	Joint Utility Trench Coordination	LS	1	\$2,800.00	\$2,800.00	1.00	\$2,800.00	100.00%
145	Permanent Signing	LS	1	\$80,000.00	\$80,000.00	1.00	\$80,000.00	100.00%
146	Plastic Line	LF	13225	\$1.50	\$19,837.50	11244.00	\$16,866.00	85.02%
147	Plastic Wide Line	LF	2625	\$2.35	\$6,168.75	4030.00	\$9,470.50	153.52%
148	Plastic Stop Line	SF	110	\$28.50	\$3,135.00	118.00	\$3,363.00	107.27%
149	Plastic Crosswalk Line	SF	1660	\$20.00	\$33,200.00	1980.00	\$39,600.00	119.28%
150	Plastic Traffic Arrow	EACH	20	\$715.00	\$14,300.00	40.00	\$28,600.00	200.00%
151	Plastic Yield Line Symbol	EACH	45	\$92.00	\$4,140.00	45.00	\$4,140.00	100.00%
152	Removing Plastic Crosswalk Line	SF	320	\$13.00	\$4,160.00	260.00	\$3,380.00	81.25%
153	Removing Plastic Traffic Markings	EACH	2	\$330.00	\$660.00	39.00	\$12,870.00	1950.00%
154	Slash	CY	12	\$109.00	\$1,308.00	12.00	\$1,308.00	100.00%
155	Streambed Sediment	TON	1340	\$100.00	\$134,000.00	1346.66	\$134,666.00	100.50%
156	Streambed Sand	TON	670	\$125.00	\$83,750.00	457.17	\$57,146.25	68.23%
157	Streambed Cobbles 6in	TON	40	\$115.00	\$4,600.00	0.00	\$0.00	0.00%
158	Streambed Cobbles 12in	TON	224	\$115.00	\$25,760.00	86.54	\$9,952.10	38.63%
159	Streambed Bolders Type 1	EACH	100	\$215.00	\$21,500.00	194.00	\$41,710.00	194.00%
160	Streambed Bolders Type 2	EACH	1	\$270.00	\$270.00	8.00	\$2,160.00	800.00%
161	Streambed Bolders Type 3	EACH	2	\$300.00	\$600.00	3.00	\$900.00	150.00%
162	Streambed Bolders Type 4	EACH	3	\$480.00	\$1,440.00	3.00	\$1,440.00	100.00%
163	Streambed Bolders Type 5	EACH	1	\$685.00	\$685.00	1.00	\$685.00	100.00%
164	Temporary Stream Diversion	LS	1	\$365,000.00	\$365,000.00	1.00	\$365,000.00	100.00%
165	Field Office building	LS	1	\$52,000.00	\$52,000.00	1.00	\$52,000.00	100.00%



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Payment Period:	

		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
166	Evironmental Compliance Lead	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00	100.00%
Schedule A Subtotal		-	-	-	\$14,917,626.89	-	\$14,604,934.16	
Sales Tax 0.0%		-	-	-	\$0.00	-	\$0.00	
Schedule A Total		-	-	-	\$14,917,626.89	-	\$14,604,934.16	
Schedule B								
167	Minor Change	EST	1	\$35,000.00	\$35,000.00	0.00	\$0.00	0
168	Record Drawings (minimum Bid \$1,000)	LS	1	\$1,000.00	\$1,000.00	1.00	\$1,000.00	100.00%
169	Sewer Survey	LS	1	\$4,600.00	\$4,600.00	1.00	\$4,600.00	100.00%
170	Pipe Installation Quality Assurance Plan	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00	100.00%
171	Manhole 48in Type 1	EACH	12	\$6,500.00	\$78,000.00	13.00	\$84,500.00	108.33%
172	Drop Manhole Connection	EACH	1	\$3,000.00	\$3,000.00	0.00	\$0.00	0.00%
173	Adjust Manhole	EACH	1	\$1,975.00	\$1,975.00	3.00	\$5,925.00	300.00%
174	Connection to Drainage Structure	EACH	2	\$1,500.00	\$3,000.00	2.00	\$3,000.00	100.00%
175	Adjust Manhole, Greater than 2 ft	EACH	3	\$3,025.00	\$9,075.00	3.00	\$9,075.00	100.00%
176	Clay Dams	EACH	3	\$1,650.00	\$4,950.00	3.00	\$4,950.00	100.00%
177	Trench Safety System	LF	2185	\$1.25	\$2,731.25	2197.40	\$2,746.76	100.57%
178	Temporary Dewatering system	LS	1	\$71,000.00	\$71,000.00	1.00	\$71,000.00	100.00%
179	Wellpoint Temporary Dewatering System	LF	760	\$280.00	\$212,800.00	631.00	\$176,680.00	83.03%
180	Removal and Replacement of Unsuitable Material	CY	60	\$135.00	\$8,100.00	97.80	\$13,203.00	163.00%
181	PVC Sanitary Sewer Pipe 6in	LF	304	\$55.00	\$16,720.00	310.50	\$17,077.50	102.14%
182	PVC Sanitary Sewer Pipe 8in	LF	1376	\$60.00	\$82,560.00	1471.40	\$88,284.00	106.93%
183	PVC Sanitary Sewer Pipe 12in	LF	22	\$130.00	\$2,860.00	24.00	\$3,120.00	109.09%
184	Ductile Iron Sewer Pipe 8in	LF	391	\$90.00	\$35,190.00	393.50	\$35,415.00	100.64%
185	Ductile Iron Sewer Pipe 12in	LF	135	\$120.00	\$16,200.00	137.50	\$16,500.00	101.85%
186	Temporary Bypass Pumping System	LS	1	\$45,000.00	\$45,000.00	1.00	\$45,000.00	100.00%
187	Sanitary Stub Marker 8 in	EACH	3	\$825.00	\$2,475.00	3.00	\$2,475.00	100.00%
188	Sanitary Stub Marker 6 in	EACH	5	\$525.00	\$2,625.00	6.00	\$3,150.00	120.00%
Schedule B Subtotal		-	-	-	\$643,861.25	-	\$592,701.26	
Sales Tax 8.700%		-	-	-	\$56,015.93	-	\$51,565.01	
Schedule B Total		-	-	-	\$699,877.18	-	\$644,266.27	
Schedule C								
189	Ductile Iron Pipe for Water Main 6in	LF	275	\$98.00	\$26,950.00	367.50	\$36,015.00	133.64%
190	Ductile Iron Pipe for Water Main 8in	LF	1670	\$110.00	\$183,700.00	2117.00	\$232,870.00	126.77%
191	Ductile Iron Pipe for Water Main 12in	LF	1740	\$150.00	\$261,000.00	1908.00	\$286,200.00	109.66%
192	Blowoff Assembly	EACH	3	\$2,100.00	\$6,300.00	3.00	\$6,300.00	100.00%
193	Gate Valve 6in	EACH	1	\$2,100.00	\$2,100.00	1.00	\$2,100.00	100.00%
194	Gate Valve 8in	EACH	6	\$2,750.00	\$16,500.00	10.00	\$27,500.00	166.67%
195	Butterfly Valve 12in	EACH	10	\$3,450.00	\$34,500.00	11.00	\$37,950.00	110.00%



Project: 50th Avenue Roundabout and Pioneer Street Widening

Contractor: Active Construction, Inc.

Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

Estimate No.:	Cost to Complete
Date:	2/23/2026
Payment Period:	

		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
196	Hydrant Assembly	EACH	7	\$8,900.00	\$62,300.00	9.00	\$80,100.00	128.57%
197	Moving Existing Hydrants	EACH	2	\$4,100.00	\$8,200.00	0.00	\$0.00	0.00%
198	Service Connection 1in	EACH	1	\$3,000.00	\$3,000.00	2.00	\$6,000.00	200.00%
199	Service Connection 2in	EACH	3	\$5,030.00	\$15,090.00	3.00	\$15,090.00	100.00%
200	Service Connection 3in	EACH	1	\$5,400.00	\$5,400.00	1.00	\$5,400.00	100.00%
Schedule C Subtotal		-	-	-	\$625,040.00	-	\$735,525.00	
Sales Tax 8.700%		-	-	-	\$54,378.48	-	\$63,990.68	
Schedule C Total		-	-	-	\$679,418.48	-	\$799,515.68	
Schedule D								
201	CSBC	TON	1230	\$40.00	\$49,200.00	1290.10	\$51,604.00	104.89%
202	HMA CL 3/8 in. PG 58V-22	TON	440	\$150.00	\$66,000.00	179.67	\$26,950.50	40.83%
203	Cement Conc. Traffic Curb and Gutter	LF	460	\$32.00	\$14,720.00	615.00	\$19,680.00	133.70%
204	Cement Conc. Pedestrian Curb	LF	60	\$26.50	\$1,590.00	45.30	\$1,200.45	75.50%
205	Cement Conc. Driveway Entrance Type 3	SY	20	\$97.00	\$1,940.00	26.40	\$2,560.80	132.00%
206	Cement Conc. Driveway Entrance Type Commercial	SY	75	\$116.50	\$8,737.50	63.47	\$7,394.26	84.63%
207	Cement Conc. Curb Ramp Type Perpendicular B	EACH	2	\$1,820.00	\$3,640.00	2.00	\$3,640.00	100.00%
208	Plastic Line	LF	1000	\$1.50	\$1,500.00	200.00	\$300.00	20.00%
209	Plastic Traffic Arrow	EACH	4	\$715.00	\$2,860.00	4.00	\$2,860.00	100.00%
210	Plastice Bicycle Lane Symbol	EACH	1	\$330.00	\$330.00	2.00	\$660.00	200.00%
211	Seeding, Fertilizing and Mulching - site Roadside	ACRE	0.24	\$7,600.00	\$1,824.00	0.38	\$2,888.00	158.33%
212	Topsoil Type A - 12in. Settled Depth	SY	77	\$16.50	\$1,270.50	77.00	\$1,270.50	100.00%
213	Topsoil Type A - 3in. Settled Depth	SY	1162	\$4.50	\$5,229.00	0.00	\$0.00	0.00%
214	Compost Blanket	SY	77	\$5.00	\$385.00	77.00	\$385.00	100.00%
215	Bark or Wood Chip Mulch	SY	77	\$9.35	\$719.95	77.00	\$719.95	100.00%
216	PSIPE, Magnolia grandiflora 'Edith Bogue'	EACH	5	\$13.25	\$66.25	5.00	\$66.25	100.00%
217	PSIPE, Arctostaphylos uva-ursi	EACH	31	\$13.25	\$410.75	0.00	\$0.00	0.00%
218	PSIPE, Pennisetum alopecuroides	EACH	25	\$13.25	\$331.25	17.00	\$225.25	68.00%
219	PSIPE, Juniperus squamata 'Blue Star'	EACH	25	\$13.25	\$331.25	12.00	\$159.00	48.00%
220	PSIPE, Ceanothus thrysiflorus 'Louis Edmonds'	EACH	15	\$13.25	\$198.75	19.00	\$251.75	126.67%
221	PSIPE, Juniperus conferta 'Golden Pacific'	EACH	17	\$13.25	\$225.25	26.00	\$344.50	152.94%
222	Plant Establishment - 2nd Year	FA	1	\$2,000.00	\$2,000.00	1.00	\$2,000.00	100.00%
Schedule D Subtotal		-	-	-	\$163,509.45	-	\$125,160.21	
Sales Tax 0.0%		-	-	-	\$0.00	-	\$0.00	
Schedule D Total		-	-	-	\$163,509.45	-	\$125,160.21	
Schedule A Change Orders								
CO01-1	Incentive for Early Completion	LS	1	\$0.00	\$0.00	0.00	\$0.00	#DIV/0!
CO02-1	Phase 1 Incentive	LS	1	\$350,000.00	\$350,000.00	1.00	\$350,000.00	100.00%
CO03-1	Hilfiker Walls	SF	23072	\$74.95	\$1,729,246.40	22904.00	\$1,716,654.80	99.27%



Project: 50th Avenue Roundabout and Pioneer Street Widening

Contractor: Active Construction, Inc.

Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

Estimate No.: Cost to Complete

Date: 2/23/2026

Payment Period:

		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
CO04-1	53rd Temp Signal	LS	1	\$49,576.90	\$49,576.90	1.00	\$49,576.90	100.00%
CO05-1	Permit Delay (SL001)	LS	1	\$226,293.18	\$226,293.18	1.00	\$226,293.18	100.00%
CO06-1	Pioneer Traffic Cameras	LS	1	\$65,741.26	\$65,741.26	1.00	\$65,741.26	100.00%
CO06-2	Pioneer Traffic Cameras Installation	LS	1	\$3,024.87	\$3,024.87	1.00	\$3,024.87	100.00%
CO06-3	Pioneer Traffic Cameras Removal	LS	1	\$3,024.87	\$3,024.87	0.00	\$0.00	0.00%
CO07-1	Pioneer Street Closure Schedule Acceleration	LS	1	\$86,612.39	\$0.00	1.00	\$86,612.39	#DIV/0!
CO08-1	56th Temporary Striping	LS	1	\$15,767.87	\$15,767.87	1.00	\$15,767.87	100.00%
CO09-1	Survey Rework	LS	1	\$2,576.00	\$2,576.00	1.00	\$2,576.00	100.00%
CO10-1	iNX Pushbuttons	LS	1	\$7,453.60	\$7,453.60	1.00	\$7,453.60	100.00%
CO11-1	Pile Coating	LS	1	\$27,154.83	\$27,154.83	1.00	\$27,154.83	100.00%
CO12-1	JUT Additional Work	LF	2800	\$45.09	\$126,252.00	2895.00	\$130,535.55	103.39%
CO15-A1	Lahti Property Demolition	LS	1	\$100,755.45	\$100,755.45	1.00	\$100,755.45	100.00%
CO15-A2	Lahti Property - Septic Decomissioning	EA	2	\$5,975.98	\$11,951.96	0.00	\$0.00	0.00%
CO16-A1	HMA CL 1/28 in. PG 58H-22 (PCO15)	TON	6800	\$130.50	\$887,400.00	6394.82	\$834,524.01	94.04%
CO17-1	Culverts 1 & 3 Additional Costs (PCO 16.2)	LS	1	\$474,081.45	\$474,081.45	1.00	\$474,081.45	100.00%
CO18-1	Culvert 1 & 3 Lumen Delay (PCO 10/10.1)	LS	1	\$44,931.66	\$44,931.66	1.00	\$44,931.66	100.00%
CO19-1	Stamped Pigmented Cement Concrete Pavement (PCO 13)	SY	410	\$319.20	\$130,872.00	409.30	\$130,648.56	99.83%
CO20-1	SEW Fence (PCO 24)	LF	2275	32.48	\$73,892.00	1957.40	\$63,576.35	86.04%
CO20-2	SEW Coated End, Corner, and Pull Post for Chain Link Fence (PCO 24)	EA	37	364	\$13,468.00	37.00	\$13,468.00	100.00%
CO21-1	BI 53 Material Change to DI (PCO 11)	LF	72.4	\$82.71	\$5,988.20	72.40	\$5,988.20	100.00%
CO22-1	Revised Lighting Plans (PCO 30/30.1)	LS	1	69510.87	\$69,510.87	1.00	\$69,510.87	100.00%
CO23-1	Sta 21+75 Luminaire - Add's Work (PCO 28.1)	LS	1	5668.03	\$5,668.03	1.00	\$5,668.03	100.00%
CO24-A1	CSBC Additional Costs (PCO 22)	LS	1	\$45,787.01	\$45,787.01	1.00	\$45,787.01	100.00%
CO25-A1	Contract Extension	LS	0	\$0.00	\$0.00	0.00	\$0.00	#DIV/0!
CO26-A1	50th Roundabout Artwork (PCO 32.2)	LS	1	\$26,201.05	\$26,201.05	1.00	\$26,201.05	100.00%
CO27-A1	Paving Acceleration (PCO 33)	LS	1	\$59,662.96	\$59,662.96	1.00	\$59,662.96	100.00%
CO28-A1	Unsuitable Roadway Subgrade Excavation (PCO 27.1)	LS	1	\$115,767.98	\$115,767.98	1.00	\$115,767.98	100.00%
CO29-A1	Stormwater Facility Add Work (PCO 35)	LS	1	\$199,290.77	\$199,290.77	1.00	\$199,290.77	100.00%
CO30-A1	Irrigation Sleeve Add Work (PCO 26)	LS	1	\$7,658.33	\$7,658.33	1.00	\$7,658.33	100.00%
CO31-A1	Unknown Asphalt Layer (PCO 39)	LS	1	\$6,986.84	\$6,986.84	1.00	\$6,986.84	100.00%
Outstanding PCOs								
PCO 23	Soldier Pile C-1 and C-2 Additional Costs	LS	1	\$9,496.62	\$9,496.62	1.00	\$9,496.62	100.00%
PCO 25.1	Additional Survey Costs	LS	1	\$52,214.63	\$52,214.63	1.00	\$52,214.63	100.00%
PCO 36	Added Multi-Use Path signs	LS	1	\$6,391.91	\$6,391.91	1.00	\$6,391.91	100.00%
PCO 37	URTC Pond Widening	LS	1	\$21,813.23	\$21,813.23	1.00	\$21,813.23	100.00%
PCO 38.1	Costco Roundabout Landscaping	LS	1	\$0.00	\$0.00	1.00	-	



Project: 50th Avenue Roundabout and Pioneer Street Widening

Contractor: Active Construction, Inc.

Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

Estimate No.:	Cost to Complete
Date:	2/23/2026
Payment Period:	

		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
PCO 40	Potholing Culverts 1 & 3	LS	1	\$27,057.65	\$27,057.65	1.00	\$ 27,057.65	100.00%
PCO 41	West Pioneer Canyon Extension - Additional Silt Fence -	LS	1	\$3,840.18	\$3,840.18	1.00	\$ 3,840.18	100.00%
PCO 42	SDCB-12 Remove and Relocate to Curb Grade (CAD File Bust)	LS	1	\$2,505.46	\$2,505.46	1.00	\$ 2,505.46	100.00%
PCO 44	Lumen Ductbank Pothole Verification for Waterline Alignment	LS	1	\$44,329.74	\$44,329.74	1.00	\$ 44,329.74	100.00%
PCO 46	Access for Comcast Pole Removal STA 36+00 LT	LS	1	\$1,777.23	\$1,777.23	1.00	\$ 1,777.23	100.00%
PCO 52	Replace Signs "50th PI" with "N Discovery Dr"	LS	1	\$7,178.92	\$7,178.92	1.00	\$ 7,178.92	100.00%
PCO 54	Settlement Monitoring	LS	1	\$5,969.51	\$5,969.51	1.00	\$ 5,969.51	100.00%
PCO 56	RFI 29 - Unknown well abandonment STA 20+00 LT	LS	1	\$1,540.04	\$1,540.04	1.00	\$ 1,540.04	100.00%
PCO 59	Unsuitable subgrade (Storm)	LS	1	\$12,700.00	\$12,700.00	1.00	\$ 12,700.00	100.00%
PCO 60	Remove and Reinstall Existing Storm Vault (53rd PI)	LS	1	\$10,437.71	\$10,437.71	1.00	\$ 10,437.71	100.00%
PCO 61	Schmitz Property Tree Removal for Temporary Power	LS	1	\$2,129.75	\$2,129.75	1.00	\$ 2,129.75	100.00%
PCO 62	Crusan Property Irrigation Repair	LS	1	\$2,714.46	\$2,714.46	1.00	\$ 2,714.46	100.00%
PCO 63	Sidewalk ADA Rework (STA 37+00-37+70RT)	LS	1	\$3,907.24	\$3,907.24	1.00	\$ 3,907.24	100.00%
PCO 64	IQ Bank Temporary Fence	LS	1	\$5,261.89	\$5,261.89	1.00	\$ 5,261.89	100.00%
PCO 67	RFI 84 - Regrade Curb/Road	LS	1	\$7,840.90	\$7,840.90	1.00	\$ 7,840.90	100.00%
PCO 68	Temporary Driveway Access - Schmitz Property Changes (Royle Ridge Changes)	LS	1	\$7,915.20	\$7,915.20	1.00	\$ 7,915.20	100.00%
PCO 69	Harlas Driveways Curb Demo + Grading	LS	1	\$7,386.91	\$7,386.91	1.00	\$ 7,386.91	100.00%
PCO 70	N Pioneer Canyon Bike Ramp Revision (STA 36+00 LT)	LS	1	\$2,268.06	\$2,268.06	1.00	\$ 2,268.06	100.00%
PCO 72	GD08 Revision 2 Curb Ramp	LS	1	\$1,207.07	\$1,207.07	1.00	\$ 1,207.07	100.00%
PCO 73	RFI 91 - Raise Existing Storm Vault STA 20+50RT	LS	1	\$7,247.34	\$7,247.34	1.00	\$ 7,247.34	100.00%
PCO 74	Royle Rd Curb and Sidewalk Extension	LS	1	\$14,516.71	\$14,516.71	1.00	\$ 14,516.71	100.00%
PCO 75	Relocating Topsoil Type B Pile	LS	1	\$14,034.29	\$14,034.29	1.00	\$ 14,034.29	100.00%
PCO 76	RFI 98 & 101 - Monument (Place/Set/Stamp)	LS	1	\$10,254.79	\$10,254.79	1.00	\$ 10,254.79	100.00%
PCO 78	W Pioneer Canyon Temporary Access (N 50th PI Residents)	LS	1	\$3,133.00	\$3,133.00	1.00	\$ 3,133.00	100.00%
PCO 79	Crusan Temporary Driveway Access	LS	1	\$11,693.59	\$11,693.59	1.00	\$ 11,693.59	100.00%
PCO 80	15" Storm Installation - Wall D1 Rework	LS	1	\$4,526.03	\$4,526.03	1.00	\$ 4,526.03	100.00%
PCO 82	Chang Property Driveway Access/Revision (STA 38+33 Lt)	LS	1	\$1,786.27	\$1,786.27	1.00	\$ 1,786.27	100.00%
PCO 84	Harlas Property Slope Clearing - Rework	LS	1	\$7,353.25	\$7,353.25	1.00	\$ 7,353.25	100.00%
PCO 85	WCDO4 - Sign Additions	LS	1	\$24,351.67	\$24,351.67	1.00	\$ 24,351.67	100.00%
PCO 86	RFI 100 - Sign Changes	LS	1	\$2,104.94	\$2,104.94	1.00	\$ 2,104.94	100.00%
PCO 88	Crusan/Wall C1 Backfill	LS	1	\$10,613.64	\$10,613.64	1.00	\$ 10,613.64	100.00%
Potential PCOs								
PCO XX	50th Roundabout Landscaping Plant Changes	LS	1	\$35,000.00	\$35,000.00	1.00	\$ 35,000.00	100.00%
PCO XX	Crusan Driveway Redo	LS	1	\$27,735.31	\$27,735.31	1.00	\$ 27,735.31	100.00%



Project: 50th Avenue Roundabout and Pioneer Street Widening

Contractor: Active Construction, Inc.

Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

Estimate No.: Cost to Complete

Date: 2/23/2026

Payment Period:

		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
PCO XX	Additional mailbox for N 50th Pl	LS	1	\$1,800.22	\$1,800.22	1.00	\$ 1,800.22	100.00%
PCO XX	Taco Bell Trail Sidewalk Repair	LS	1	\$12,645.64	\$12,645.64	1.00	\$ 12,645.64	100.00%
PCO XX	Vancouver Clinic Sidewalk Repair	LS	1	\$21,511.37	\$21,511.37	1.00	\$ 21,511.37	100.00%
PCO XX	RRFB 14 and 15 - Resolve Visual Conflict with Signs	LS	1	\$6,575.21	\$6,575.21	1.00	\$ 6,575.21	100.00%
PCO XX	Type III Barriers (S Discovery and W Pioneer Canyon)	LS	1	\$14,401.81	\$14,401.81	1.00	\$ 14,401.81	100.00%
PCO XX	HMA Ramp at end of sidewalk on 53rd	LS	1	\$6,128.83	\$6,128.83	1.00	\$ 6,128.83	100.00%
PCO XX	Culvert 3 Sediment Clearing and Channel Landscaping	LS	1	\$50,000.00	\$50,000.00	1.00	\$ 50,000.00	100.00%
PCO XX	50th Place Bollards	LS	1	\$16,174.83	\$16,174.83	5.00	\$ 80,874.15	500.00%
PCO XX	Leftover Plants - Landscaping Quantities Discrepancy	LS	1	\$35,000.00	\$35,000.00	1.00	\$ 35,000.00	100.00%
PCO XX	53rd Centerline Restriping	LS	1	\$8,595.96	\$8,595.96			
PCO XX	50th RAB Flag Pole Holders	LS	1	\$2,566.22	\$2,566.22			
PCO XX	ACI Misc Cost	LS	1	\$50,000.00	\$50,000.00	1.00	\$ 50,000.00	100.00%
	Reconciliation		0	-\$230,546.98	\$0.00	0.00	\$ -	#DIV/0!
\$288,135.40								
Schedule A CO Subtotal		-	-	-	\$5,533,621.57	-	\$5,587,071.14	
Sales Tax	0.0%	-	-	-	\$0.00	-	\$0.00	
Schedule A CO Total		-	-	-	\$5,533,621.57	-	\$5,587,071.14	
Schedule B Change Orders								
CO13-1B1	10 IN Sewer	LS	1	\$146,040.40	\$146,040.40	1.00	\$146,040.40	100.00%
CO13-1B2	10 IN Sewer Wellpoint Dewatering System	LF	244	\$280.00	\$68,320.00	244.00	\$68,320.00	100.00%
Outstanding PCOs					\$0.00			#DIV/0!
PCO21	CRWWD SSMH 57-55 Added MH Barrel Section	LS	1	\$2,502.65	\$2,502.65	1.00	\$2,502.65	100.00%
PCO 43	CRWWD Culvert 3 Temporary Sewer Reconnection	LS	1	\$19,000.00	\$19,000.00	1.00	\$21,100.72	111.06%
PCO 45	CRWWD Unidentified Utility at STA 38+60	LS	1	\$ 1,546.85	\$1,546.85	1.00	\$1,800.44	116.39%
PCO 47	CRWWD Unidentified Abandoned Utility at sewer stub 115-300	LS	1	\$ 6,605.89	\$6,605.89	1.00	\$6,605.89	100.00%
PCO 48	CRWWD Potholing Existing Sanitary at Culvert 5	LS	1	\$ 1,883.55	\$1,883.55	1.00	\$1,883.55	100.00%
PCO 49	CRWWD Unidentified Utility at sewer stub 115-122	LS	1	\$ 7,065.94	\$7,065.94	1.00	\$7,065.94	100.00%
PCO 53	Adjusting Sewer Locate Valve Cans STA 27+60 LT	LS	1	\$880.84	\$880.84	1.00	\$ 880.84	100.00%
Schedule B CO Subtotal		-	-	-	\$253,846.12	-	\$256,200.43	
Schedule B Sales Tax	8.7%	-	-	-	\$22,084.61	-	\$22,289.44	
Schedule B CO Total		-	-	-	\$275,930.73	-	\$278,489.87	
Schedule C Change Orders								
CO14-1C	Crusan Waterline	LS	1	\$122,771.15	\$122,771.15	1.00	\$ 122,771.15	100.00%



Project: 50th Avenue Roundabout and Pioneer Street Widening

Contractor: Active Construction, Inc.

Federal Aid # n/a

State LP Contract # n/a

City Contract # P21005-3

Estimate No.:	Cost to Complete
Date:	2/23/2026
Payment Period:	

		Contract Values Including CO Deductions & Additions				Total to Date		
Item No.	Item Description	Unit	Bid Quantity	Unit Price	Plan Total	Total Quantity to Date	Total Amount to Date	% Complete (I/E)
PCO 50	STA 24+88 Crew Standby Time (Unidentified Utility) Water Line Install	LS	1	\$2,230.91	\$2,230.91	1.00	\$ 2,230.91	100.00%
PCO 65	2" Water ARV (N Pioneer Canyon ST 36+40RT)	LS	1	\$6,281.32	\$6,281.32	1.00	\$ 6,281.32	100.00%
PCO 66	Fire Hydrant Connection at 53rd	LS	1	\$7,580.06	\$7,580.06	1.00	\$ 7,580.06	100.00%
PCO 71	Royle Ridge Development Water Connection	LS	1	\$8,735.27	\$8,735.27	1.00	\$ 8,735.27	100.00%
PCO 77.1	12" Waterline Connection Changes	LS	1	\$14,500.00	\$14,500.00	1.00	\$ 14,500.00	100.00%
PCO 83	Adjust Existing Water Vavles to Grade	LS	1	\$1,971.30	\$1,971.30	1.00	\$ 1,971.30	100.00%
PCO 90	3" Irrigation Service	LS	1	\$40,868.66	\$40,868.66	1.00	\$ 40,868.66	100.00%
Schedule C CO Subtotal		-	-	-	\$204,938.67	-	\$204,938.67	
Schedule C Sales Tax	8.7%	-	-	-	\$17,829.66	-	\$17,829.66	
Schedule C CO Total		-	-	-	\$222,768.33	-	\$222,768.33	
Schedule D Change Orders								
Schedule D CO Subtotal		-	-	-	\$0.00	-	\$0.00	
Schedule D Sales Tax	0.0%	-	-	-	\$0.00	-	\$0.00	
Schedule D CO Total		-	-	-	\$0.00	-	\$0.00	
MOH								
MOH Subtotal		-	-	-	\$0.00	-	\$0.00	
								#DIV/0!

Schedule A Total	-	-	-	\$20,451,248.46	-	\$20,192,005.30	98.73%
Schedule B Total	-	-	-	\$975,807.91	-	\$922,756.14	94.56%
Schedule C Total				\$902,186.81		\$1,022,284.01	113.31%
Schedule D Total				\$163,509.45		\$125,160.21	76.55%
MOH Subtotal	-	-	-	\$0.00	-	\$0.00	#DIV/0!
MOH Sales Tax	0.0%			\$0.00	-	\$0.00	
PROJECT TOTAL	-	-	-	\$22,492,752.63	-	\$22,262,205.66	98.98%

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Motion to Approve Splash Pad Permit Required Improvements

GOVERNING LEGISLATION

Revised Code of Washington Title 35 – Cities and Towns
Title 35A Optional Municipal Code
Title 39 – Public Contracts and Indebtedness, and
City Financial Policy #04: Procurement of Goods & Services

PREVIOUS COUNCIL ACTION TAKEN:

Approval of the original construction contract amount of \$822,102.00 on September 12, 2022.

SUMMARY/BACKGROUND:

The City of Ridgefield needs to perform minor modifications to the existing Splash Pad mechanical system to be in compliance with Clark County Department of Health (DOH) Aquatics Facility Permit for 2026. The project includes:

- Replacing the existing sand filter with a cartridge filter,
- Re-plumb the existing conduits in the mechanical vault to align with the new filter,
- Reposition valves so they are easily accessible for maintenance,
- Replace non-functioning sump pump, and
- Perform other work to mitigate groundwater in the mechanical vault.

The City was made aware of the air-gap oversight made during the initial permit plan set review by DOH in summer of 2025. DOH has stated that this issue would need to be addressed prior to them approving the permit for 2026.

Replacing the sand filter with a cartridge filter is an alternative corrective action to address the air gap issue. Cartridge filters do not need to be backwashed, thus no air-gap is necessary to meet the requirements of DOH. In order to make the filter changeout work the plumbing and valves will also need to be reconfigured. This cost is still approximately 35% less than adding an air gap to our current setup and will also result in less man-hours to maintain.

BUDGET/FINANCIAL IMPACTS:

The funding for this project is comprised of financing from other Parks budget items. Specifically, the budget for Boyse Park Frontage Improvements, which we had budgeted to match a grant we pursued. We did not receive the grant.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to approve this purchase order with Land Expressions, a motion would be:

"I move to approve the purchase order with Land Expressions for Permit Compliance Work for Overlook Park Splash Pad Project, in the amount of \$50,000."

STAFF CONTACT: Miranda Lange, PW Infrastructure Deputy Director

ATTACHMENTS:

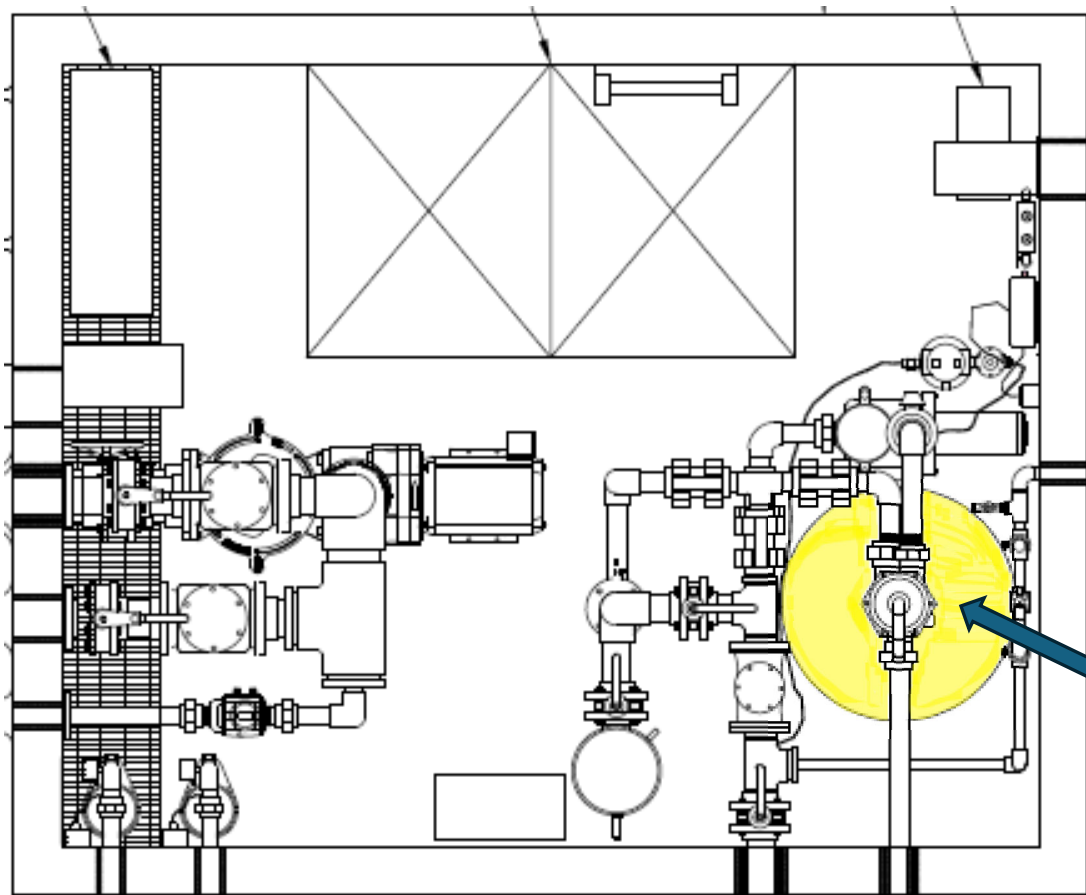
1. SplashPadPermitComplianceMods



OVERLOOK PARK SPLASH PAD WINTER WORK

PERMIT COMPLIANCE MODIFICATIONS

Clark County Department of Health had approved our permits in the past because they missed the air gap requirement in their initial review of our system. They are aware of this now and will require us to address the issue before issuing the 2026 permit.



WAC 246-260-031

Does not require us to have an air gap if we switch from a sand filter to a cartridge filter.

Existing sand filter

EXISTING SAND FILTER

CONS

- Extremely large footprint.
- Requires vac truck to switch out sand
- Requires a backwash feature, which requires an air-gap in our situation



PROPOSED CARTRIDGE FILTER

PROS

- Small footprint
- Easy cartridge switch out
- No backwashing needed, thus **no air gap needed**
- You simply rinse the filters off and they are ready to reuse



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Approval of Resolution 673 - Authorizing Purchase of Property as Voluntary Mitigation Identified in Interlocal Agreement with Clark-Cowlitz Fire Rescue

GOVERNING LEGISLATION

RCW 39.34 Interlocal Cooperation Act; City of Ridgefield Ordinance No. 1410

PREVIOUS COUNCIL ACTION TAKEN:

The City Council previously adopted Ordinance No. 1410 designating a tax increment financing area (TIA) per RCW 39.114 to complete high priority infrastructure improvements to help spur private development around the I-5 junction. As a result of the adoption of the TIA, the City entered into an interlocal agreement for voluntary mitigation with Clark-Cowlitz Fire Rescue (CCFR) in December 2023 to purchase land up to a cap of \$2 million for a new Ridgefield fire station on the west side of town that would provide service to benefit the properties within the tax increment area.

SUMMARY/BACKGROUND:

The attached Resolution 673 formalizes the final steps to complete the mitigation agreement with CCFR, including the timeline for approval of both parties to move to close of escrow on the properties.

City staff and the City Attorney have reviewed the purchase and sale agreement that CCFR has agreed to with the property seller and has addressed any concerns with CCFR. Both parties are in agreement the sale is ready to close pending approval of Resolution 673.

The mitigation includes two steps. The purchase of land CCFR will no longer use on S Hillhurst Rd next to RORC, parcel 986051-443, for \$310,100 (refer to exhibit A) and to provide funding in the amount of \$1,689,900 up to the \$2 million cap to complete the purchase of land on Royle Rd near Discovery Ridge, parcel 986056-276, plus applicable closing costs.

The request of Council is to approve Resolution 673 to authorize the City Manager to take the necessary steps to finalize the closing of both properties, including the transfer of funding to the escrow company to complete the mitigation requirements.

BUDGET/FINANCIAL IMPACTS:

Expense includes a transfer of \$1,689,900 to complete the purchase of the Royle Rd property located on parcel 986056-276 and a transfer of \$310,100 for the purchase of the S Hillhurst Rd property, parcel 986051-443. Total mitigation equals the agreed cap in the interlocal agreement of \$2 million and will include any applicable closing costs.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to approve Resolution No. 673, a motion would be:

"I move to approve Resolution No. 673 as presented."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Exhibit A - CAB PSA WA 2905 S Hillhurst Rd Ridgefield WA Final

RESOLUTION NO. 673

A RESOLUTION OF THE CITY OF RIDGEFIELD, WASHINGTON AUTHORIZING THE PURCHASE OF PROPERTY AS VOLUNTARY MITIGATION IDENTIFIED IN THE INTERLOCAL AGREEMENT WITH CLARK-COWLITZ FIRE RESCUE CONCERNING THE TAX INCREMENT AREA ENACTED UNDER ORDINANCE 1410

WHEREAS, the City of Ridgefield ("City") adopted Ordinance No. 1410 on November 2, 2023, designating a Tax Increment Area ("TIA") for the financing of certain public improvements within the City and entered into an interlocal agreement with Clark-Cowlitz Fire Rescue ("District") on December 22, 2023, related to that Ordinance; and

WHEREAS, under the conditions of that interlocal agreement the City agreed to purchase real property reasonably acceptable to the District and approved by the City at a not-to-exceed cost of \$2,000,000 to serve as the site for the District's construction of a future fire station to provide service to benefit the properties within the TIA; and

WHEREAS, the Parties have negotiated for the purchase of certain properties which both parties recognize will constitute the City's full compliance with the terms and conditions of paragraph IV of the interlocal agreement as follows:

The City will pay into an escrow account for the District's use to purchase Parcel No. 986056-276, the amount of \$1,689,900.00; and furthermore, the City will purchase from the District, subject to the conditions of the Purchase and Sale Agreement approved herein, the property at 2905 S. Hillhurst Road, Parcel No. 986051-443 for an amount of \$310,100.00.

NOW THEREFORE, be it resolved by the City Council of the City of Ridgefield, Washington, as follows:

Section 1. Conditional Approval and Authorization. The City Council hereby approves of the Purchase and Sale Agreement, attached hereto as Exhibit A and incorporated by this reference, for the purchase of the property at 2905 S. Hillhurst Rd, Parcel No. 986051-443 and authorizes the City Manager to enter into the Agreement and to take all steps necessary and incidental to such purchase of property. Furthermore, the City Council hereby approves of the transfer of \$1,689,900.00 into an escrow account for the District's purchase of Parcel No. 986056-276 and authorizes the City Manager to take such steps as are necessary and incidental to make these funds available to the District solely for the purposes of such purchase. Both of these authorizations are expressly conditioned upon the District's agreement, in a form acceptable to the City Manager, that the City's actions authorized herein shall constitute full complete fulfillment of the City's obligations set forth in paragraph IV of the Interlocal Agreement and that the District waives any and all claims, suits, or causes of action related to the City's compliance with such paragraph.

Section 2. Effective Date. This Resolution shall be in full force and effect immediately upon passage by the City Council.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON
THIS 26TH DAY OF FEBRUARY, 2026.

CITY OF RIDGEFIELD

Matt Cole, Mayor

Attest:

Julie Ferriss, City Clerk

PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT (this "Agreement") dated January ___, 2026, for reference purposes only, shall be effective on the date when this Agreement has been executed and delivered by Seller and Buyer (the "Execution Date"):

BETWEEN: Clark-Cowlitz Fire Rescue ("Seller")
Address: 911 N 65th Avenue Ridgefield, WA 98642, Attn: John Nohr
Home Phone: _____
Office Phone: 360-887-4609
Fax No.: _____
E-Mail: john.nohr@clarkfr.org

AND: City of Ridgefield, a municipal corporation ("Buyer")
Address: 510 Pioneer Street Ridgefield, WA 98642, Attn: Kirk Johnson
Home Phone: _____
Office Phone: 360-857-5008
Fax No.: _____
E-Mail: kirk.johnson@ridgefieldwa.us

1. Purchase and Sale.

1.1 Generally. In accordance with this Agreement, Buyer agrees to buy and acquire from Seller, and Seller agrees to sell to Buyer the following, all of which are collectively referred to in this Agreement as the "Property:" (a) the real property and all improvements thereon generally described or located at 2905 S Hillhurst Road in the City of Ridgefield, County of Clark, Washington, consisting of approximately 1.93 acres of land commonly referred to as tax lot 986051-443 and legally described on Exhibit A (the "Real Estate") **(if no legal description is attached, the legal description shall be the legal description of the Real Estate in the Preliminary Report (described in Section 5), subject to the review and approval of both parties hereto)**, including all of Seller's right, title and interest in and to all fixtures, appurtenances, and easements thereon or related thereto; (b) all of Seller's right, title and interest, if any, in and to any and all leases to which the Real Estate is subject (each, a "Lease"); and (c) any and all personal property located on and used in connection with the operation of the Real Estate and owned by Seller (the "Personal Property"). If there are any Leases, see Section 21.1, below. The occupancies of the Property pursuant to any Leases are referred to as the "Tenancies" and the occupants thereunder are referred to as "Tenants." If there is any Personal Property, see Section 21.2, below.

1.2 Purchase Price. The purchase price for the Property shall be Three Hundred Ten Thousand One Hundred and no/100 dollars (\$310,100.00) (the "Purchase Price"). The Purchase Price shall be adjusted, as applicable, by the net amount of credits and debits to Seller's account at Closing (defined below) made by Escrow Holder pursuant to the terms of this Agreement. The Purchase Price shall be payable as follows: All cash at closing.

1.2.1 Escrow. The purchase and sale of the Property shall be accomplished through an escrow (the "Escrow") that Seller has established or will establish with Fidelity Title 655 W. Columbia Way, Suite 200 Vancouver, WA 98660, Attn: Messa Miller 360-258-2222, melissa.miller@fnf.com (the "Escrow Holder") within ___ days after the Execution Date.

1.2.1 Balance of Purchase Price. Buyer shall pay the Purchase Price at Closing by ☒ cash or other immediately available funds; or ☐ Other: ____.

52
53
54 2. Conditions to Purchase.
55

56 2.1 Buyer's obligation to purchase the Property is conditioned on the following:

- 57 ☐ None;
58 ☒ Within 21 days of the Execution Date, Buyer's approval of the results of (collectively,
59 the "General Conditions"): (a) the Property inspection described in Section 3 below;
60 (b) the document review described in Section 4 below;
61 ☐ Within ____ days of the Execution Date, Buyer's receipt of confirmation of satisfactory
62 financing (the "Financing Condition"); and/or
63 ☒ Within 45 days of the Execution Date, Buyer receives Ridgefield City Council approval
64 for the purchase of the Property in a regular scheduled public meeting.
65

66 The General Conditions, Financing Condition and any other conditions in section 2.1 above shall be collectively
67 defined as the "Conditions."

68 2.2 If, for any reason in Buyer's sole discretion, Buyer has not timely given written waiver of
69 the Conditions, or stated in writing that such Conditions have been satisfied, by notice given to Seller within the time
70 periods for such Conditions set forth above, this Agreement shall be deemed automatically terminated, the Earnest
71 Money shall be promptly returned to Buyer, and thereafter, except as specifically provided to the contrary herein,
72 neither party shall have any further obligation, right or remedy hereunder.
73

74 3. Property Inspection. Seller shall permit Buyer and its agents, at Buyer's sole expense and risk, to enter
75 the Property at reasonable times after reasonable prior notice to Seller and after prior notice by Seller to the Tenants
76 as required by the applicable Leases, if any, to conduct any and all inspections, tests, and surveys concerning the
77 structural condition of the improvements, all mechanical, electrical and plumbing systems, hazardous materials, pest
78 infestation, soils conditions, wetlands, Americans with Disabilities Act compliance, zoning, and all other matters
79 affecting the suitability of the Property for Buyer's intended use and/or otherwise reasonably related to the purchase
80 of the Property including the economic feasibility of such purchase. If the transaction contemplated in this Agreement
81 fails to close for any reason (or no reason) as a result of the act or omission of Buyer or its agents, Buyer shall
82 promptly restore the Property to substantially the condition the Property was in prior to Buyer's performance of any
83 inspections or work. Buyer shall indemnify, hold harmless, and defend Seller from all liens, liability, damages, costs,
84 and expenses, including reasonable attorneys' fees and experts' fees, arising from or relating to Buyer's or its
85 agents', contractors' or consultants' entry on and inspection of the Property. This agreement to indemnify, hold
86 harmless, and defend Seller shall survive Closing or any termination of this Agreement.
87

88 4. Seller's Documents. Within three (3) days after the Execution Date, Seller shall deliver, physically or
89 electronically, to Buyer or Buyer's designee, legible and complete copies of the following documents, including
90 without limitation, a list of the Personal Property, and other items relating to the ownership, operation, and
91 maintenance of the Property to the extent now in existence and to the extent such items are or come within Seller's
92 possession or control, including, without limitation, surveys, building and site plans, environmental reports, leases,
93 service contracts, government notices, and including but not limited to appraisal, environmental assessment report
94 and all communication with any governmental; agency regarding the development of the Property..
95

96 5. Title Insurance. Within three (3) days after the Execution Date, Seller shall instruct a title company
97 selected by Seller (the "Title Company") to deliver to Buyer a preliminary title report from the Title Company (the
98 "Preliminary Report"), showing the status of Seller's title to the Property, together with complete and legible copies of
99 all documents shown therein as exceptions to title ("Exceptions"). Buyer shall have ten (10) days after receipt of a
100 copy of the Preliminary Report and Exceptions within which to give notice in writing to Seller of any objection to such
101 title or to any liens or encumbrances affecting the Property. Within ten (10) days after receipt of such notice

from Buyer, Seller shall give Buyer written notice of whether it is willing and able to remove the objected-to Exceptions. Without the need for objection by Buyer, Seller shall, with respect to liens and encumbrances that can be satisfied and released by the payment of money, eliminate such exceptions to title on or before Closing. On or before the last day for Buyer to approve the results of the General Conditions set forth in Section 2.1 above (the "Title Contingency Date"), Buyer shall elect whether to: (i) purchase the Property subject to those objected-to Exceptions which Seller is not willing or able to remove; or (ii) terminate this Agreement. If Buyer fails to give Seller notice of Buyer's election, then such inaction shall be deemed to be Buyer's election to terminate this Agreement. On or before the Closing Date (defined below), Seller shall remove all Exceptions to which Buyer objected and which Seller agreed, or is deemed to have agreed, to remove. All remaining Exceptions set forth in the Preliminary Report and those Exceptions caused by or agreed to by Buyer shall be deemed "Permitted Exceptions."

6. Default; Remedies. Notwithstanding anything to the contrary contained in this Agreement, Buyer and Seller shall each have the right at any time prior to Closing, to terminate this Agreement and all further rights and obligations hereunder by giving written notice thereof to other Party. Termination of this Agreement is the sole and exclusive remedy for either Party, under this Agreement if the other Party fails to close on the Property. In no event shall either party be entitled to any damages, under this Agreement resulting from the other party's failure to close the sale of the Property.

7. Closing of Sale.

7.1 Buyer and Seller agree the sale of the Property shall be closed ("Closing"), in Escrow, ☒ on or before February 27, 2026 or at a date and time agreeable to the parties or ☐ ___ days after the Conditions set forth in Sections 2.1 have been satisfied or waived in writing by Buyer (the "Closing Date"). The sale of the Property shall be deemed closed when the document(s) conveying title to the Property is/are delivered and recorded and the Purchase Price is disbursed to Seller.

7.2 At Closing, Buyer and Seller shall deposit with the Escrow Holder all documents and funds required to close the transaction in accordance with the terms of this Agreement. At Closing, Seller shall deliver a certification confirming whether Seller is or is not a "foreign person" as such term is defined by applicable law and regulations.

7.3 At Closing, Seller shall convey fee simple title to the Property to Buyer by ☒ statutory warranty deed or ☐ ___ (the "Deed"). At Closing, Seller shall cause the Title Company to deliver to Buyer a standard ALTA form owner's policy of title insurance (the "Title Policy") in the amount of the Purchase Price insuring fee simple title to the Property in Buyer subject only to the Permitted Exceptions and the standard preprinted exceptions contained in the Title Policy. Seller shall reasonably cooperate in the issuance to Buyer of an ALTA extended form policy of title insurance. Buyer shall pay any additional expense resulting from the ALTA extended coverage and any endorsements required by Buyer.

8. Closing Costs; Prorations. Seller shall pay the premium for the Title Policy, provided, however, if Buyer elects to obtain an ALTA extended form policy of title insurance and/or any endorsements, Buyer shall pay the difference in the premium relating to such election. Seller and Buyer shall each pay one-half (1/2) of the escrow fees charged by the Escrow Holder. Any excise tax and/or transfer tax shall be paid by ☒ Seller ☐ Buyer ☐ split equally between Seller and Buyer. Real property taxes for the tax year of the Closing, assessments (if a Permitted Exception), personal property taxes, rents and other charges arising from existing Tenancies paid for the month of Closing, and interest on assumed obligations, shall be prorated as of the Closing Date based on amounts collected. Seller shall use reasonable efforts to cause applicable utility meters to be read on the day prior to the Closing Date and will be responsible for the cost of any utilities used prior to the Closing Date. If applicable, prepaid rents, prepaid common area maintenance charges and reserves, security deposits, and other unearned refundable deposits relating to Tenancies shall be assigned and delivered to Buyer at Closing. ☒ Seller ☐ Buyer ☐ N/A shall be responsible for payment of all taxes, interest, and penalties, if any, upon removal of the Property from any special assessment or program. If any of the aforesaid prorations cannot be definitely calculated on the Closing Date, then they shall be estimated at Closing and definitely calculated as soon after the Closing Date as feasible.

153
154 9. Possession. Seller shall deliver exclusive possession of the Property, subject to the Tenancies (if any)
155 existing as of the Closing Date, and the Permitted Exceptions, to Buyer ☒ on the Closing Date or ☐ ____.

156
157 10. Condition of Property. Seller represents and warrants to Buyer that (i) Seller has received no written
158 notices of violation of any laws, codes, rules, or regulations applicable to the Property ("Laws") that were not
159 delivered to Buyer pursuant to Section 4 above; (ii) to the best of Seller's knowledge without specific inquiry, the
160 Property is not in violation of any Laws and there are no concealed material defects in the Property; (iii) Seller has
161 delivered complete copies of all Leases and service contracts for the Property to Buyer; and (iv) to the best of Seller's
162 knowledge, the documents prepared by Seller are delivered to Buyer pursuant to Section 4 are accurate in all
163 material respects. Unless caused by Buyer, Seller shall bear all risk of loss and damage to the Property until
164 Closing, and Buyer shall bear such risk at and after Closing. Except for Seller's representations and warranties set
165 forth in this Section 10, Buyer shall acquire the Property "AS IS" with all faults and Buyer shall rely on the results of
166 its own inspection and investigation in Buyer's acquisition of the Property. It shall be a condition of Buyer's Closing
167 obligation that all of Seller's representations and warranties stated in this Agreement are materially true and correct
168 on the Closing Date. Seller's representations and warranties stated in this Agreement shall survive Closing for one
169 (1) year.

170
171 11. Condemnation or Casualty. If, prior to Closing, all or any material part of the Property is (a) condemned
172 or appropriated by public authority or any party exercising the right of eminent domain, or is threatened thereby, or
173 (b) if there occurs a fire or other casualty causing material damage to the Property or any material portion thereof,
174 then at the election of Buyer by written notice to Seller, either; (i) this Agreement shall terminate, whereupon all
175 Earnest Money and any interest accrued thereon shall promptly refunded to Buyer; or (ii) this Agreement shall remain
176 in effect and Seller shall assign to Buyer at Closing Seller's entire right, title and interest in taking award or casualty
177 insurance proceeds attributable to the portion of the Property taken or destroyed, as the case may be. If Buyer fails
178 to make such election within twenty (20) days after written notice from Seller. Buyer shall be deemed to have elected
179 option (ii) above. Seller will promptly notify Buyer as to the commencement of any such action or any communication
180 from a condemning authority that a condemnation or appropriation is contemplated, and will cooperate with Buyer in
181 the response to or defense to such actions.

182
183 12. Operation of Property. Between the Execution Date and the Closing Date, Seller shall (i) continue to
184 operate, maintain and insure the Property consistent with Seller's current operating practices; (ii) provide Buyer with
185 copies of any proposed new leases, agreements or contracts described below; and (iii) not, without Buyer's prior
186 written consent, which consent shall not be unreasonably withheld, conditioned, or delayed, enter into: (a) any new
187 leases or occupancy agreements for the Property; (b) any material amendments or modification agreements for any
188 existing Leases or occupancy agreements for the Property; or (c) any service contracts or other agreements affecting
189 the Property that are not terminable prior to Closing.

190
191 13. Assignment. Assignment of this Agreement: ☐ is PROHIBITED; ☒ is PERMITTED, without consent
192 of Seller. If Seller's written consent is required for assignment, such consent may be withheld in Seller's reasonable
193 discretion. In the event of any assignment, Buyer shall remain liable for all Buyer's obligations under this Agreement.

194
195 14. Arbitration. **IF AND ONLY IF THIS SECTION IS INITIALED BY BUYER AND SELLER, THE**
196 **FOLLOWING SHALL APPLY TO THIS AGREEMENT:**

197
198 ANY DISPUTE BETWEEN BUYER AND SELLER RELATED TO THIS AGREEMENT, THE PROPERTY, OR THE
199 TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT WILL BE RESOLVED BY ARBITRATION GOVERNED
200 BY THE WASHINGTON UNIFORM ARBITRATION ACT (RCW 7.04A et seq.) AND, TO THE EXTENT NOT
201 INCONSISTENT WITH THAT STATUTE, CONDUCTED IN ACCORDANCE WITH THE RULES OF PRACTICE AND
202 PROCEDURE FOR THE ARBITRATION OF COMMERCIAL DISPUTES OF THE ARBITRATION SERVICE OF
203 PORTLAND ("ASP"). THE ARBITRATION SHALL BE CONDUCTED IN VANCOUVER WASHINGTON AND

ADMINISTERED BY ASP, WHICH WILL APPOINT A SINGLE ARBITRATOR HAVING AT LEAST FIVE (5) YEARS EXPERIENCE IN THE COMMERCIAL REAL ESTATE FIELD IN THE PORTLAND METRO AREA GEOGRAPHIC AREA (IF BLANK IS NOT COMPLETED, VANCOUVER, WASHINGTON METROPOLITAN AREA). ALL ARBITRATION HEARINGS WILL BE COMMENCED WITHIN THIRTY (30) DAYS OF THE DEMAND FOR ARBITRATION UNLESS THE ARBITRATOR, FOR SHOWING OF GOOD CAUSE, EXTENDS THE COMMENCEMENT OF SUCH HEARING. THE DECISION OF THE ARBITRATOR WILL BE BINDING ON BUYER AND SELLER, AND JUDGMENT UPON ANY ARBITRATION AWARD MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. THE PARTIES ACKNOWLEDGE THAT, BY AGREEING TO ARBITRATE DISPUTES, EACH OF THEM IS WAIVING CERTAIN RIGHTS, INCLUDING ITS RIGHTS TO SEEK REMEDIES IN COURT (INCLUDING A RIGHT TO A TRIAL BY JURY), TO DISCOVERY PROCESSES THAT WOULD BE ATTENDANT TO A COURT PROCEEDING, AND TO PARTICIPATE IN A CLASS ACTION.

Initials of Buyer

Initials of Seller

15. Attorneys' Fees. In the event a suit, action, arbitration, or other proceeding of any nature whatsoever, including without limitation any proceeding under the U.S. Bankruptcy Code, is instituted, or the services of an attorney are retained, to interpret or enforce any provision of this Agreement or with respect to any dispute relating to this Agreement, the prevailing or non-defaulting party shall be entitled to recover from the losing or defaulting party its attorneys', paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred in connection therewith (the "Fees"). In the event of suit, action, arbitration, or other proceeding, the amount of Fees shall be determined by the judge or arbitrator, shall include all costs and expenses incurred on any appeal or review, and shall be in addition to all other amounts provided by law.

16. Cautionary Notice About Liens. UNDER CERTAIN CIRCUMSTANCES, A PERSON WHO PERFORMS CONSTRUCTION-RELATED ACTIVITIES MAY CLAIM A LIEN UPON REAL PROPERTY AFTER A SALE TO THE PURCHASER FOR A TRANSACTION OR ACTIVITY THAT OCCURRED BEFORE THE SALE. A VALID CLAIM MAY BE ASSERTED AGAINST THE PROPERTY THAT YOU ARE PURCHASING EVEN IF THE CIRCUMSTANCES THAT GIVE RISE TO THAT CLAIM HAPPENED BEFORE YOUR PURCHASE OF THE PROPERTY. THIS INCLUDES, BUT IS NOT LIMITED TO, CIRCUMSTANCES WHERE THE OWNER OF THE PROPERTY CONTRACTED WITH A PERSON OR BUSINESS TO PROVIDE LABOR, MATERIAL, EQUIPMENT OR SERVICES TO THE PROPERTY AND HAS NOT PAID THE PERSONS OR BUSINESS IN FULL.

17. Brokerage Agreement. None

18. Notices. Unless otherwise specified, any notice required or permitted in, or related to this Agreement must be in writing and signed by the party to be bound. Any notice will be deemed delivered: (a) when personally delivered; (b) when delivered by facsimile or electronic mail transmission (in either case, with confirmation of delivery); (c) on the day of delivery of the notice by reputable overnight courier; or (d) on the day of delivery of the notice by mailing by certified or registered U.S. mail, postage prepaid, return receipt requested; unless that day is a Saturday, Sunday, or federal or Washington State legal holiday, in which event such notice will be deemed delivered on the next following business day. All notices shall be sent by the applicable party to the address of the other party shown at the beginning of this Agreement.

19. Miscellaneous. Time is of the essence of this Agreement. If the deadline under this Agreement for delivery of a notice or performance of any obligation is a Saturday, Sunday, or federal or Washington State legal holiday, such deadline will be deemed extended to the next following business day. The facsimile and/or electronic mail transmission of any signed document including this Agreement shall be the same as delivery of an original, and digital signatures shall be valid and binding. At the request of either party, the party delivering a document by facsimile and/or electronic mail will confirm such transmission by signing and delivering to the other party a duplicate original document. This Agreement may be executed in counterparts, each of which shall constitute an original and

all of which together shall constitute one and the same Agreement. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous agreements between them. Without limiting the provisions of Section 13 of this Agreement, this Agreement shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective successors and assigns. Solely with respect to Sections 15 and 17, Selling Firm and Buying Firm are third party beneficiaries of this Agreement. The person signing this Agreement on behalf of Buyer and the person signing this Agreement on behalf of Seller each represents, covenants and warrants that such person has full right and authority to enter into this Agreement and to bind the party for whom such person signs this Agreement to its terms and provisions. Neither this Agreement nor a memorandum hereof shall be recorded unless the parties otherwise agree in writing.

20. Governing Law. This Agreement is made and executed under, and in all respects shall be governed and construed by, the laws of the State of Washington.

21. Lease(s) and Personal Property.

21.1 Leases. None

22. Residential Lead-Based Paint Disclosure. IF THE PROPERTY CONSISTS OF RESIDENTIAL HOUSING BUILT PRIOR TO 1978, BUYER AND SELLER MUST COMPLETE THE LEAD-BASED PAINT DISCLOSURE ADDENDUM ATTACHED HERETO AS EXHIBIT E.

23. Addenda; Exhibits. The following named addenda and exhibits are attached to this Agreement and incorporated within this Agreement:

- ☒ Exhibit A – Legal Description of Property
- ☐ Exhibit B – Form of Earnest Money Promissory Note
- ☐ Exhibit C – Assignment of Lessor's Interest under Lease (if applicable)
- ☐ Exhibit D – Bill of Sale (if applicable)
- ☐ Exhibit E – Lead Paint Disclosure Addendum (if applicable)
- ☒ Exhibit F – Sellers Property Disclosure Statement
- ☒ Exhibit G – Laws of Real Estate Agency

24. Certification. The Federal Government, Executive Order 13224, requires that business persons of the United States not do business with any individual or entity on a list of "Specially Designated nationals and Blocked Persons" - that is, individuals and entities identified as terrorists or other types of criminals. Seller and Buyer hereinafter certify to each other that:

24.1 It is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order or the United States Treasury Department as a terrorist, specially designated national and/or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and

24.2 It has not executed this Agreement, directly or indirectly on behalf of, or instigating or facilitating this Agreement, directly or indirectly on behalf of, any such person, group, entity, or nation.

Seller and Buyer hereby agree to defend, indemnify, and hold harmless each other from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification. This certification and agreement to indemnify, hold harmless, and defend shall survive Closing or any termination of this Agreement.

CONSULT YOUR ATTORNEY. THIS DOCUMENT HAS BEEN PREPARED FOR SUBMISSION TO YOUR ATTORNEY FOR REVIEW AND APPROVAL PRIOR TO SIGNING. NO REPRESENTATION OR RECOMMENDATION IS MADE BY THE COMMERCIAL ASSOCIATION OF BROKERS OREGON/SW WASHINGTON OR BY THE REAL ESTATE AGENTS INVOLVED WITH THIS DOCUMENT AS TO THE LEGAL SUFFICIENCY OR TAX CONSEQUENCES OF THIS DOCUMENT.

THIS FORM SHOULD NOT BE MODIFIED WITHOUT SHOWING SUCH MODIFICATIONS BY REDLINING, INSERTION MARKS, OR ADDENDA.

Buyer City of Ridgefield, a municipal corporation

By: _____

Name: Steve Stuart

Title: City Manager

Date: _____

Seller Clark-Cowlitz Fire Rescue

By: _____

Name: John Norh

Title: Fire Chief

Date: _____

Time for Acceptance. If the second party to execute this Agreement has not executed and delivered this Agreement within January 30, 2026 days (five (5) if not filed in) after the date this Agreement was signed by the first party to execute this Agreement set forth above, then any Earnest Money deposited shall be promptly refunded to Buyer and neither party shall have any right or obligation hereunder.

CRITICAL DATE LIST:

Within five (5) days after the Execution Date, the parties to this Agreement shall complete the information below (the "Critical Date List"), initial where indicated, and return a copy of the same to the other party for such party's review. This Critical Date List is for reference purposes only and, in the event of a conflict between this Critical Date List and the Agreement, the terms of the Agreement shall prevail.

	DATE:
• Execution Date (Introductory paragraph):	
• Earnest Money due date (Section 1.2.1(a)):	
• Seller shall open Escrow with the Escrow Holder (Section 1.2.1(a)):	Before
• Seller shall deliver Seller's documents to Buyer (Section 4):	Within ___ days after the Execution Date
• Seller shall deliver Preliminary Report to Buyer (Section 5):	Within ___ days after the Execution Date
• Buyer's title objection notice due to Seller (Section 5):	Within ___ days after receipt of the Preliminary Report
• Seller's title response due to Buyer (Section 5):	Within ___ days after receipt of Buyer's title objection notice
• Title Contingency Date (Section 5):	Within ___ days after receipt of Seller's title response
• Expiration date for satisfaction of General Conditions (Section 2.1):	Within ___ days of the Execution Date
• Expiration date for satisfaction of Financing Condition (Section 2.1):	Within ___ days of the Execution Date
• By this date, Buyer must deliver the notice to proceed contemplated in Section 2.2.	Within ___ days of the Execution Date
• Closing Date (Section 7.1).	

Initials of Buyer: _____

Initials of Seller: _____

Initials of Buyer: _____

Initials of Seller: _____

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY
For APN/Parcel ID(s): 986051-433

EXHIBIT F

SELLER'S PROPERTY DISCLOSURE STATEMENT

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property write "NA." If the answer is "yes" to any * items, please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and sign each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five business days, unless otherwise agreed, after mutual acceptance of a written contract to purchase between a buyer and a seller.

NOTICE TO THE BUYER

THE FOLLOWING DISCLOSURES ARE MADE BY SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT **2905 S HILLHURST ROAD RIDGFEILD, WA** ("THE PROPERTY"), OR AS LEGALLY DESCRIBED ON ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller _____ is / _____ is not occupying the property.

I. SELLER'S DISCLOSURES:

* If you answer "Yes" to a question with an asterisk (*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

1. TITLE AND LEGAL

☐ Yes ☐ No ☐ Don't know

A. Do you have legal authority to sell the property?
If no, please explain.

☐ Yes ☐ No ☐ Don't know

*B. Is title to the property subject to any of the following?

☐ Yes ☐ No ☐ Don't know

(1) First right of refusal

☐ Yes ☐ No ☐ Don't know

(2) Option

☐ Yes ☐ No ☐ Don't know

(3) Lease or rental agreement

☐ Yes ☐ No ☐ Don't know

(4) Life estate?

☐ Yes ☐ No ☐ Don't know

*C. Are there any encroachments, boundary agreements, or boundary disputes?

☐ Yes ☐ No ☐ Don't know

*D. Is there any leased parking?

☐ Yes ☐ No ☐ Don't know

*E. Is there a private road or easement agreement for access to the property?

☐ Yes ☐ No ☐ Don't know

*F. Are there any rights-of-way, easements, shared use agreements, or access limitations?

☐ Yes ☐ No ☐ Don't know

*G. Are there any written agreements for joint maintenance of an easement or right-of-way?

☐ Yes ☐ No ☐ Don't know

*H. Are there any zoning violations or nonconforming uses?

☐ Yes ☐ No ☐ Don't know

*I. Is there a survey for the property?

☐ Yes ☐ No ☐ Don't know

*J. Are there any legal actions pending or threatened that affect the property?

☐ Yes ☐ No ☐ Don't know

*K. Is the property in compliance with the Americans with Disabilities Act?

2. WATER

☐ Yes ☐ No ☐ Don't know

*Are there any water rights for the property, such as a water right permit, certificate, or claim?

3. SEWER/ON-SITE SEWAGE SYSTEM

☐ Yes ☐ No ☐ Don't know

*Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?

4. STRUCTURAL

☐ Yes ☐ No ☐ Don't know

*A. Has the roof leaked within the last five years?

☐ Yes ☐ No ☐ Don't know

*B. Has any occupied subsurface flooded or leaked within the last five years?

☐ Yes ☐ No ☐ Don't know

*C. Have there been any conversions, additions, or remodeling?

☐ Yes ☐ No ☐ Don't know

*(1) If yes, were all building permits obtained?

☐ Yes ☐ No ☐ Don't know

*(2) If yes, were all final inspections obtained?

☐ Yes ☐ No ☐ Don't know

*D. Has there been any settling, slippage, or sliding of the property or its improvements?

☐ Yes ☐ No ☐ Don't know

*E. Are there any defects with the following: (If yes, please check applicable items and explain.)

☐ Foundations

☐ Slab Floors

☐ Doors

☐ Outbuildings

☐ Ceilings

☐ Exterior Walls

☐ Interior Walls

☐ Sidewalks

☐ Siding

☐ Windows

☐ Other

5. SYSTEMS AND FIXTURES

☐ Yes ☐ No ☐ Don't know

* Are there any defects in the following systems? If yes, please explain.

☐ Yes ☐ No ☐ Don't know

(1) Electrical system

☐ Yes ☐ No ☐ Don't know

(2) Plumbing system

☐ Yes ☐ No ☐ Don't know

(3) Heating and cooling systems

☐ Yes ☐ No ☐ Don't know

(4) Fire and security system

6. ENVIRONMENTAL

☐ Yes ☐ No ☐ Don't know

*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?

☐ Yes ☐ No ☐ Don't know

*B. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?

☐ Yes ☐ No ☐ Don't know

*C. Are there any shorelines, wetlands, floodplains, or critical areas on the property?

☐ Yes ☐ No ☐ Don't know

*D. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?

☐ Yes ☐ No ☐ Don't know

*E. Is there any soil or groundwater contamination?

☐ Yes ☐ No ☐ Don't know

*F. Has the property been used as a legal or illegal dumping site?

☐ Yes ☐ No ☐ Don't know

*G. Has the property been used as an illegal drug manufacturing site?

7. FULL DISCLOSURE BY SELLERS

A. Other conditions or defects:

☐ Yes ☐ No ☐ Don't know

*Are there any other existing material defects affecting the property that a prospective buyer should know about?

B. Verification:

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy hereof. I/we authorize all of my/our real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.

DATE _____ SELLER _____ SELLER _____

NOTICE TO BUYER

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

II. BUYER'S ACKNOWLEDGMENT

A. Buyer hereby acknowledges that: Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.

B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.

C. Buyer acknowledges that, pursuant to RCW 64.06.050(2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.

D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.

E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature.

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

DATE _____ BUYER _____ BUYER _____

EXHIBIT G

Laws of Agency Disclosure

Real Estate Brokerage in Washington

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW. If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers. The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.

For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.

1-1-2024

For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.

For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: (1) When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and (2) when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.

Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

- (1) Completion of performance by the broker;
- (2) Expiration of the term agreed upon by the parties;
- (3) Termination of the relationship by mutual agreement of the parties; or
- (4) Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

- (1) The term (duration) of the agreement;
- (2) Name of the broker(s) appointed to act as an agent for the principal;
- (3) Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
- (4) Whether the principal consents to limited dual agency;
- (5) The terms of compensation;

1-1-2024

- (6) In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
- (7) Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

- (1) To exercise reasonable skill and care;
- (2) To deal honestly and in good faith;
- (3) To timely present all written offers, written notices, and other written communications to and from either party;
- (4) To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
- (5) To account in a timely manner for all money and property received from or on behalf of either party;
- (6) To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
- (7) To disclose in writing who the broker represents; and
- (8) To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

- (1) To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
- (2) To timely disclose to their principal any conflicts of interest;
- (3) To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;
- (4) To not disclose any confidential information from or about their principal; and
- (5) To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

1-1-2024

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

- (1) To take no action that is adverse or detrimental to either principal's interest in a transaction;
- (2) To timely disclose to both principals any conflicts of interest;
- (3) To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
- (4) To not disclose any confidential information from or about either principal; and
- (5) To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate). A services agreement must contain the following regarding compensation:

- (1) The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
- (2) The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
- (3) The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

1-1-2024

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Second Reading of Ordinance No. 1468 - Ridgefield Municipal Code
Amendments Part 3

GOVERNING LEGISLATION

RCW 36.70A - Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

Council held a public hearing and first ordinance reading on the proposed amendments on November 20, 2025.

SUMMARY/BACKGROUND:

Every year, staff compiles proposed amendments to the municipal code for review by Planning Commission and City Council. The proposed amendments are based on staff and City customers' ongoing work implementing the existing code as well as feedback from community members, elected officials, and appointed officials.

In Spring 2025, Planning Commission and Council reviewed a list of code amendment topics including amendments including signs. Proposed amendments to the sign code are the focus of this agenda item. In the course of their work and in response to ongoing stakeholder conversations, staff have added proposed amendments to impact fees, right of way use standards adjacent to parade routes, and hours of construction enforcement. This agenda item also includes two carry-over items from Parts 1 and 2 of the current cycle of code amendments (contrasting trim on commercial buildings and working with topography/slopes/terracing in residential developments).

Planning Commission reviewed the proposed amendments to RMC Title 18 — the proposed sign code amendments and impact fee code amendment — and held a public hearing on November 5, 2025. No testimony was received. Planning Commission voted to recommend approval of the amendments with consideration for their feedback and recommendations, which are in the attached summary of proposed amendments.

Council reviewed the proposed amendments and held a public hearing on November 20, 2025. No testimony was received. Council's feedback is also noted in the attached summary of proposed amendments. The full set of proposed underline/strikethrough text amendments is also attached.

This is the third and final portion of the batch of code amendments staff has been working through with our stakeholders and Council since Spring 2025. In total, this three-part batch includes over 60 amendments crafted to improve the development process and outcomes and support other staff's work in areas including water, stormwater, and code enforcement. Staff continues to compile topics for potential amendments and will begin a new code amendment cycle later this spring.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To adopt the proposed code amendments:

"I move to adopt Ordinance No. 1468 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Summary of Proposed Amendments
2. NEW 5.40.140___Right_of_way_use_standards_adjacent_to_parade_routes.
3. 9.14.010___Hours_of_construction.
4. 18.070.060___Imposition_of_fees.
5. 18.230.055___Building_design_and_features.
6. 18.401.090___Site_plan_requirements.
7. 18.710.040___Prohibited_signs.
8. 18.710.150___Accessory_signs.
9. 18.710.210___Freestanding_signs.
10. 18.710.290___Definitions.
11. 20.100.030___Applicability.
12. 20.200.020___Enforcement_provisions.
13. 18.600.020___Relationship_to_planned_unit_development___PUD___process.

ORDINANCE NO. 1468

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON Amending Chapters within Titles 5, 9, 18, and 20 of the Ridgefield Municipal Code

WHEREAS, the Community Development and Public Safety departments have reviewed the provisions within the Ridgefield Municipal Code for updates to assure that the provisions reflect current law and best practices for development and implement the Ridgefield Urban Area Comprehensive Plan; and WHEREAS, the City of Ridgefield, located in Clark County, Washington, is required to plan under the Growth Management Act (GMA), Revised Code of Washington (RCW) Chapter 36.70A; and WHEREAS, Ridgefield adopted the Ridgefield Urban Area Comprehensive Plan (RUACP), as amended, consistent with the GMA; and WHEREAS, RCW 36.70A.040 and WAC 367-195-800 require jurisdictions planning under the GMA to adopt development regulations that are consistent with the adopted Comprehensive Plan and which implement the Comprehensive Plan policies goals and policies; and WHEREAS, Title 18 of the Ridgefield Municipal Code (RMC) was established in 1995 by Ordinance 676 and amended thereafter, and is intended to implement the Ridgefield Comprehensive Plan; and WHEREAS, the Ridgefield City Council passed additional resolutions after this time period that revised the development regulations; and WHEREAS, the City of Ridgefield submitted notice of the proposed amendments to the Washington State Department of Commerce on October 30, 2025 consistent with RCW 36.70A; and WHEREAS, consistent with WAC 197-11-340(2), on February 12, 2026 the City of Ridgefield issued a SEPA Determination of Non-significance (DNS) regarding the proposed amendments; and, WHEREAS, the SEPA DNS public comment period expired on February 26, 2026 and the City addressed all comments received; and, WHEREAS, the Ridgefield Planning Commission, after conducting a public hearing on the proposed amendments to RMC Title 18 on November 5, 2025, forwarded a recommendation to amend the Ridgefield Municipal Code to the City Council; and WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments to RMC Titles 5, 9, 18, and 20 during their meeting held on November 20, 2025; and WHEREAS, the Ridgefield City Council conducted a second ordinance reading on the proposed amendments during their meeting held on February 26, 2026; and **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 adopt amendments to Titles 5, 9, 18, and 20 of the Ridgefield Municipal Code.

Section 2. Amendments to the Ridgefield Municipal Code. The Ridgefield City Council hereby amends certain Chapters of Titles 5, 9, 18, and 20 as set forth below in the exhibits attached hereto and incorporated by this reference.

Section 3. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 4. 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, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. 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 6. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Clark County Board of County Commissioners and the subsequent acceptance by the Ridgefield City Council.

Section 7. 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 26th DAY OF FEBRUARY, 2026.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 20, 2025
Second Reading/Passage:
Date of Publication:
Effective Date:

2025-26 Ridgefield Municipal Code Amendments Part 3 – List of Topics

Sign Code Amendments

Code Section	Proposed Amendment	Planning Commission and Council Comments
18.710.030 – Exemptions	Exempt historic markers from sign permit requirements.	PC: Create parameters around what is/is not a historic marker. Does this conflict with content neutrality? Council: Remove from the list based on potential conflict with content neutrality. <i>This item has been removed.</i>
18.710.040 – Prohibited signs	Amend prohibition on backlit cabinet signs to align with October 2024 Director’s Interpretation: 1. Allow cabinet signs where text, symbols, and/or logo shields only are illuminated with an opaque sign face background	PC: Support as proposed. Council: Support as proposed.
18.710.290 – Definitions	As established in the October 2024 Director’s Interpretation re: cabinet signs, define “cabinet sign” as <i>a sign which may be single- or multi-sided incorporating a rigid frame which support and retains removeable sign face panel(s) constructed of acrylic, plexiglass, plastic, or similar materials.</i>	PC: Support as proposed. Council: Support as proposed.
18.710.150 – Accessory signs	Provide that more than four accessory signs meeting the design requirements of this subsection may be allowed on a parcel if the applicant demonstrates that the additional signs are required for safe user circulation.	PC: Who will determine whether more than four accessory signs are needed, and how? Council: Support as proposed.
18.710.210.A.4 – Freestanding signs – Number – Sign base	Require the sign base to be earth-toned. Prohibit wraps on sign bases, i.e., plastic material with a two-dimensional brick or stone pattern.	PC: Define “wraps” or confirm that sign customers will know what this means. Council: Support as proposed.
18.710.210.C – Freestanding signs – Height and area by zoning district	Add provisions for subdivision monument signs in residential zones that match the restrictions for monument signs in the CNB and under the RMUO: no greater than 75 square feet and no taller than 12 feet above grade.	PC: Support dimensional standards for subdivision monument signs. Make sure the City is not precluding subdivision entry archways. (<i>Staff note: subdivision entry archways are permitted under 18.710.235 “Ranch-style</i>

		<i>archway signs” and this code amendment would not impact their viability.)</i> Consider whether current restrictions on RMUO signs are appropriate, or if there should be different requirements for freestanding signs in commercial vs. residential portions of RMUO sites. Council: Support as proposed, including an update to differentiate between requirements for commercial and residential portions of RMUO sites.
18.710.210.D – Freestanding signs – CRB zones adjacent to I5	Add provisions requiring pole signs and monument signs adjacent to I5 to have an earth-toned sign base that is at least 25 percent of the pole height. (Example: INOB pole sign has a base that is 29 percent of the pole height.)	PC: Should the City consider prohibiting pole signs? If they continue to be allowed, support as proposed. Council: Support as proposed.

Other Part 3 Amendments

Code Section	Proposed Amendment	Planning Commission and Council Comments
(New) 5.40.140 – Special Events – Right of way use standards adjacent to parade routes	Codify right of way use standards adjacent to parade routes including placement of chairs on public property after 12:00pm the day prior to a parade. The goal is to create reasonable limits for saving spaces along a parade route that balance accessibility and safety with embracing the community spirit of events like the 4 th of July parade.	Not reviewed by PC (outside of Title 18). Council: Support as proposed with a clarification that the five allowed chairs may not be spaced apart from each other.
9.14.010 – Public Peace, Morals, and Safety – Noise Limitations and Penalties – Hours of construction; 20.100.030 – Enforcement Code – General Provisions - Applicability;	Make hours of construction regulations enforceable under Title 20, Enforcement Code.	Not reviewed by PC (outside of Title 18). Council: Support as proposed.

20.200.020 – Enforcement Code – Enforcement - Provisions		
18.070.060 – Impact Fees – Imposition of fees	Amend code to reflect the long-standing practice of calculating impact fees at the time of building permit submittal then collecting impact fees at the time of final building inspections (residential) and building permit issuance (non-residential), with an option to defer non-residential traffic impact fees to final building inspections.	PC: Support as proposed. Council: Support as proposed.

Carry Over Amendments from Parts 1 & 2

Code Section	Proposed Amendment	Planning Commission and Council Comments
18.230.055.I – Commercial Districts – Building design and features - Color	Require contrasting trim on commercial buildings’ fascia, cornice, window and door trim, kick panels, etc.	PC and Council each held extensive discussions on how to best strengthen the commercial color standards. Staff subsequently identified contrasting trim as an enhancement to the existing requirements for earth tones and complementary design amongst buildings in a development and drafted the attached language.
18.401.090.A – Planned Unit Developments – Site plan requirements – Natural landscape and topography; 18.600.020 – Subdivisions – General – Relationship to planned unit development process	Require steep slopes in residential developments to be terraced to preserve usable space.	PC and Council each supported the concept during prior review processes and staff subsequently drafted the attached language.

NEW 5.40.140 Right of way use standards adjacent to parade routes.

In order to assure safe and orderly execution of parades which allow the public enjoyment of permitted special events while also ensuring ADA required accessibility in public rights of way, the City is creating an exception to RMC 15.24 (Public Nuisances) to allow discharge of property in the public right of way in the following circumstances and manner:

- A. Special Event Permits. The City may, as part of a special event permit application approval, authorize a permit holder to reserve certain rights of way and public property for the observation of the parade and to erect and control seating on such reserved public property.
- B. Prohibitions on Reservation of Public Property. Unless as otherwise authorized pursuant to a special event permit, no person shall claim or attempt to claim, reserve, occupy or control public right of way along the parade route by the placement of any object, such as chairs, ropes, blankets, tape, paint, chalk, or barrier of any kind before 12 p.m. on the day preceding the day of the parade.
- C. Chairs on Public Property—Conditions. After 12 p.m. on the day preceding the day of the parade, chairs may be placed within the public right of way in accordance with the following standards:
 - 1. An adult person (aged 18 or older) may place up to five chairs within the public right of way outside the paved portion of city streets, so long as the chairs do not block ADA accessibility, there is no space left between the chairs, and that the person placing the chairs is physically and constantly present at the occupied area until at least 6 p.m. on the evening preceding the parade. More than five chairs per person is prohibited.
 - 2. No other objects, such as ropes, blankets, tape, paint or chalk or other barrier of any kind may be used to secure the use of the right of way.
 - 3. No chairs shall be placed at any intersection in a way that blocks ADA ramps or sight distance for vehicles.
 - 4. Any chairs or other objects left unoccupied along a parade route before 6 p.m. on the evening preceding the parade or after the conclusion of the parade will be considered intentional or negligent discharge of abandoned property as defined in RMC 15.24.020(Q) and may be confiscated by the City.
 - 5. The City shall not be responsible for any chairs or other objects left unattended in the right of way, or on public property and the City does not guarantee to any person any right of way reservation.
- D. Storage and reclamation. Any chairs or other objects along the parade route found in violation of this section and confiscated by the City will be stored by the City for a period of three days following the parade. The City may dispose of any chairs or other objects remaining unclaimed after that period as authorized in RMC 15.24.040.
- E. Vehicles. From 24 hours before the start of a parade and continuing until the conclusion of the parade, no person shall park a motor vehicle, trailer or tent trailer on the streets designated as the parade route. Only motor vehicles and trailers which are participating in the parade are allowed to be in the areas designated as staging areas or along the parade route. It shall be the responsibility of the special event permit holder to place signage along the approved parade route at least 48 hours before the start of the parade, notifying residents of the restriction in this section.
- F. Public Nuisance Declared. Any violation of this section is a public nuisance under RMC 15.24 and objects may be confiscated or vehicles may be towed from right of way along the parade route at the owner's expense.

9.14.010 Hours of construction.

- A. Except as permitted in subsection B of this section, any construction activity in conjunction with any approved permits, including, but not limited to, building permits, utility permits, grading permits or land use certification permits shall only be permitted between the hours of seven a.m. to ten p.m. Monday through Friday and nine a.m. to six p.m. on Saturday, Sunday and observed city holidays.
- B. Construction activity may be permitted outside the hourly limits set forth in subsection A of this section only after receipt of a written application prior to the desired dates for construction activity outside the specified hourly limits and approval by the community development director or the public works director or the city engineer or building official, as appropriate. Criteria for approval shall include project remoteness, undue hardship or other reasonable standards. Approval may only be for specific dates and times and under terms that the approving official deems appropriate under the circumstances.
- C. Each violation by any person, corporation, or other business or nonprofit entity, in connection with the approved permit, of the construction hourly limit set forth in subsection A of this section or of limited approval granted under subsection B of this section shall be ~~civil noise infraction as provided in the RCW 7.80 and shall result in a five hundred dollar civil fine~~enforceable under RMC Title 20.
- D. Responses to emergency situations occurring in connection with any construction activity, in conjunction with any approved permits, that causes or will cause harm to persons or real property or to the general public, health, safety or welfare of the city shall not be subject to the construction hours specified herein, provided that the city shall retain the authority to impose the construction hour restrictions specified herein when the immediateness of the emergency situation has passed or to mitigate impacts to the public health, safety or welfare of the city.

(Ord. 920 § 3, 2006: Ord. 839 § 1, 2004).

18.070.060 Imposition of fees.

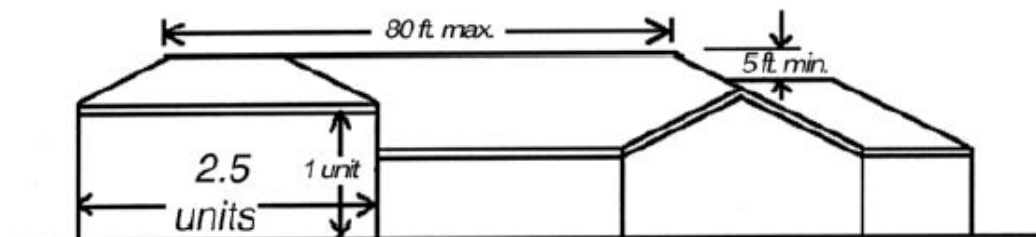
- A. No building permit shall be issued for a development in a designated service area as defined in Section 18.070.070 unless the impact fee is calculated and imposed pursuant to this chapter except where the impact fee is otherwise deferred as provided in this chapter.
- B. ~~For single-family residential subdivisions and short subdivisions hereinafter approved, the per lot impact fee shall be calculated at the time of preliminary plat or short plat approval, noted in the face of the final plat, and imposed on a per lot basis at the time of final inspection of the building for which the permit was issued~~ For new multifamily and nonresidential development hereafter approved, the impact fee shall be calculated at the time of site plan approval unless deferred to building permit application, because the nature of the development is then not sufficiently defined to permit such calculation, and the impact fee shall be imposed at the time of final inspection of the building for which the permit was issued. Notwithstanding the foregoing, the fee shall be recalculated for building permit applications filed more than three years following the date of the applicable preliminary plat, preliminary short plat, or site plan approval. Residential impact fees shall be calculated at the time of building permit submittal and imposed at the time of final inspection of the building for which the permit was issued, Non-residential impact fees shall be calculated at the time of building permit application and imposed at the time of building permit issuance.
- C. ~~For development not necessitating or having been previously granted preliminary plat, preliminary short plat or site plan approval, the im-pact fee shall be calculated and~~Non-residential traffic impact fees may be imposed at the time of final inspection of the building for which the permit was issued, subject to approval by the Community Development and Finance Directors.
- D. For development not necessitating a building permit, the impact fee shall be calculated and imposed at the time of site plan approval.
- E. For mobile home parks, the impact fee shall be calculated and imposed at the time of site plan approval.
- F. The school impact fee shall be calculated upon application of the formula set out in Section 18.070.100 based on information contained in the Ridgefield School District No. 122 Capital Facilities Plan, unless otherwise established by the city council. Such fee is set forth in the Ridgefield Master Fee Schedule.

(Ord. 678 § 7, 1995).

(Ord. No. 1215, 8-11-2016; Ord. No. 1286, § 2, 1-24-2019; Ord. No. 1307, § 3, 12-19-2019; Ord. No. 1387, § 2(Exh. A), 12-15-2022)

18.230.055 Building design and features.

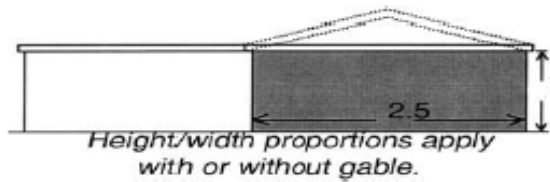
- A. Applicability. The requirements of section 18.230.055 apply to buildings within the CNB, CCB and CRB zoning districts. The requirements of this chapter apply to:
1. New buildings of any size,
 2. The addition to or remodel of an existing building that increases the square footage of the building by twenty percent, and
 3. The addition to or remodel of an existing building where the construction valuation is fifty percent or greater of the existing site and building valuation.
- B. Context-sensitive building design. Development shall consider the cohesive integration of one property along with all adjacent properties in a district so that the "whole is greater than the sum of the parts." Elements of context-sensitive design include:
1. Orienting primary building facades towards the street with the highest street classification,
 2. Ordering building height and scale between adjacent buildings so that a building is no more than fifty percent taller or larger than an adjacent building,
 3. Extending horizontal planes between adjacent buildings, such as roof lines, cornices, rows of windows, belt courses, stories, and storefronts,
 4. Ordering window size or patterns similarly to adjacent buildings;
 5. Use of similar materials in adjacent buildings, for example, if the front façade surface area of building A is primarily faced with brick, adjacent buildings must incorporate similar materials in at least 25% of the primary façade, and
 6. Use of similar plant materials, landscape fixtures and street furniture between adjacent buildings.
 7. Elements of any individual site shall include exposed wood beam construction as part of the primary structure. This construction type adds balance to trellises, awnings, canopies, etc.
- C. Mass and scale. Mass is the physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together. The purpose of the mass standards is to break large structures down into smaller building modules.



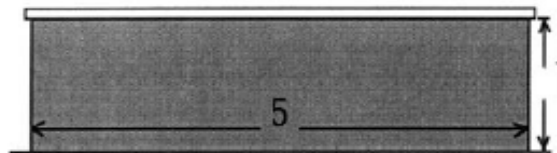
1. Where the lot has frontage on a pedestrian street, the facades of all new buildings longer than fifty feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief. Where the lot has frontage on a major corridor, the facades of all new buildings longer than one hundred feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.

- a. No single wall plane shall be wider than two and one-half times the height of the wall plane. Unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.

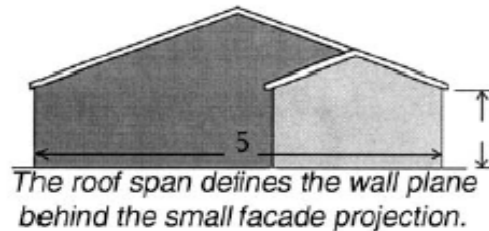
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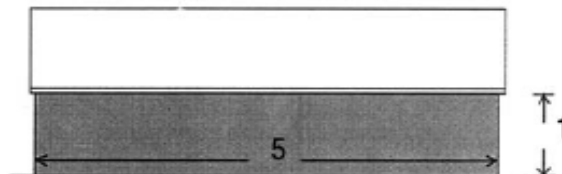
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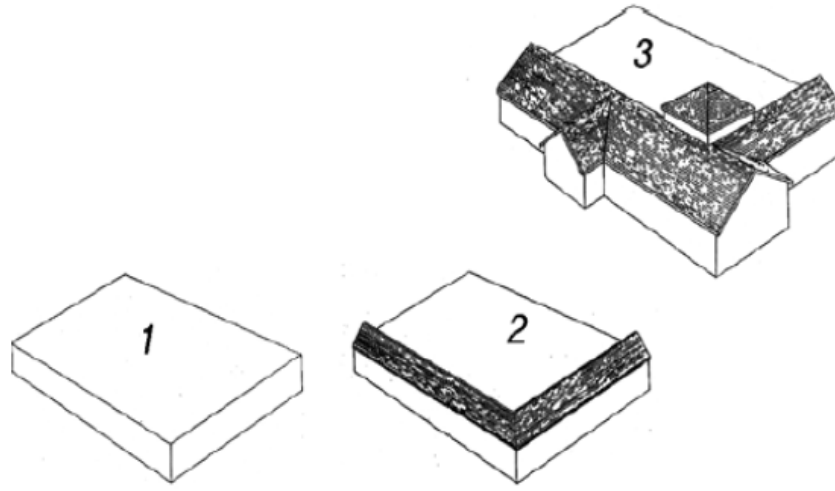


**Note: Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.*

- b. Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (a) extend back at least one and one-half times the width of the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point.
- c. Building walls visible from a public right-of-way shall employ at least three of the following articulation methods at intervals no greater than sixty feet:
- i. Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or "ribbon," of windows.

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- ii. Weather protection features that reinforce storefronts. For example, for a building façade that is one hundred eighty feet wide, use three separate awnings to articulate the façade.
 - iii. Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline or change in building materials or siding style. Otherwise, the minimum depth and width of the modulation shall be ten and twenty feet, respectively.
 - iv. Placement of building columns or vertical piers or vertical elements such as planters, trellises, art pieces, or other features that repeat at intervals of sixty feet or less that reinforce a storefront pattern.
 - d. The doorways on buildings abutting or within three feet of the sidewalk shall be recessed in order to avoid conflicts with pedestrians.
 - e. Additional standards for large format uses in any zone. Individual uses with at least fifty thousand square feet of gross floor area or a façade greater than one hundred fifty feet in width shall provide:
 - i. Prominent entry. The building front shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.
 - ii. Roofline modulation. The minimum vertical dimension of roofline modulation is the greater of six feet or 0.3 multiplied by the wall height (finish grade to top of the wall).
 - iii. Façades wider than three hundred feet shall incorporate at least two entry/articulation features (if there is only one entry, the second feature may be less prominent).
2. Roofs. All structures shall have a visual cap. This may be achieved with either a pitched or flat roof if designed according to one of the following options:
- a. Lower pitched roof with extended eaves. A lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.
 - b. Steep pitch hip, gable or saltbox roof form. Conform to the following roof pitch requirements: Minimum pitch: 6/12 in all areas. Maximum pitch: 12/12 in all areas. Exceptions: Steeples, bell towers and other ancillary structures.
 - c. False pitch roof with appearance of true hip gable or saltbox. Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable. Roofs shall conform to the minimum roof pitch standards specified in subsection (D)(1) of this section.

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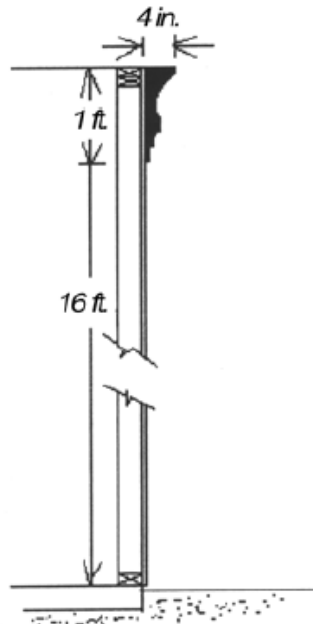


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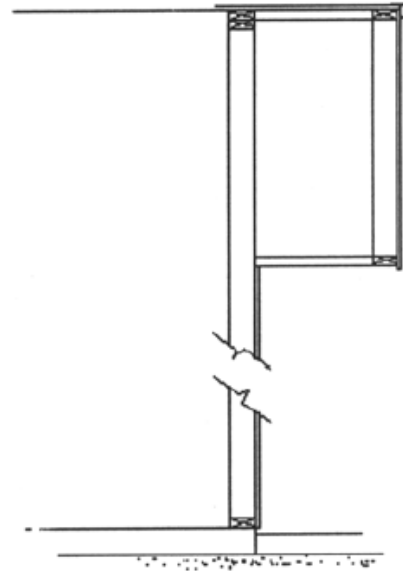
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- d. Flat roof with projecting cornice. Cornice dimensions must be one foot high for every sixteen feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.

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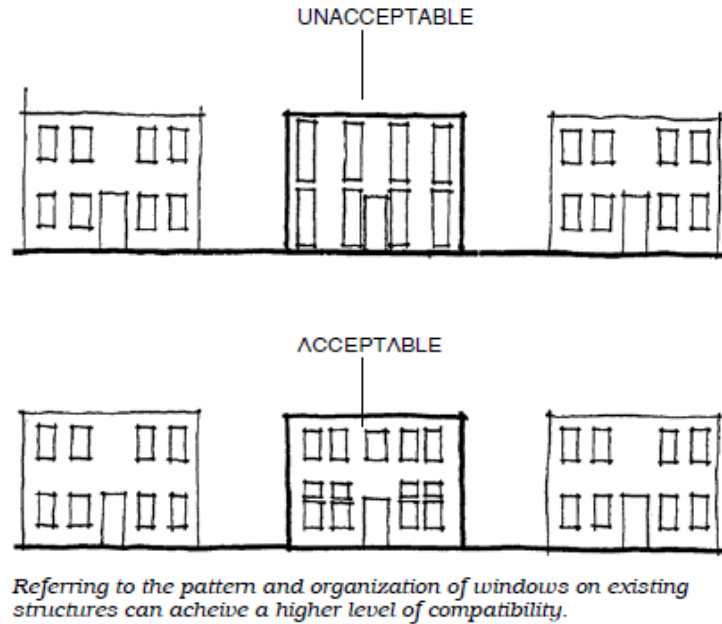
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Cornices must be part of the building's trim detail. Framed projections such as overhangs or standard fascia projections do not meet the cornice requirements.

- D. Hierarchy in building design. The following standards apply to all commercial sites with more than one building or with one or more multitenant buildings.
1. Design primary structures as a focal point. Primary structures shall be designed to serve as a visual draw to a site. Primary structures shall be designed as follows:
 - a. Must be prominently visible to the public. Primary structures shall be the focal point of development and must be prominently visible to the public right-of-way giving access to the project, unless significant vegetation warrants a less visible structure.
 - b. Must have the appearance of at least two levels.
 - i. Primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area.
 - ii. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of forty feet or more. One dormer window with a glazing area of at least fifteen square feet shall be required for every forty feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.
 - c. Must provide a prominent entrance. Primary structures shall include a prominent entrance which faces the street providing primary access to the site. The entrance shall be defined by a projecting or recessed portico or a clearly defined doorway designed as a focal point in the facade design.

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2. Integrate common outdoor areas per RDC 18.230.050.F into primary structure design.
 - a. Porticos, courtyards, or similar structures shall be visible to the public and usable to customers or clients.
 - b. The outdoor common areas shall be integrated into the building design by means of either a roof-like structure (e.g., sheathed roof or open pergola style) or perimeter wall extending from the building.
 3. Integrate primary structure design elements into secondary structures. Secondary structures (all structures other than primary structures) must include design elements that visually link them to the primary structure site.
 - a. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of a site.
 - b. Specific combinations of materials and colors may be varied from building to building; provided, that any material or color used on secondary structures has, in some application, been used on the primary structure. (For example, if the primary structure is a red brick building with gray clapboard in the gables, then the secondary structure may be a gray clapboard building with red brick accents.)
 4. Glass Style. Mirrored glass is prohibited. Bird-friendly glass is encouraged.
 - a. The provision in (3) may be reduced with written approval from the community development director if the applicant demonstrates that:
 - i. It is not practical to meet the full extent of the requirement due to existing conditions or proposed interior uses.
 - a. Glazed windows which allow view out from but not into the building are encouraged as a method to meet the transparency requirements where the interior use requires privacy.
 - ii. The requirement is being met to the extent practicable.
 - iii. A more welcoming and interesting streetscape is achieved by implementing all four façade articulation methods in RDC 18.230.055.C.1.c, at least three of the entry enhancement features in RDC 18.230.050.E.1, or an equivalent combination of design features.
- E. Windows and doors.
1. Mirrored glass is prohibited.
 2. Multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.



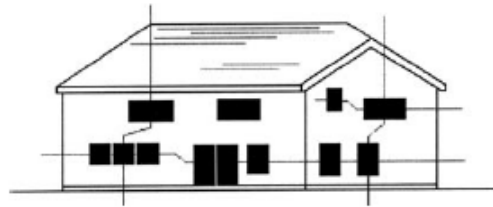
3. Windows and doors shall constitute at least twenty-five percent of the total wall area of prominent facade wall planes.
4. Transparency Zone. The transparency zone regulations apply to building facades which front pedestrian streets. The purpose of transparency requirements is to maintain "eyes on the street" for safety of pedestrians and to create a more welcoming and interesting streetscape and give an indication of the types of uses and activities occurring in buildings. Transparent windows and doors may be used to meet transparency requirements. Glazed windows, where visibility is obscured, shall not be used to meet transparency requirements.
 - a. The transparency zone refers to the ground floor between thirty vertical inches and eight vertical feet above grade, or where the ground, terrace, or stoop meets the façade. The transparency zone extends along the primary street-facing façade of the building and may include additional façades such as those that face primary internal circulation routes within a development, minor arterials, arterials, or collector streets, or other highly visible façades.
 - b. A minimum of sixty percent window and door transparency is required within the transparency zone. The transparency requirement may be reduced to a minimum of forty-eight percent (a twenty percent reduction) without application for an administrative adjustment if the applicant demonstrates that:
 - i. It is not practical to meet the minimum sixty percent transparency requirement due to existing conditions or proposed interior uses.
 - a. Glazed windows which allow view out from but not into the building are encouraged as a method to meet the transparency requirements where the interior use requires privacy.
 - ii. The requirement is being met to the extent practicable.
 - iii. A more welcoming and interesting streetscape is achieved by implementing all four façade articulation methods in RDC 18.230.055.C.1.c or at least three of the entry enhancement features in RDC 18.230.050.E.1, or an equivalent combination of design features.

- c. In commercial centers, the standard in (b) may be reduced below forty-eight percent subject to compliance with the provisions in (b)(i) through (iii) and written approval from the community development director.
- d. For sloping frontages, the city may grant flexibility to the transparency zone dimensions provided the design of the façade adds visual interest to pedestrians and that untreated blank wall areas are avoided.
- e. Where structured parking facilities occupy a portion of the ground floor frontage, the vehicular entrance is exempt from the transparency requirement.
- f. Display windows may be used to meet up to fifty percent of the transparency requirements provided they are at least eighteen inches deep and integrated into the architecture of the building. Tack-on display cases do not qualify as transparent areas.

ACCEPTABLE



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.



UNACCEPTABLE

The scattered and haphazard arrangement of windows on this facade result in poor balance in the overall building design.



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F. Siding and trim.

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1. Building siding materials shall be wood, brick, stone, stucco, or terra cotta.
 2. Metal siding materials shall not exceed thirty-five percent of the total wall area of any wall.
 - a. Only high quality architectural metals are permitted, raised rib design, or vertical standing seam siding is permitted subject to approval by the community development director.
 3. Stacked and scored concrete blocks may be used if installed so as to provide added relief, shadow lines, and dimensional interest to a façade, provided:
 - a. All prominent facades shall be fifty percent sided with the materials allowed in subsection F.1;
 - b. Masonry pilasters are regularly spaced every fifteen to twenty-five feet on center (depending on the scale of the building); and
 - c. Recessed panels, a minimum of four inches deep, shall provide frame and panel relief between all pilasters and which shall comprise approximately seventy percent of the width and height of the space between pilasters.
- G. Roofing materials.
1. Use roofing materials which provide texture and shadow lines. Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.
 2. Limit roofing colors to darker earth tone and forest colors. Only forest greens, charcoal or medium grays and dark clay colors are allowed.
- H. Design details.
1. The following building treatments or additions are prohibited:
 - a. Tenant specific motifs - Fanciful or unusual detailing, excluding signs, used to promote a particular theme or to identify a specific.
 - b. Outlining - Architectural features shall not be outlined in neon, LED, tube-type, or other lights, either exposed or concealed lights.
 - c. Back-lit Awnings - Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque.
 - d. Nonfunctioning Awnings - Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.
 - e. Faux Windows - All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.
 - f. False Fronts - Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are prohibited.
 - g. Architectural Anomalies - Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.
 2. Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than twelve inches beyond the outer

edges of windows or groups of windows, and they may not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices.

I. Color. The following standards apply to commercial development in the CRB and CCB zoning districts:

1. Field or base colors (the main color of exterior walls) shall be earth tone colors, such as: sands, grays, sage greens, pale yellows, deep, rich clay colors, and similar.
2. Trim colors (fascia, cornice, window and door trim, kick panels, etc.) ~~may~~shall contrast to complement the field colors and shall not be neon, bright or primary colors.
3. Accent colors may be brighter than field or trim colors. Appropriate areas for accent colors are those details such as moldings or molding indentations, medallions, and shadow lines of windows and doors and door frames.
4. Painting or staining stone and brick is prohibited.

(Ord. No. 1108, § 2, 7-26-2012; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1220, § 2(Exh. A), 10-27-2016; Ord. No. 1234, § 2(Exh. A), 6-22-2017; Ord. No. 1266, § 2(Exh. A), 9-13-2018; Ord. No. 1296, § 2(Exh. A), 10-10-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020; Ord. No. 1345, § 2(Exh. A), 7-8-2021; Ord. No. 1352, § 2(Exh. A), 11-4-2021; Ord. No. 1370, § 2(Exh. A), 9-8-2022; Ord. No. 1460, § 2(Att.), 11-6-2025)

18.401.090 Site plan requirements.

The development standards in this chapter are intended to accomplish the following design criteria objectives in all PUDs. The applicant shall bear the burden of supporting any change in requirements. If a modification of any criteria is proposed, the applicant must provide justification, including clear demonstration that the proposed modification complies with the purposes of this chapter as stated in Section 18.401.010. The city may increase any requirement necessary to make the project conform to the purposes of this chapter.

- A. A.—Natural Landscape and Topography. Residential lots, open spaces, pedestrian and vehicular circulation facilities, parking facilities and other amenities shall be integrated into the existing landscape. Site design shall preserve and maximize the use of natural landscape features and reduce adverse impacts on existing natural features. Natural topography shall be maintained to the extent practicable by designing the PUD to fit natural slopes, ~~and~~ limiting retaining wall height to six feet or less, and limiting cuts and fills to ten feet or less. Cut or fill slopes that are 3:1 or steeper shall be constructed with terraces no less than six feet wide at 30-foot vertical intervals.
- B. Facilities and Utilities. The layout of structures and other facilities shall effect conservation in street and utility improvements.
- C. Recreation. Recreational areas (active and passive) shall be located to maximize access from all dwelling units, in consultation with the community development director.
- D. Improvements and Amenities. Every PUD shall make adequate provision for utilities, drainage, lighting, pedestrian and vehicular circulation and access, public safety, landscaping and accommodation of environmentally sensitive features and other similar items. With respect to drainage:
1. All lots shall be provided with adequate storm drainage connected to the storm drainage system of the city or other system approved by the city engineer; and
 2. When there is a need to use a stream for stormwater control purposes, public improvement and maintenance easements at least twenty feet wide shall be provided for storm drainage, and when possible, such easements shall be located along the centerlines of such facilities.
- E. Street Design. All streets shall be constructed consistent with City of Ridgefield Engineering Standards, except through a modification of standards approved through the PUD review process or engineering review process.
- F. Multifamily and Commercial Off-Street Parking. Except as modified below, off-street parking shall be as required in RDC Chapter 18.720. Parking shall be located in the rear or side of multifamily residential and all nonresidential structures.
- G. Attachment of Conditions. In conjunction with the approval of a preliminary PUD, final PUD or modified final PUD; conditions shall be attached which will assure that the property will be developed and maintained in accordance with this title, other applicable state or federal statutes or regulations, and the approved development plan and subdivision plat. (See Section 18.401.120.)
- H. Perpetual Maintenance. All improvements and amenities that are held in common and are part of the PUD shall be perpetually maintained in a good, safe and serviceable condition at no expense to the city. The city shall have the right to compel the maintenance of such improvements, amenities or common areas if the review authority finds that the public health, safety or welfare may be compromised unless such maintenance is completed. The documents necessary to provide assurance of perpetual maintenance shall be approved by the city attorney. (See Section 18.401.120.)
- I. Minimum Frontage.

1. Each lot used for single-family detached residential development shall have a thirty-five-foot minimum frontage on a public or private street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-five-foot minimum frontage.
2. Each lot used for duplex, triplex, townhouse, and multifamily residential development shall have a twenty-five-foot minimum frontage on a public street, except for a lot fronting the bulb of a cul-de-sac, which shall have a twenty-foot minimum frontage.
3. Lots developed consistent with the cottage housing provisions of RDC 18.206.040 are exempt from these frontage requirements.

J. Through Lots.

1. Through lots are strongly discouraged. The following standards apply to through lots in PUD subdivisions abutting collector and arterial roads which are not major corridors (the collector and arterial roads listed in RDC 18.210.060):
 - a. Provide a separate tract at least ten-feet wide between the collector or arterial right-of-way and the rear property lines of the through lots.
 - b. Establish landscaping in the tract which softens the appearance of fences and walls and/or which provides a measure of privacy for residents in their rear yards.
 - c. The tract shall be maintained by the homeowner association.
2. Except on major corridors, alternative lot designs are strongly encouraged. An alternative design includes alley-loaded lots with deep front yards and alley access running parallel to the collector or arterial street.

Figure 18.401.090.J
Through lot alternative.

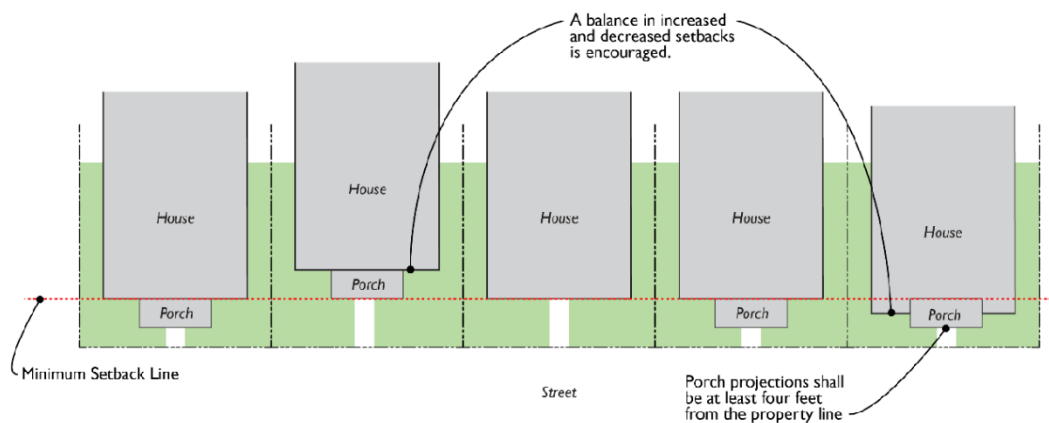


Alley-loaded lots with generous front yards are a desirable alternative for new lots adjacent to collector streets.

K. Minimum Yards and Setbacks.

1. The minimum setbacks of the underlying zone shall apply to lots abutting or adjacent to exterior project boundaries, consistent with RDC 18.401.080.C.
2. Setbacks for lots within the interior of the PUD may be adjusted, provided that side and rear setbacks may not be less than five feet.
3. For lots within the interior of the PUD, front yard setbacks shall be modulated to avoid repetitive design, consistent with all of the following standards. Corner lots and lots on curving streets are exempt.
 - a. No more than three consecutive homes on the same side of the street may feature identical setbacks.
 - b. Minimum front yard setbacks may be reduced by up to thirty percent. Porch projections shall be at least four feet from the property line (see also RDC 18.210.040.C.f and 18.220.040.B.f).
 - c. A balance in increased and decreased yard setbacks is encouraged.
 - d. Setbacks meeting this standard shall be noted on the face of the plat.

Figure 18.401.090.K
Examples of front yard setback variety.



- L. Maximum Building Height. A building or structure within a PUD shall not exceed thirty-five feet in height as measured from the established grade of the building.
- M. Signage Standards. Signage standards for uses in the PUD shall be as provided in RDC Chapter 18.710.

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- N. Storage Standards. All storage in the PUD shall be within a closed building, except for the storage of retail products which are for sale or rent which may be stored outdoors during business hours only, and not within any required front or side yard nor in any public or private street, road right-of-way or pedestrian circulation route. The review authority may approve screened outdoor storage of recreation vehicles, boats or similar items of property.
- O. Refuse Storage. All outdoor trash, garbage and refuse storage areas shall be screened on all sides from public view and, at a minimum, be enclosed on three sides with a five and one-half feet high sight-obscuring fence or wall with a sight-obscuring gate for access. Design of exterior storage areas shall comply with engineering standards and the Comprehensive Stormwater Management Plan (CSMP), including roof cover, paving, and runoff containment, to prevent nonstormwater discharges from entering the stormwater drainage system.
- P. Mechanical Equipment. All rooftop mechanical equipment shall be placed behind a permanent screen, completely screened from public view.
- Q. Utilities. All utilities shall be underground.
- R. Pedestrian Circulation Facilities. Within the PUD, sidewalks shall be constructed in accordance with city of Ridgefield engineering standards. Additional pedestrian facilities shall be required to be dedicated and constructed at the developer's expense, including connections with planned city and county trail systems (see RDC 18.401.065 for trail standards), public accessways to connect to cul-de-sac streets and to pass through oddly shaped or unusually long blocks. These facilities shall create a network of public paths which shall be:
1. Functionally and safely convenient to each dwelling unit served;
 2. Functionally and safely convenient to schools and to industrial, commercial, recreational and utility areas within or adjacent to the project, and functionally convenient to a larger pedestrian circulation system outside the PUD;
 3. Hard surfaced to accommodate a variety of users; and
 4. Compliant with city engineering standards.
- S. Public Transit. All PUDs requiring twenty or more parking spaces shall provide transit loading and shelter facilities if so required by the review authority in consultation with Clark Transit (C-Tran).
- T. Traffic Impacts. The developer shall be responsible for determining traffic impacts and construct improvements necessary to mitigate identified impacts, consistent with service levels established in the Comprehensive Plan, and:
1. Private access to collector and arterial streets shall be minimized; and
 2. No development shall exceed adopted level of service (LOS) standards.
- U. Attractive Streetscapes. The PUD design shall ensure an attractive streetscape, especially along collector and arterial streets, by planting street trees and other vegetative buffers, minimizing the visibility of parking lots and garages, and providing attractive street-facing facades.
- V. Subdivisions. Except where specifically exempted under this section, the subdivision standards and procedural requirements of RDC Chapters 18.600, 18.620, and 18.630 shall also apply to PUDs.
- W. Lighting. All lighting shall be shielded and aimed downward to prevent light trespass and glare as provided in RDC 18.715.

(Ord. No. 1132, § 2(Exh. A), 7-11-2013; Ord. No. 1178, § 2(Exh. A), 2-12-2015; Ord. No. 1207, § 2(Exh. A), 5-26-2016; Ord. No. 1232, § 2(Exh. A), 4-27-2017; Ord. No. 1234, § 2(Exh. A), 6-22-2017; Ord. No. 1339, § 2(Exh. A), 5-27-2021; Ord. No. 1345, § 2(Exh. A), 7-8-2021; Ord. No. 1406, § 2(Exh. A), 7-13-2023; Ord. No. 1426, § 2(Exh.), 7-25-2024)

18.710.040 Prohibited signs.

No person shall erect, alter, maintain or relocate any of the following signs in the city.

- A. Animated signs. Rotating or revolving signs, or signs where all or a portion of the sign moves in some manner. This includes any sign animated by any means, including fixed aerial displays, balloons, pennants, spinners, propellers, whirling, or similar devices designed to flutter, rotate or display other movement under the influence of the wind, including flag canopies not otherwise allowed in Section 18.710.160 (Awning or Canopy Signs), streamers, tubes, feather flags, or other devices affected by the movement of air or other atmospheric or mechanical means. This does not include historic signs and historic replica signs where the applicant is able to prove, through documentation or other evidence, that the original historic sign produced the same motion/movement and is proposed in the same location.
- B. Rotating signs. Any sign in which the sign body or any portion rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means.
- C. Nuisance signs. Any signs which emit smoke, visible particles, odors and sound, except that speakers in drive-through facilities shall be permitted.
- D. Bench or furniture signs greater than one square foot in area.
- E. Flashing signs or lights. A sign that contains an intermittent or flashing light source, or a sign that includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Flashing light sources are prohibited. Signs with an exposed light source, exceeding the equivalent of twenty-five watts per lamp, including clear light bulbs which do not flash on a theater marquee except for neon incorporated into the design of the sign, are also prohibited. Electronic message center signs and digital signs are allowed under the provisions of Sections 18.710.190 (Digital Signs) and 18.710.200 (Electronic Message Center Signs).
- F. Hazardous signs. Any sign that constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement or method of illumination, or by obstructing the vision of drivers, or by distracting from the visibility of an official traffic control device by diverting or tending to divert the attention of drivers or moving vehicles from traffic movements on streets, roads, intersections or access facilities. No sign shall be erected so that it obstructs the vision of pedestrians or by glare or method of illumination constitutes a hazard to pedestrians or traffic. No sign may interfere with, mislead or confuse traffic.
- G. No sign may impede free ingress and egress from any door, window or exit way required by building and fire regulations.
- H. Permanent signs on vacant lots, parcels or easements. No permanent sign shall be located on a vacant lot, parcel or easement. No permanent sign shall be located on a lot, parcel or easement as the principal use of that lot, parcel or easement. Signs may only be established as an accessory use to a principally permitted use.
- I. Portable signs on wheels (trailer signs), changeable copy portable signs and illuminated portable signs.
- J. Abandoned signs.
- K. Signs on utility poles, fences, on poles or trees.
- L. Off-site controlled signs. Any sign that is programmed and/or controlled off-site.

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- M. ~~Backlit cabinet signs fabricated from acrylic, plexiglass®, plastic-faced, or injection molded panels with translucent vinyl, film, painted graphics, and/or integrally colored polycarbonate materials. Cabinet signs with illumination other than that permitted on text, symbols, and/or logo shields.~~

(Ord. No. 1227, § 2(Exh. A), 6-22-2017; Ord. No. 1290, § 2(Exh. A), 4-25-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020)

18.710.150 Accessory signs.

No permit shall issue for an accessory sign which does not comply with the following standards:

- A. Number. A maximum of one sign at each vehicle point of entry or egress, not to exceed four accessory signs per parcel.
 - 1. More than four accessory signs meeting the design requirements of this subsection may be allowed on a parcels if the applicant demonstrates that the additional signs are required for safe user circulation.
- B. Location. Flexible, provided that the number of signs in subsection A is not exceeded, and provided that the signs comply with setback standards for freestanding signs in 18.710.210.
- C. Zones. Not allowed in residential zones.
- D. Design. Non-illuminated or internal illumination only. Any accessory sign with electronic display must conform to all EMC and/or digital sign standards in Section 18.710.190 (Digital signs) or 18.710.200 (EMC signs).
- E. Size. Maximum sign area: three square feet per face; may be double-sided.
- F. Height. Mounting height:
 - 1. Building mounted wall sign (Section 18.710.170): Maximum of eight feet; must be flat against a wall of the building.
 - 2. Freestanding sign (Section 18.710.210): Maximum of three feet from grade.

Figure 12



- G. Drive-Through Large Accessory Signs. In addition to the accessory signs allowed for vehicle points of entry and in addition to free-standing signs otherwise allowed under Section 18.710.210, large accessory signs are allowed for each point of entry to a drive-up window, subject to the following standards:

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1. Maximum sign area per drive-up point of entry: forty-five square feet.
 2. Maximum sign size: thirty square feet.
 3. Maximum sign height: Five feet, six inches, including the associated sign structure.
 4. Orientation: Large accessory signs must be oriented so that the sign face is not visible from the view of the street or public-right-of way.
 5. Screening: All sides of large accessory signs must be screened from the view of the street or public right-of-way with landscaping or walls of brick, stone or siding materials that match the principal walls of the building to which the sign applies. If landscaping is used for screening, it must provide full screening at maturity and must be large enough at planting to provide at least seventy percent screening of the sign.
 6. Audio. No sound or amplification may be emitted that is audible beyond the site.

(Ord. No. 1227, § 2(Exh. A), 6-22-2017)

18.710.210 Freestanding signs.

No sign permit shall issue for a freestanding sign which does not comply with the following standards:

A. Number.

1. The number and type of freestanding signs for single and multiple tenant uses are derived from the use, zone, location and length of development site frontage as described in this section.
2. One freestanding sign is allowed for each site frontage. Flag lot sites with frontage on a public street are permitted one sign on the frontage providing primary access to the site.
 - a. Parcels adjacent the Interstate 5 right-of-way zoned commercial regional business (CRB) shall be permitted two signs along the Interstate frontage.
3. Where more than one freestanding sign is proposed on a site with multiple frontages, a minimum of sixty linear feet shall separate each sign.

B. Sign Base.

1. ~~4.~~ The permanent sign base shall have a minimum aggregate width of forty percent of the width of the sign cabinet or face.
2. The sign base shall be earth-toned.
3. Any stone, brick, or similar designs on a sign base shall be rendered in three-dimensional materials. Two-dimensional renderings including patterned plastic wraps are prohibited.

Figure 16

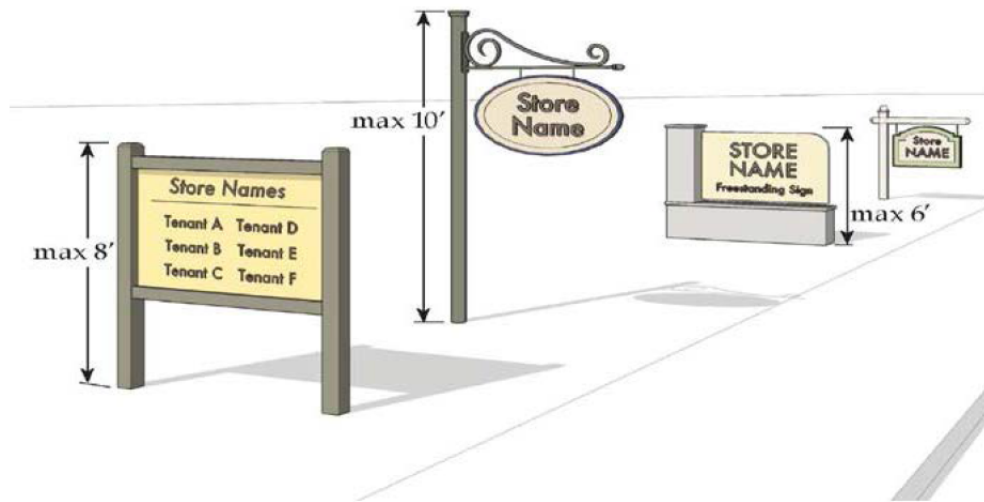


~~BC.~~ Location.

1. No freestanding sign shall be permitted on any site that does not have street frontage.
2. Freestanding signs shall be set back a minimum of five feet from the street side property line, a minimum of twenty-five feet from any interior side lot line and a minimum of thirty feet from any residential district.
3. No freestanding sign shall be located in the triangular area(s) measured fifteen feet by fifteen feet where a driveway enters onto a street, or in any other area which may obstruct the vision of

motorists so as to create a safety hazard. Additionally, all signs are subject to the public works standards regarding sight distances.

Figure 17



CD. Height-Dimensional Standards by Zoning District.

1. Sign height and maximum area is regulated by zoning district:
 - a. Signs in the Commercial Regional Business (CRB) zone, including commercial portions of sites in the CRB zone developed under the Ridgefield Mixed Use Overlay (RMUO), shall be a maximum of two hundred square feet in area and shall be no taller than fifty feet above grade.
 - i. Adjacent to the Interstate 5 right-of-way signs within the commercial regional business (CRB) zones shall receive a bonus of fifty additional square feet.
 - b. Signs in the Community Commercial Business (CCB) zone, including commercial portions of sites in the CCB zone developed under the Ridgefield Mixed Use Overlay (RMUO), and signs in the Public Facilities (PF) zone shall be a maximum of one hundred square feet in area and shall be no taller than twenty feet above grade.
 - c. Signs in the Commercial Neighborhood Business (CNB) zone, the Employment (E) zone, the residential zones (RLD-4, RLD-6, RLD-8, RMD-16), and properties with the Ridgefield Mixed Use Overlay (MX) when proposed for Mixed Use development signs in residential portions of sites developed under the Ridgefield Mixed Use Overlay (RMUO) shall be a maximum of seventy-five square feet and shall be no taller than twelve feet above grade.
 - i. Properties zoned Employment (E) that use up to fifteen percent of the gross property area for General Retail uses as defined by RDC 18.205.030.Q-~~R~~R and are within one hundred fifty feet of Interstate 5 are eligible for a bonus in sign height up to a maximum of twenty-five feet from the natural grade, and a bonus in sign area up to a maximum of two hundred square feet in area subject to the requirements below:
 - (a) The retail component of any employment space using this bonus must be dedicated to the sale of products made on-site. The sign may only be used to advertise one business located on the same parcel as the sign.

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- (b) The sign is placed on a monument-style base made of or covered with brick or stone, which extends at least half the width of the sign face and is at least one-~~fifth~~-fourth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and
 - (c) The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:
 - (i) The background of the sign is totally opaque, and only the graphics and/or text are illuminated; and
 - (ii) The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.
 - (iii) Any change of use or change in ownership to the subject property shall require a type I review of the sign permit to ensure continued compliance with the provisions of this section. Application for review shall be made as soon as practical following the change of use, but in no case shall the formal review take place more than thirty days following the change of use or ownership.
 - ii. Properties with the Ridgfield Mixed Use Overlay that are built to the standards of the underlying zone are subject to the requirements of the underlying zone.
 - 2. In zones other than Commercial Regional Business (CRB) a sign may be awarded a bonus of up to fifteen percent in allowable area, provided that all of the following conditions are satisfied:
 - a. The sign is placed on a monument-style base made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth of the total sign height. An alternate material may be approved by the director if he or she finds that the material better reflects the materials and architecture of the closest or principal building on the site; and
 - b. The sign face is either non-illuminated, externally illuminated, or complies with both of the following standards for an internally illuminated sign:
 - i. The background of the sign is totally opaque, only the graphics and/or text are illuminated; and
 - ii. The sign cabinet and the associated trim caps that secure and frame the sign face are dark bronze, black, or an earth tone color which reflects the color of the sign base and/or the color of the siding or trim of the building to which the sign applies.
- D. Freeway Signs. Parcels zoned commercial regional business (CRB) and adjacent to the Interstate 5 right-of-way shall comply with the following design standards.
- 1. The base of the proposed sign shall be constructed to compliment the appearance of structures associated with the proposed sign. For example, signs must incorporate an exposed beam component. Additionally, if the front façade surface area of the primary structure is primarily faced with brick, the proposed sign must incorporate similar materials in the sign structure.

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2. The base of the proposed sign shall be made or covered with a brick or stone, which extends at least the full width of the sign face and is at least one-fourth of the total sign height. An alternate material may be approved by the director if they find that the material better reflects the materials and architecture of the closest or principal building on the site.
 3. Pole signs are permitted in the CRB zone and adjacent to the Interstate 5 right-of-way subject to compliance with the sign base standards in D (1) and (2). The pole shall be earth-toned.

(Ord. No. 1227, § 2(Exh. A), 6-22-2017; Ord. No. 1253, § 2(Exh. A), 12-7-2017; Ord. No. 1273, § 2(Exh. A), 10-11-2018)

18.710.290 Definitions.

The words and phrases used in this section shall be construed as defined in this chapter, unless the context clearly appears otherwise. Unless specifically defined in this section, the definitions set forth in other provisions of this Code shall likewise apply to this chapter.

"Abandoned sign" means a sign, the face of which has been removed or is broken and is not refaced within one hundred eighty days thereafter. Abandoned signs shall also include signs with rusted, faded, peeled, cracked or otherwise deteriorated materials or finishes that have not been repaired within ninety days after the city provides notice of the sign's deteriorated condition under the city's enforcement chapter (18.24).

"Accessory sign" means a permanent, free standing or building mounted sign of limited height and size that provides supplemental opportunity for free standing or building mounted signage on a site.

"Aerial sign" means a free floating balloon, kite or similar object not directly secured to property within the city.

"A-frame sign" see also, portable sign or sandwich board sign, means signs capable of standing without support or attachment.

"Alter" means to change the copy, color, size, shape, illumination, position, location, construction or supporting structure of a sign, not including ordinary maintenance.

"Area of a sign" means the smallest square, rectangle, parallelogram or circle that will enclose the extreme limits of writing, representation, logo, or any figure of similar character, together with any frame, background area, structural trim, or other materials or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The supports or uprights on which any such sign is supported shall not be included in determining the sign area. The area of signs with two faces shall be considered to be the area of the largest face. The area of signs with three or more faces shall be considered to be the area of the largest face or one-half the area of all of the faces, whichever is less.

"Awning or canopy sign" means a sign affixed to or imprinted on an attached shelter composed on non-rigid materials such as an awning, or a permanent architectural projection, such as an awning or canopy, composed of non-rigid materials on a supporting framework, affixed to the exterior wall of a building, extending over a door, entrance, window or outdoor service area.

"Business activity" means an enterprise offering goods, services, or other consideration to the public, in legal occupancy of a site or of a specific portion of a site and under separate and distinct management from any other enterprise located on the same site.

"Business frontage" means the horizontal dimensions of a building or individual business elevation measured at ground level.

"Cabinet signs" means a sign which may be single- or multi-sided incorporating a rigid frame which supports and retains removeable sign face panel(s) constructed of acrylic, plexiglass, plastic, or similar materials.

"Canopy or awning sign" — See definition under "awning or canopy sign" above.

"Changeable copy sign" means a sign or portion thereof which is designed to have its message or copy readily changed manually or by remote or automatic means without altering or replacing the face or surface. Changeable copy signs support hard-copy text or graphics and do not use digital or electronic text or images.

"Commercial sign" means a sign that advertises goods or services.

"Digital sign" means a changeable copy sign with monochrome LED (light emitting diodes) text, graphics or symbols over a black, non-illuminated background.

"Directional sign" means a sign erected for the purpose of facilitating or controlling the efficient and safe movement of pedestrians or vehicles within a multi-tenant development.

"Electronic message center sign" means an electrically activated changeable copy sign having variable message and/or graphic presentation capability that can be electronically programmed by computer or handheld device from a remote location. EMC's typically use light emitting diodes (LED's) or liquid crystal display (LCD) as a lighting source.

"Elevation" means the visible vertical plane of the side of a building from ground level to the roof line.

"Elevation, primary" means the side of a building directly abutting either a street or a parking area. A business owner may choose which elevation is considered the primary elevation, except that in a multi-tenant building, the elevation which is contiguous to other businesses shall be the primary elevation.

"Elevation, secondary" means any elevation of a building not determined to be a primary elevation.

"Façade" means the elevation of a building extending from the ground level up to the bottom of the fascia on a pitched roof building, and up to the top of the wall or parapet on a flat roof building. The area of a façade for purposes of calculating allowable wall signage includes the area of the windows and doors but excludes openings that do not have solid coverings, such as breezeways, colonnades and gateways that extend to the backside of the building.

"Fascia" means an architectural term for a vertical frieze or board under a roof edge or which forms the outer surface of a cornice, visible to an observer.

"Flag" means a flat piece of cloth, with distinctive colors, patterns or symbols, having one end of the cloth attached to a vertical staff (directly or by rope and pulley mechanism) and all other ends free-flowing under natural movement of wind.

"Flag canopy" means a line of flags, or a series of lines of flags, suspended above a site.

"Flashing sign" means an electric sign or portion thereof except electronic message center signs, which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non-constant light source is off at any one time.

"Freestanding sign" means a sign and its support pole or base standing directly on the ground that is independent from any building or other structure.

"Freeway" means a limited access highway, state route or interstate.

"Freeway oriented sign" means a sign within one hundred fifty feet of a freeway right-of-way that has its sign face parallel to, perpendicular to, angled toward, or otherwise readable from the freeway right-of-way.

"Frontage" means the property line of an individual lot, tract or parcel that abuts a public or private street right-of-way, excluding alleys and private driveways. The number of frontages on a lot is the same as the number of public or private street rights-of-way that the lot abuts.

"Gross leasable space" means area of a single leasable space, regardless of the number of tenants or leases within the space.

"Halo illuminate" means a light source placed behind totally opaque letter or symbol so that the light reflects off the wall or background to which the letters or symbols are mounted rather than emanating through the letters or symbols, creating a halo effect that leaves the letters or symbols viewable in silhouette form only.

"Height of sign" means the overall height of the sign above grade directly below or at the base of the sign.

"Illegal sign" means a sign which does not conform to the requirements and standards of this chapter and which does not meet the criteria of a nonconforming sign as defined in this definitions section.

"Integrated development site" means any commercial or noncommercial development site, regardless of the number of lots or individual tenants, that is developed with common parking, layout, architecture or design features.

"Item of information" means a word, figure, logo, abbreviation or other symbolic representation.

"Logo" means a design of letters, colors or symbols used as a trademark or for identification in lieu of, or in conjunction with, other signs.

"Logo shield" means a logo contained within an area no greater than four square feet, incorporated into a larger sign face or designed as an individual sign or component of a sign containing individually mounted sign graphics.

"Lot line" means a line that separates two lots.

"Luminance" means the photometric quality most closely associated with the perception of brightness. Luminance is measured in candelas per square meters or "nits."

"Mansard" means a roof with two slopes on each side of the four sides, the lower steeper than the upper.

"Monument sign" means a freestanding low profile sign with the sign width greater than the sign height and designed with a solid base and background.

"Motion" means the depiction of movement or change of position of text, images or graphics. Motion shall include, but not be limited to, visual effects such as dissolving and fading text and images, running sequential text, graphic bursts, lighting that resembles zooming, twinkling or sparkling, changes in light or color, transitory bursts of light intensity, moving patterns or bands of light, expanding or contracting shapes and similar actions.

"Multitenant development" means a development consisting of three or more leasable spaces.

"Natural grade" means the topographic condition or elevation of a site or portion of a site over the past five years, or the finished grade of an approved site development plan. Changes to grade or elevation resulting from fill, mounding or berming within five years preceding any requested permit other than a site development plan shall not be considered natural grade for permitting purposes.

"Neon sign" means a sign with illumination affected by a light source consisting of a neon or other gas tube which is bent to form letters, symbols or other shapes.

"Night-time hours" means from one-half hour before sunset to one-half hour after sunrise.

"Nits" means a unit of measure of brightness or luminance. One nit is equal to one candela/square meter.

"Nonconforming sign" means any sign, which at one time conformed to all applicable requirements and standards of this chapter, including all permit requirements, but which subsequently ceased to so conform due to changes in such requirements and standards.

"Nonresidential zone" means, in the context of this chapter, any zone that does not include residential dwelling units except for mixed use zoning districts where residential units are located above or behind nonresidential uses and the ground floor streetscape is characterized by commercial and other nonresidential uses.

"Opaque" means a material that does not transmit light from an internal illumination source.

"Painted sign" means a sign painted directly on a building or on material which is then attached to a building. See also, "wall sign."

"Pan-channel" means a sign graphic that is constructed of a three-sided metal channel, usually having a light source contained within the channel. The open side may face inward, resulting in silhouette lighting, or it may face outward to allow full illumination. The open side of the channel may be enclosed with a translucent material.

"Parapet" means a protective wall or barrier projecting above any canopy, balcony or roof.

"Permanent sign" means a sign constructed of weather resistant material and intended for permanent use and that does not otherwise meet the definition of "temporary sign." Wall mounted sign holders designed for insertion of signs and posters shall be considered permanent signage and subject to all standards of this chapter.

"Pole sign" means a sign mounted on a weighted base, intended to be movable.

"Portable sign" means a free-standing sign that is readily moveable and not permanently affixed to the ground, including A-frame or sandwich board signs, pole signs mounted on weighted bases, and similar signs that are used on more than a temporary basis.

"Projecting sign or projection sign" means a sign attached to a building with the face not parallel to the vertical surface of the building. Projecting signs include signs projecting directly from walls, or signs hanging from porch ceilings or other support structures.

"Raceway" means a box-type conduit to house electrical wires for signs and used to support and/or affix signage on a wall.

"Ranch-style archway signs" means a sign that spans between two independent support structures and has individual lettering located in front of an open horizontal cross-support

"Right-of-way" is the strip of land platted, dedicated, condemned, established by prescription or otherwise legally established for the use of pedestrians, vehicles or utilities.

"Roadway" means that portion of the street improved, designed, or ordinarily used for vehicular travel and parking, exclusive of the sidewalks and shoulder. Where there are curbs, the roadway is the curb to curb width of the street.

"Roof line" means the uppermost edge of the roof or the top of the parapet, excluding mechanical equipment screens, whichever is highest. Where a building has several roof levels, the roof line shall be the one belonging to that portion of the building on which the sign is located.

"Roof mounted sign" means a sign which has a point of attachment to the roof or mansard of a building. Architectural projections, including mechanical equipment screens, above any parapet or roof line whose sole function is a background for signs shall be considered a sign structure. A sign on such an architectural projection shall be considered a roof sign.

"Sandwich board sign" — See "A-frame sign" definition.

"Service island sign" means a permanent sign displayed on the service island canopy of a gas station, bank, carwash or other use that provides a canopy cover for vehicles. Service island signs are not the same as awning or canopy signs as otherwise defined by this chapter.

"Sign" means letters, figures, symbols, trademarks, or logos, with or without illumination, intended to identify any place, subject, person, firm, business, product, article, merchandise or point of sale. A sign also includes balloons attached to sign structures, products, streamers, spinners, pennants, flags, inflatables or similar devices intended to attract attention to a site or business, as well as architectural or structural forms, illuminated panels, spandrels, awnings and other structural or architectural features not common to classic vernacular or non-corporate regional architecture and that are intended to convey a brand, message or otherwise advertise a location or product, whether or not such features include text or graphics and whether or not they serve other practical purposes such as lighting, covering or enclosure of persons or products. A sign includes any device which streams, televises or otherwise conveys electronic visual messages, pictures, videos or images, with or without sound or odors. Refer to Section 18.710.040 for a list of prohibited signs.

"Signable area" means the area of the largest rectangular portion of a face of a building to which a sign is affixed or proposed to be affixed, which can be included within parallel, vertical and horizontal lines uninterrupted by significant architectural features of the building.

"Sign walker" means a sign carried by a person.

"Site" means a unit of land, together with all improvements thereon, determined as follows:

- (1) A unit of land which may be conveyed separately from any and all adjacent land without the requirement of approval of a boundary line adjustment, short plat or a preliminary plat.
- (2) Two or more buildings or business activities that are or will be related to each other physically or architecturally, such as by sharing off-street parking facilities, so as to form an integrated development, such as a shopping center, industrial park, or office complex.

"Spandrel" means a panel or box-type structure that spans between and/or is connected to the support columns of a porch, colonnade or canopy, usually for architectural embellishment and/or signage purposes.

"Special event sign or temporary sign" means signs or advertising displays or a combination thereof which advertises or attracts public attention to a special one-time event, including but not limited to, the opening of a building or business activity, the sale of goods and services at discounted or otherwise especially advantageous prices or similar event.

"Static" means without motion.

"Story" means that portion of a building included between the upper surface of a floor and the upper surface of the floor or ceiling next above.

"Suspended sign" means a sign mounted above a sidewalk adjacent to a business, affixed to a beam, overhang, roof or other fixture that is an integral part of a building.

"Temporary sign (which may include special event sign)" means any sign that is used temporarily and is not permanently mounted, painted or otherwise affixed, excluding portable signs as defined by this chapter, including any poster, banner, placard, stake sign or sign not placed in the ground with concrete (except temporary for sale signs as defined in 18.710.270(10)(a), or other means to provide permanent support, stability and rot prevention. Temporary signs may only be made of non-durable materials including, but not limited to, paper, plywood, corrugated board, flexible, bendable or foldable plastics, foamcore board, vinyl canvas or vinyl mesh products of less than twenty-ounce fabric, vinyl canvas and vinyl mesh products without polymeric plasticizers and signs painted or drawn with water soluble paints or chalks. Signs made of any other materials shall be considered permanent and are subject to the permanent sign regulations of this chapter.

"Tenant space" means the entire building which encompasses a building or use on a site; or in buildings designed for multi-tenant occupancy, it is the space between demising walls and which has an independent entrance to common corridors or to the outside. Portions of tenant spaces that are sublet to or otherwise allowed to be used by persons or businesses other than the principle person or business of a tenant space are not considered tenant spaces in the context of this chapter.

"Unshielded lighting" means an external illumination source which is exposed to view.

"Vertical banner sign" means a street banner that is hung vertically on a utility pole.

"Wall sign" means a sign which is attached parallel to or painted on a wall, including parapet or canopy fascia, or a building.

"Width of sign" means the total horizontal dimension of a sign, including all frames or structures.

"Window" means the entire window unit including individual sashes or panes that might otherwise divide the area between the head, jamb and sill; except that in commercial storefront window assemblies, a single "window" is the glass area between each mullion that divides the window assembly, whether installed as a single piece of glass or as multiple pieces of glass divided by muntins.

"Window sign" means a sign that is attached to or is intended to be seen in, on or through a window of a building and is visible from the exterior of the window.

(Ord. No. 1227, § 2(Exh. A), 6-22-2017; Ord. No. 1290, § 2(Exh. A), 4-25-2019; Ord. No. 1325, § 2(Exh. A), 9-24-2020)

20.100.030 Applicability.

The enforcement provisions of Title 20 shall apply to the following substantive RMC chapters and titles and to such other sections of the Ridgefield Municipal Code making reference to this chapter:

RMC Chapter 8.04, Debris Removal

RMC Chapter 8.12, Garbage Collection

RMC Chapter 8.13, Collection of Recyclable Materials

[RMC Chapter 9.14.010, Hours of Construction](#)

RMC Chapter 12.12, Trees

RMC Chapter 12.15, Street Excavations

RMC Chapter 13.15, Sewer Service

RMC Chapter 13.20, Water Service

RMC Chapter 13.50, Meters

RMC Chapter 13.55, Backflow Cross-Connection Regulations

RMC Chapter 13.80, Illicit Discharge

RMC Title 14 - Buildings and Construction

RMC Title 15 - Abatement of Public Nuisances

RMC Title 18 - Development Code

(Ord. No. 1416, § 2(Att.), 2-22-2024)

20.200.020 Enforcement provisions.

The city adopted the code pursuant to its police powers to protect the public's health, safety, and welfare. It shall be unlawful to violate the code. Whenever the city official determines that a violation has occurred or is occurring, the city official, in response to the seriousness and severity of the violation, may utilize one or a combination of the enforcement mechanisms in this section. The following enforcement mechanisms may be used instead of, or in addition to, the summary abatement procedures provided in RMC 20.200.080 and any other remedies available under law:

- A. Correction notice. The city official may issue a correction notice to the person responsible for a violation. The correction notice shall conform to the requirements in RMC 20.200.030. The correction notice shall not impose civil or criminal penalties, and the correction notice is not subject to appeal.
- B. Voluntary Correction Agreement. The city official may enter into a voluntary correction agreement with the person responsible for the violation where the person admits the violation and agrees to corrective action to abate the violation or to remediate or mitigate the impacts of the violation. The voluntary correction agreement must be in a form approved by the city attorney and contain:
 - 1. The name and address of the person responsible for the violation;
 - 2. The address of the violation, a description of the violation and the code provisions violated, and a waiver of the right to administratively appeal the violation, acknowledging that the conditions described exist and that they constitute a violation;
 - 3. A description of the corrective action to be taken and the time deadlines by which the actions must be completed;
 - 4. The amount of the civil penalty that will be imposed if the voluntary compliance agreement is not satisfied; and
 - 5. An acknowledgement and consent that if the voluntary compliance agreement is not satisfied that the city may, without further due process, enter the property and perform the abatement and assess the costs incurred in enforcement and abatement, which if not paid, may be charged as a lien against the property.
- C. Notice of civil penalty. The city official may issue a notice of civil penalty to the person responsible for a violation. The notice of civil penalty may require corrective action or actions and impose monetary penalties according to RMC 20.200.070.
 - 1. Required corrective action may include an order to vacate a building, structure or premises when vacation is necessary in the interest of health, safety and welfare.
 - 2. The city may abate a violation in accordance with applicable law, if required corrective action is not commenced or is not completed within the time specified in the notice of civil penalty.
 - 3. Non-compliance with the corrective action noted in the notice of civil penalty constitutes a second or subsequent violation and may result in the issuance of an additional notice of civil penalty or the assessment of cumulative monetary penalties.
 - 4. It may be a separate offense for each and every day or portion thereof during which any violation is committed.
- D. Order to revoke permit. The city official may issue an order to revoke a permit. An order to revoke a permit may be appropriate if the permittee is not complying with the terms of the permit or approved plans; or if the permit is issued in error; or if a permit is issued based upon incorrect information; or if the work is, in the city official's judgment, adversely effecting or about to adversely affect adjacent

property or rights-of-way, a drainageway, watercourse, critical area or stormwater facility, or city water system; or if the issuance of the permit is a hazard to the public health, safety, or welfare; or if a permit is contrary to law.

- E. Judicial abatement. Whenever the person responsible for the violation has failed to perform the abatement required by an unappealed notice of civil penalty, a voluntary correction agreement, or a final order of the hearing examiner, the city may abate any conditions that continue to be a violation and may assess the costs incurred in enforcement and abatement, which if not paid, may be charged as a lien against the property. Abatement on private property shall be with the consent of the owner or occupier of the property or pursuant to a judicial abatement order, unless an imminent threat requires summary abatement.
- F. Summary abatement. Whenever any violation of the RMC poses an imminent threat to the health, safety, or welfare of persons or property, or to the environment, the city official may immediately order that the violation be abated in conformance with the requirements contained in RMC 20.200.080.
- G. Injunctive Relief. When the code enforcement officer finds that any person, firm or corporation has violated and continues to violate or threaten to violate any provision of the municipal code or any chapter thereof or order issued under the municipal code by the code enforcement officer, then the city, through the city attorney, may petition to the appropriate court with jurisdiction for the issuance of a temporary or permanent injunction or restraining order as is deemed appropriate which restrains the continued violation of any provision of this code or compels the specific performance as required or such other requirement imposed by the municipal code on the activities of the violator. A petition for injunctive relief shall not be a bar against or a prerequisite for taking any other action against the violator.
- H. Criminal prosecution. The city official may refer a violation to the prosecutor for criminal prosecution.
1. As specified in this subsection, a violation of the code may be classified as a misdemeanor:

RMC Chapter	Criminal Classification
RMC Chapter 8.04 - Debris Removal	Misdemeanor
RMC Chapter 8.12 - Garbage Collection	Misdemeanor
RMC Chapter 8.13 - Collection of Recyclable Materials	Misdemeanor
<u>RMC Chapter 9.14.010 – Hours of Construction</u>	<u>Misdemeanor</u>
RMC Chapter 12.12 - Trees	Misdemeanor
RMC Chapter 12.15 - Street Excavations	Misdemeanor
RMC Chapter 13.15 - Sewer Service	Misdemeanor
RMC Chapter 13.20 - Water Service	Misdemeanor
RMC Chapter 13.50 - Meters	Misdemeanor
RMC Chapter 13.55 - Backflow Cross-Connection Regulations	Misdemeanor
RMC Chapter 13.80 - Illicit Discharge	Misdemeanor
Title 14 - Buildings and Construction	Misdemeanor
Title 15 - Abatement of Public Nuisances	Misdemeanor
Title 18 - Development Code	Misdemeanor

2. It may be a separate offense for each and every day or portion thereof during which any violation is committed.

-
3. The city official shall refer a violation to the prosecutor for criminal prosecution only after the city official first attempts to achieve compliance through the issuance of a correction notice or notice of civil penalty or order to revoke permit. Provided that, the city official may refer a violation to the prosecutor for criminal prosecution, without attempting to achieve compliance through civil enforcement options, under the following circumstances:
 - a. When a repeat violation occurs; or
 - b. When the person acted with malicious intent, reckless indifference to the law or knew or reasonably should have known that the condition, act, failure to act or omission that prompted enforcement is in violation of the code; or
 - c. When the city official and city attorney determine a notice of civil penalty or order to revoke permit will not be effective or timely.
 4. The procedures contained in RMC 20.200.020(E) shall not apply to members of the Ridgefield Police Department who possess law enforcement authority to issue criminal citations.
- H. Judicial relief. Nothing in this title shall prevent the city from filing a complaint or petition in a court of competent jurisdiction to seek any relief authorized by law before first seeking compliance through civil enforcement options when civil or administrative enforcement options or criminal prosecution would not prove timely or effective.

(Ord. No. 1416, § 2(Att.), 2-22-2024)

18.600.020 Relationship to planned unit development (PUD) process.

- A.** Chapter 18.401, PUD, of this code allows for creative site planning and flexibility of design consistent with the policies of the RUACP. Whenever a proposed PUD involves the creation of one or more new lots, a separate subdivision or short plat application shall be filed and considered at the same time as the PUD application.
- B.** All subdivisions including short plats shall comply with the topography standards in Chapter 18.401.090.A at the time of development.

(Ord. 676 § 1 (part), 1995).

(Ord. No. 1108, § 2, 7-26-2012; Ord. No. 1406, § 2(Exh. A), 7-13-2023)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 26, 2026

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1474 - Windy Hills Phase 2
Petition to Annex

GOVERNING LEGISLATION

RCW 35A.14 Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Resolution No. 669, Windy Hills PH 2 Intent to Annex, on January 8, 2026.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Public hearing and first ordinance reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report

ORDINANCE NO. 1474

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 8.4 ACRES IDENTIFIED AS THE WINDY HILLS PHASE 2 ANNEXATION AREA CLUSTER OVERLAY AND URBAN HOLDING 10 OVERLAY.

WHEREAS, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

WHEREAS, the proposed annexation area (Windy Hills PH 2 Annexation Area comprised of Assessor's parcels 215829000, 215831000, and 215828000) is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, the area proposed to be annexed is contiguous to the city limits; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, on January 8, 2026 the City Council of the City of Ridgefield adopted Resolution No. 669 accepting a notice of intent to annex for the annexation area and authorizing the applicant to circulate a petition to annex; and

WHEREAS, the City of Ridgefield received a petition to annex for the Windy Hills Phase 2 Annexation Area and assigned File No. PLZ-26-0004; and

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, the petition to annex is signed by the owners of greater than sixty percent in value of the property for which annexation is petitioned; and

WHEREAS, on February 4, 2026, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on February 6, 2026, the Clark County Assessor provided to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.130 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a

notice of public hearing in the Columbian newspaper, posting notice of public hearing at three public places within the territory proposed for annexation, mailing the notice to surrounding property owners, and posting the notice online; and

WHEREAS, on February 26, 2026, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.140 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners; and

WHEREAS, the proposed annexation area is designated Urban Low as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on February 25, 2016, Ordinance No. 1203; and

WHEREAS, the City is designating subject properties Residential Low Density 4 with a Residential Cluster Overlay pursuant to RDC 18.210.015.A, the 2016 Ridgefield Urban Area Comprehensive Plan, and the Gee Creek Plateau Subarea Plan; and

WHEREAS, the City is placing all newly annexed properties in UH-10 pursuant to RDC 18.210.015.B until certification by the city engineer that identifies capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060;

NOW THEREFORE, the City Council for the City of Ridgefield hereby ordains as follows:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the Windy Hills Phase 2 Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 4 with the Residential Cluster Overlay and Urban Holding 10 overlay. The Urban Holding 10 overlay shall not be removed until the requirements of RDC 18.210.015.B and 18.270.060 are met.

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

SECTION 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 6. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

SECTION 7. 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.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 12TH DAY OF MARCH, 2026.

Matt Cole, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: February 26, 2026

Second reading/Passage:

Date of Publication:

Effective Date:



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Ord. 1474 Windy Hills PH 2 Petition to Annex Staff Report

File No. PLZ-26-0004

February 26, 2026

I. Basic Facts

Petition to annex submitted: January 13, 2026

Technically complete: February 4, 2026

Council hearing: February 26, 2026

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

Property Owners:

1. Ashley & 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.

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

Comprehensive Plan Designation: Urban Low, Urban Holding

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

Gee Creek 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. Property Information

The Petition to Annex includes three residentially-zoned parcels in the Gee Creek Plateau Subarea (See Figures 1 and 2). The parcels are in the Ridgefield Urban Growth Area (UGA) and are contiguous with the existing Ridgefield City limits. Therefore, the parcels are eligible for annexation. The property information is in Table 1.

Table 1. Property information

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 #21582900	108,900	2.5	\$997,241.00	1188 S 35 th Pl
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	None
Totals		365,904	8.4	\$2,582,815.00	

Figure 1. Vicinity map

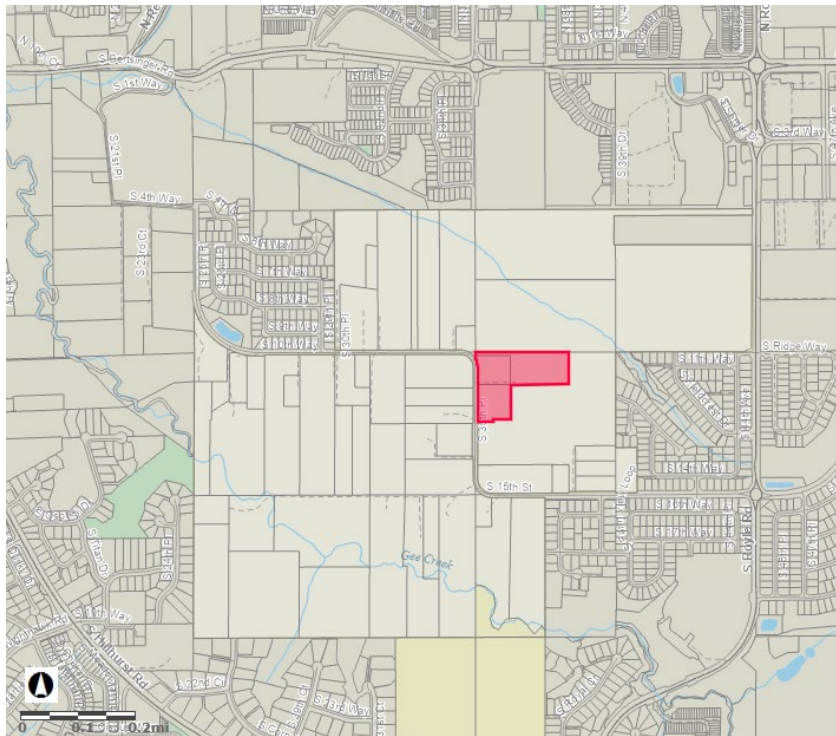
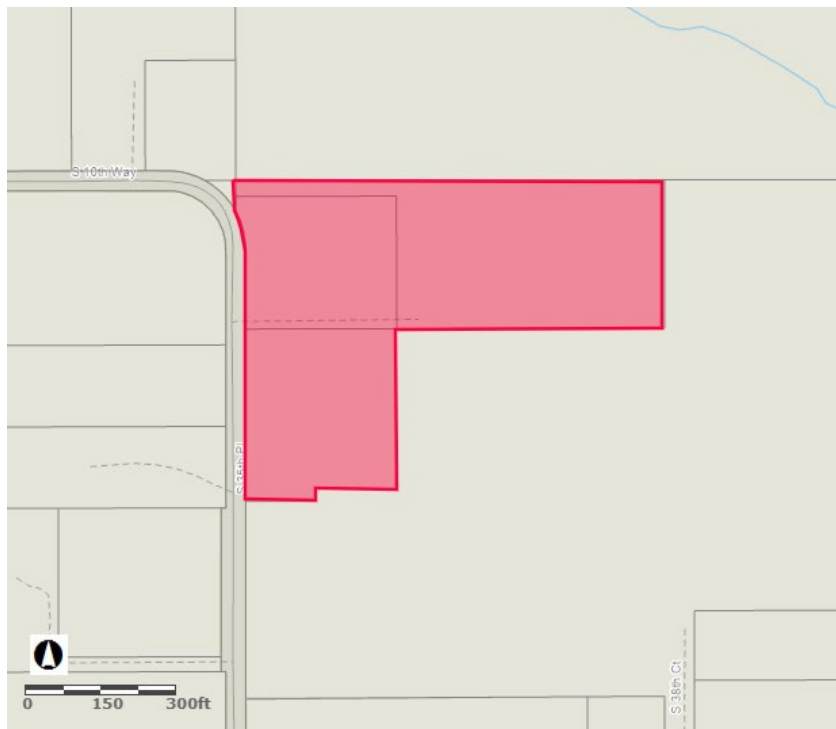


Figure 2. Site map



III. Zoning and Development

Annexation requires concurrent rezoning from the existing Clark County zoning designation to a City zoning designation. Staff finds:

- The County zoning of the proposed annexation area is Single Family Residential R1-6 with the Urban Holding – 10 (UH-10) overlay.
- The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Low Density Residential (UL).
- Per RDC 18.210.015.A, the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.
- The adopted Gee Creek Plateau Subarea Plan assigns RLD-4 zoning with a Residential Cluster Overlay to the annexation area.
- Therefore, the proposed City zoning is RLD-4 with a Residential Cluster Overlay.
- The Urban Holding – 10 (UH-10) overlay shall remain in until capital facilities deficiencies are adequately resolved per RDC 18.270.060.

Upon annexation, any proposed development will be subject to the City's land use, engineering, and building review processes beginning with a pre-application conference. The project will vest to the version of the Ridgefield Development Code effective at the time the land use application is found to be technically complete including the special provisions for the Gee Creek Plateau Subarea in RDC 18.210.140.

IV. Procedure

Intent to Annex

On January 8, 2026, Council approved the Windy Hills PH 2 Intent to Annex and authorized circulation of the Petition to Annex via Resolution No. 669.

Direct petition (60 percent petition) method for owner-initiated annexation.

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 60 percent or more of the taxable value of the proposed annexation area must sign the Petition to Annex. Road values are not included in this calculation. Owners representing 100 percent of the value signed the Petition to Annex, so this requirement has been met.

Certificate of sufficiency.

Staff requested a certificate of sufficiency from the Clark County Assessor's office on February 4, 2026, and received a signed certificate of sufficiency on February 6, 2026.

Council hearing.

City Council held a public hearing and first ordinance reading for the Windy Hills PH 2 Petition to Annex on February 26, 2026.

Second ordinance reading.

City Council will hold a second reading and vote to determine whether the city will adopt the Petition to Annex at a subsequent meeting (tentative date: March 12, 2026).

Remaining steps:

- 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.
- Census: The City Clerk shall report population increases to census reporting agencies.