



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, September 22, 2022
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. 2023 Budget - Personnel, Initiatives and Capital Projects - Kirk Johnson, Finance Director**

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

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

III. PROCLAMATION

- 1. Disaster Preparedness Month**

IV. PUBLIC COMMENT

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

V. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the September 8, 2022 Meeting**

VI. PRESENTATION

- 1. Washington State Legislative Update - Mike Burgess**

VII. BUSINESS

- 1. Motion - Selection of Vendor for Roundabout Grapes - Steve Stuart, City Manager**
- 2. Motion - Approval of Ridgefield Heights Phase 1 & 2 Final Plat - 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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**

3. City Manager

X. ADJOURN

**City Council Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 22, 2022

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

AGENDA ITEM TITLE: 2023 Budget - Personnel, Initiatives and Capital Projects

GOVERNING LEGISLATION:

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

PREVIOUS COUNCIL ACTION TAKEN:

Council adopts an annual budget. The 2022 annual budget was adopted on December 2, 2021 by Ordinance No. 1355.

SUMMARY/BACKGROUND:

Introduction and discussion on the requested personnel requests, initiatives, and capital projects for 2023.

BUDGET/FINANCIAL IMPACTS:

N/A – Presentation and Discussion/Direction

RECOMMENDED ACTION OR MOTION:

No action requested at this time

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2023 Personnel Initiatives and Capital Budget (PDF)



2023 Budget Personnel, Initiatives and Capital Projects

September 22, 2022
5:00 PM – 6:30 PM



2023 Budget Agenda

- Budget Calendar
- No Changes to Revenue Forecast
- Available Fund Balance
- 2023 Personnel, Initiatives and Capital Project Requests
- Next Steps



2023 Budget Calendar

2023 Budget Calendar

Week of	May/June	July					Aug					Sept				Oct					Nov				Dec			
		27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26
City Council Goals/Retreat	3-May																											
Management Initiatives/Goals Retreat	Week of June 27																											
Review Financial Sustainability Model (6 Year)																												
Review Budget and Financial Policies					28th																							
Review Economic Conditions/Budget to Actual					28th																							
Determine Baseline Assumptions																												
Develop Proposed Budget																												
Levels of Service																												
Baseline/Beginning Budget																												
New Programs or Initiatives																												
Update Indirect Cost Plan																												
Update Equipment Replacement Fund																												
Preliminary Budget																												
Operating										25th																		
Capital													22nd															
Update Financial Forecast																				3rd								
Adopt Final Budget																												
Conduct Hearing on Revenue Sources																				3rd								
Draft Final Budget																												
Adopt Property Tax Levy																				3rd		17th						
Update Utility Rate Model																				3rd		17th						
Final Budget and Conduct Hearings																					17th		1st					
Individual Department Budget Meetings																												
Executive Management Meetings (10 am)						9th					6th						4th											
Budget Advisory Committee Meetings									16th			8th					11th			If Needed								
City Council Work Sessions										25th			22nd					27th			If Needed							

July 28 work session or presentation - Economic Forecast

August 25 work session - Present baseline budget

September 22 work session - Present personnel, initiatives and capital budget requests

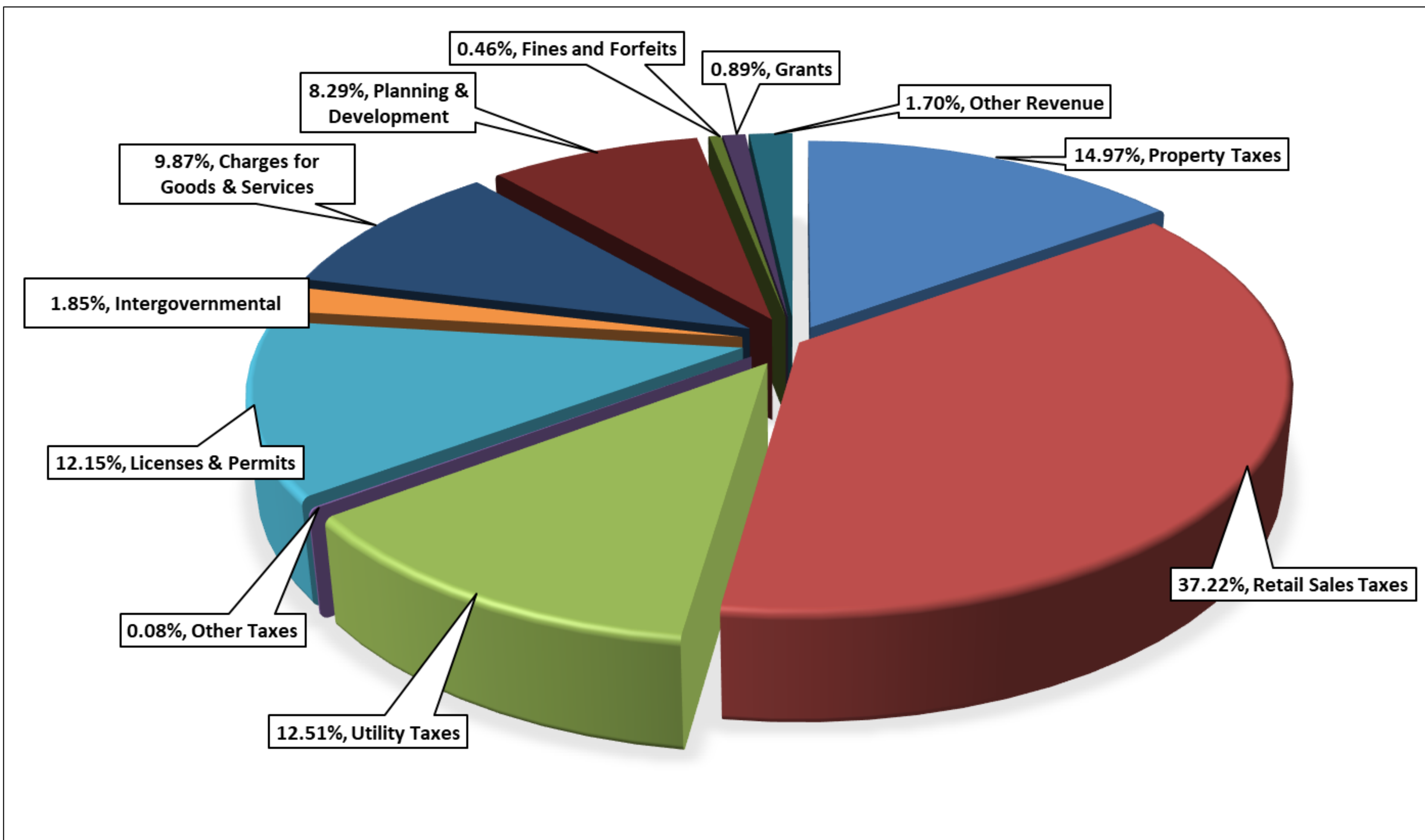
October 27 work session - Update revenue projections and present proposed budget

November 17 work session - Final touch on 2022 budget - If needed



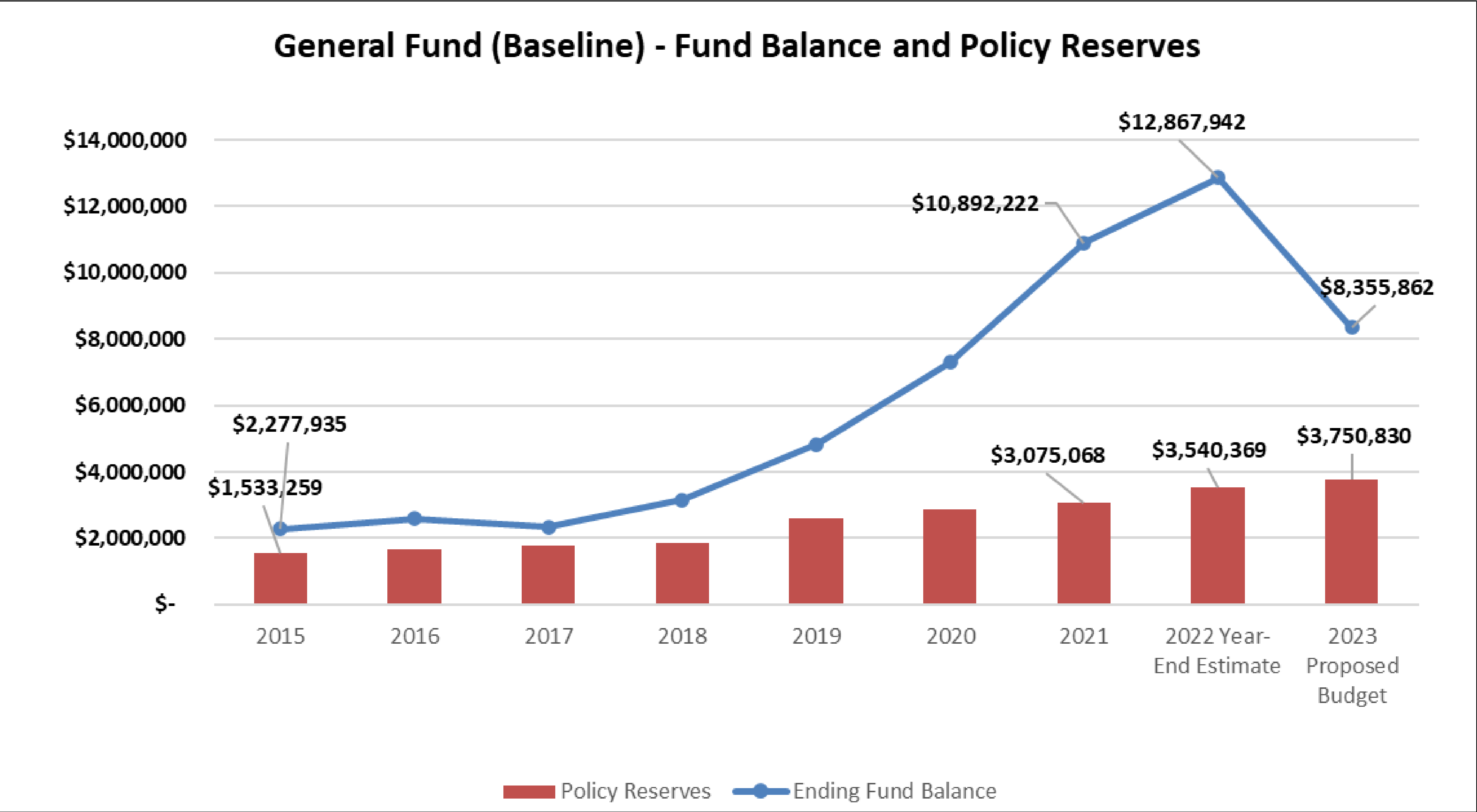
2023 Budget

General Fund Revenue Structure



2023 Budget

General Fund – Fund Balance and Policy Reserves



Attachment: 2023 Personnel Initiatives and Capital Budget (2023 Budget - Personnel, Initiatives and Capital Projects)



2023 General Fund Revenue Forecast Comparison to 2022 Amended Budget

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
<i>001 General Fund</i>			
<i>Revenue</i>			
Property Tax	1,940,000	2,240,000	15.46%
Retail Sales & Other Tax	4,232,050	5,581,146	31.88%
Utility Taxes	1,589,810	1,871,850	17.74%
License & Permits	1,950,710	1,818,760	-6.76%
Planning & Development	1,417,400	1,240,000	-12.52%
Fines & Forfeits	64,000	69,000	7.81%
Charge for Goods & Services	644,030	1,476,912	129.32%
Intergovernmental/Grant	1,643,785	410,654	-75.02%
Other Revenue/Donations	191,900	254,800	32.78%
Transfers In	-	-	0.00%
<i>General Fund Revenue</i>	<i>13,673,685</i>	<i>14,963,122</i>	<i>9.43%</i>



2023 Street and Utility Fund Revenue Forecast Comparison to 2022 Amended Budget

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
101 Street Fund			
Revenue			
Utility Tax/Franchise Fee	120,715	134,600	11.50%
Permits	20,000	20,000	0.00%
Intergovernmental	238,485	281,530	18.05%
Other Revenue	50,525	25,525	-49.48%
Transfers In	737,168	798,000	8.25%
Street Fund Revenue	1,166,893	1,259,655	7.95%
406 Water Utility Fund			
Revenue			
Charges for Goods and Services	2,843,555	3,122,000	9.79%
Other Revenue	11,000	12,000	9.09%
Water Utility Fund Revenue	2,854,555	3,134,000	9.79%
408 Stormwater Utility Fund			
Revenue			
Charges for Goods and Services	1,155,395	1,327,500	14.90%
Other Revenue	3,000	28,000	833.33%
Stormwater Utility Fund Revenue	1,158,395	1,355,500	17.02%



2023 Capital Project Fund Revenue Forecast Comparison to 2022 Amended Budget

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
105 Real Estate Excise Tax (REET) Fund			
Revenue			
Real Estate Excise Taxes	2,350,000	2,675,000	13.83%
Other Revenue	20,000	30,000	50.00%
REET Fund Revenue	2,370,000	2,705,000	14.14%
114 Park Impact Fee (PIF) Fund			
Revenue			
Planning & Development	1,856,535	970,000	-47.75%
Other Revenue	250	2,750	1000.00%
PIF Fund Revenue	1,856,785	972,750	-47.61%
115 Traffic Impact Fee (TIF) Fund			
Revenue			
Planning & Development	3,209,700	1,733,000	-46.01%
Other Revenue	3,000	5,250	75.00%
TIF Fund Revenue	3,212,700	1,738,250	-45.89%
416 Water System Development Charge (WSDC) Fund			
Revenue			
Contributed Capital	2,867,000	2,000,000	-30.24%
Other Revenue	50,000	50,000	0.00%
WSDC Revenue	2,917,000	2,050,000	-29.72%



2023 Special Revenue Fund Revenue Forecast Comparison to 2022 Amended Budget

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
111 Drug Fund			
Revenue			
Fines and Forfeits	750	500	-33.33%
Other Revenue	10	1,010	10000.00%
Drug Fund Revenue	760	1,510	98.68%
140 Affordable Housing			
Revenue			
Retail Sales Tax	31,025	33,000	100.00%
Other Revenue	-	-	100.00%
Affordable Housing Fund Revenue	31,025	33,000	100.00%
150 Transportation Benefit District (TBD)			
Revenue			
Vehicle Licensing Fees	301,725	900,000	198.28%
Other Revenue	25	25	0.00%
TBD Fund Revenue	301,750	900,025	198.27%



2023 Budget

Available Fund Balance

Operating Funds	Avail for Ongoing Initiatives	Avail for One-time Initiatives	Total Available Fund Balance
General & Street Fund	1,338,262	4,210,955	5,549,217
Building Fund	-	2,255,701	2,255,701
Water Operating	570,630	1,713,170	2,283,800
Stormwater Operating	90,000	122,997	212,997
Capital Project Funds			
Real Estate Excise Tax (REET)	-	2,963,813	2,963,813
Park Impact Fee (PIF)	-	792,091	792,091
Traffic Impact Fee (TIF)	-	1,215,551	1,215,551
Water Utility SDC	-	12,167,311	12,167,311
Special Revenue Funds			
Drug Fund	-	6,970	6,970
Affordable Housing	-	45,409	45,409
Transportation Benefit District	-	753,177	753,177
Capital Funds			
Equipment Replacement	-	1,046,370	1,046,370
Total Fund Balance			29,292,407



City Council Goals

Goal #1: Plan and Manage the Growth of the City

The City should prepare for, plan and manage the expected growth and its impacts – so that Ridgefield is recognized for its livability, natural environment and innovative local economy.

Goal #2: Revitalize Downtown as a Destination Location

Create a vibrant downtown destination location that provides quality merchandise, service, and activities within an ambience that is unique to Ridgefield and not readily available elsewhere including a walkable downtown, small town character and regularly scheduled social events.

Goal #3: Create and Maintain Economic Stability for the City

Provide for a “complete community” where people can live, work, shop and play. Build a robust economy that provides a wealth of living wage employment opportunities for residents.

Goal #4: Assure the City’s Infrastructure is able to Meet Growing Community Needs

Plan for, manage and maintain the City’s infrastructure (access, streets, water/sewer, etc.), schools, transportation and City services to meet the population and business growth.

Goal #5: Retain Culture and History of Ridgefield

Build upon the City’s friendly inviting small town atmosphere, existence and appearance of historic elements of the community, walkable main streets and animated storefronts by preserving and enhancing them in a way that recovers, uncovers and celebrates its history.

Goal #6: Maximize the City’s Natural Resources and Attractions

Integrate the area’s natural resources such as the Wildlife Refuge, archeological resources, waterfront area, the Lewis & Clark and Native American connections and the building environments. Maintain a healthy environment with abundant opportunities for outdoor recreation and public access to the waterfront; and promote Ridgefield as a place to visit for outdoor recreation and appreciation of the area’s natural assets.

Goal #7: Actively Engage and Communicate with the Ridgefield Community

Create a community where the City works collaboratively with and listens to residents, organizations, and businesses to develop meaningful solutions to complex issues, realize sustainable visions for the City’s future and increase the capacity of the community to do something better by ensuring an open and accountable government, providing timely information on issues that impact the community and offering continuous public engagement opportunities.



2023 Personnel Requests

CITY OF RIDGEFIELD

PROCESS PRIOR TO MAKING REQUEST FOR ADDITIONAL STAFFING

Staff conducts the following analysis prior to requesting that a new FTE be included in the budget:

1. Determine whether it is necessary that the work be performed and whether the work is consistent with Council goals.
2. Maximize efficiencies in how work is performed and services are provided through use of the lean process, technology upgrades, re-assigning duties, work-flows or other modifications.
3. Assure that work is being performed at appropriate level.
4. Review the ability to maintain a high level of customer service; earn and maintain trust of Ridgefield citizens and stakeholders with/without a new position.
5. Assure that there are resources and time for professional management that encourages a supportive work culture of innovation, collaboration and open communication.
6. Review options for providing the service and/or completing the work, e.g., hire a consultant, use of technology, add an FTE for a short or long term.
7. Determine the cost of adding a new position including the budget impact and ongoing need for work/service provided by a full time employee.

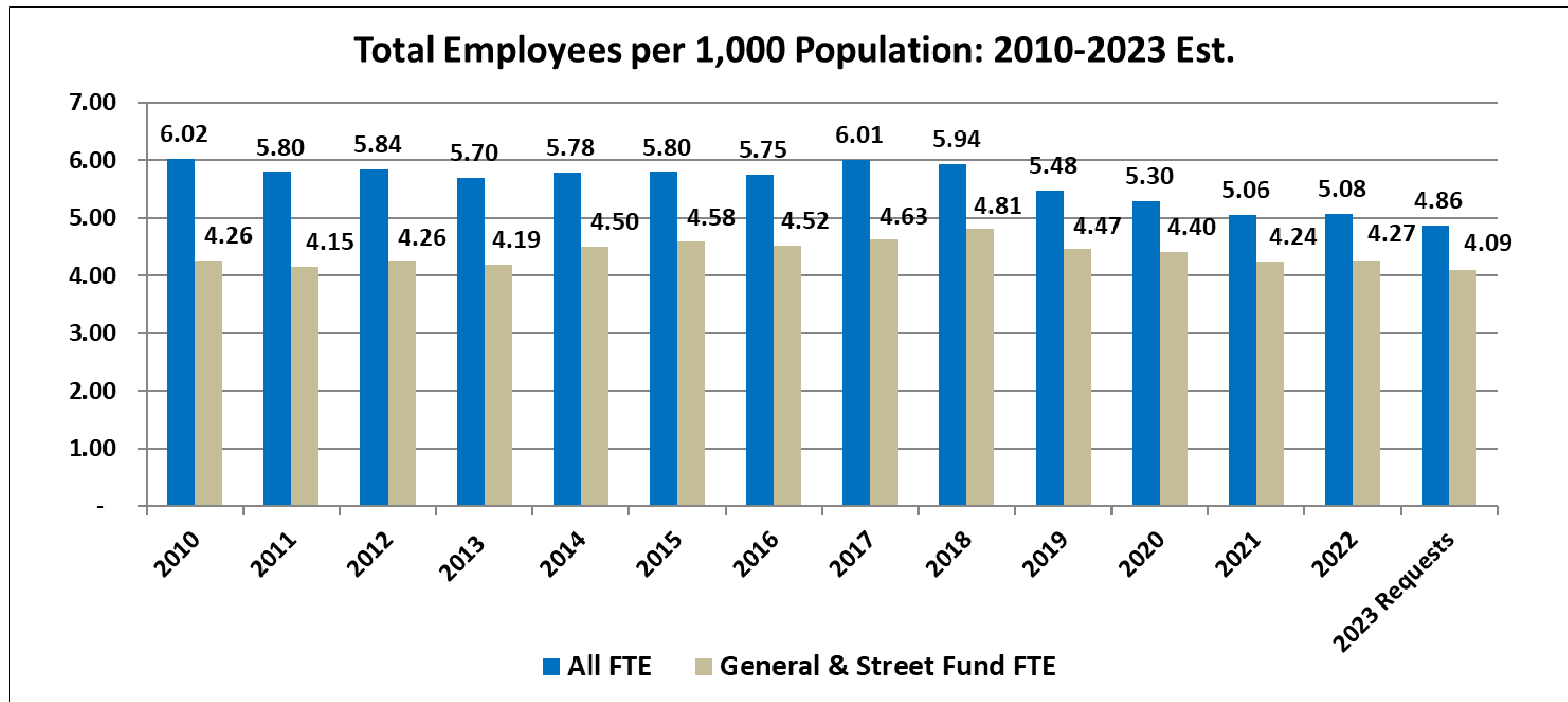
Staff takes into account the following external influences, that cannot be controlled by City actions:

1. Population growth and increased demand for City services.
2. Changing demand for City services: community engagement, reliance on technology (internet services, mobile phones)
 - Demand in 2015 – transparency.
 - Demand in 2019 – two-way communication (engagement).
 - Demand in 2020 – adapt working arrangements and services to demands of COVID, additional reliance on technology (may be unique to 1-2 years)
3. Securing sustainable revenue sources to maintain City services/unfunded mandates.
4. Increased workload: community demands and population growth will result in increased workload, staffing levels will not likely keep pace with the service demand.
5. Advances in technology.



Key Assumptions

Staffing Levels: Per 1,000 Population



2023 Personnel Requests

2023 Budget				
Personnel Schedule (Full-Time Equivalents)				
<i>Job Title</i>	<i>2021 FTE Allocation</i>	<i>2022 FTE Allocation</i>	<i>2023 FTE Allocation</i>	<i>2023 FTE Percentage</i>
Executive	1.00	1.00	1.00	1.33%
Total Finance	4.80	5.30	6.30	8.37%
Total Human Resources	1.30	2.40	2.40	3.19%
Total Administration	4.70	4.60	5.60	7.44%
Total General Government/Facilities	1.97	2.70	2.70	3.59%
Total Public Safety	15.00	17.00	19.00	25.25%
Total Cemetery	0.47	0.30	0.30	0.40%
Total Community Development	13.29	14.95	14.95	19.87%
Total Parks	3.97	4.85	5.35	7.11%
Total Streets	4.02	5.15	5.65	7.51%
Total Water Utility	6.18	7.15	7.15	9.50%
Total Stormwater Utility	3.55	3.85	4.85	6.45%
Total Full Time Equivalents	60.25	69.25	75.25	100.00%
Full-Time Staff				
Full-Time Employees	59.00	68.00	74.00	98.34%
Part-Time Staff				
Part-Time Employees	1.25	1.25	1.25	1.66%



2023 Personnel Requests

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Personnel Requests										
Admin	FTE for Entry Level Admin Assistant	Ongoing	General Fund	85,775	80,775	-	-	5,000	Add FTE for Admin Assistant for first point of contact at City Hall phones and walk in customers.	1, 3, 4
Admin	Remove Sunset Designation for Office Assistant Position at City Hall	Ongoing	General Fund	-	-	-	-	-	Remove designation for current position designated to sunset 12/31/2022. Ongoing cost included in baseline budget (Approx. \$90K). No additional funding requested.	1, 3, 4, 7
Finance	FTE for Grant Writer / Administrator	Ongoing	General Fund	108,445	103,445	-	-	5,000	Add FTE for experienced grant writer/administrator. Position will sunset in 2 years and be reviewed by council in 2024 for the 2025 budget year.	1, 3, 4
CDD	Remove Sunset Designation for Building Inspector	Ongoing	Building Permit Fees	-	-	-	-	-	Remove designation for current position designated to sunset 12/31/2022. Ongoing cost included in baseline budget (approx \$101k). No additional funding requested.	1, 3, 4
Public Safety	FTE - Lateral Police Officer	Ongoing	General Fund	262,150	137,150	-	-	125,000	Add FTE for lateral police officer. Includes patrol car, uniforms, equipment, bonus and professional service cost to hire.	1, 3, 4
Public Safety	FTE - Entry Level Police Officer	Ongoing	General Fund	233,425	113,425	-	-	120,000	Add FTE for entry level police officer. Includes patrol car, uniforms, equipment, academy training and professional service cost to hire.	1, 3, 4

2023 Personnel Requests

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Personnel Requests Continued										
Public Works	FTE Facilities Maintenance Worker	Ongoing	General Fund / Street Fund	158,000	85,000	-	-	73,000	Add FTE for Facilities Maintenance Worker (Parks, Cemetery and Streets). Included salaries/benefits, Ford Lightning EV and tools/attachments.	1, 4, 6
Public Works	FTE - Stormwater Maintenance Worker	Ongoing	Stormwater Fund	144,175	89,175	-	-	55,000	Add FTE for Stormwater Maintenance Worker. Includes salaries/benefits and pickup/tools/attachments.	1, 4, 6
Public Works	Staffing Study	One-Time	General Fund Water Fund Stormwater Fund	50,000	-	-	-	50,000	Public Works staffing study to identify current and future needs for all Public Works departments. \$25k Gen Fund, \$12.5k each Water and Storm Fund.	1, 3, 4
2023 Personnel Requests				\$ 1,041,970	\$ 608,970	\$ -	\$ -	\$ 433,000		

Attachment: 2023 Personnel Initiatives and Capital Budget (2023 Budget - Personnel, Initiatives and Capital Projects)



2023 Initiatives

General Government

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
General Government Initiatives										
Finance	Establish a Utility Assistance Account	Ongoing	Gen Fund / Water Fund / Storm Fund	10,000	-	-	-	10,000	Establish a 2-year trial utility assistance account to help low income / disadvantaged residents with water/storm utility bill. Fund with one-time \$10k Gen Fund transfer. Transfer 25% - 50% of delinquent utility fees to fund ongoing.	1, 3
Finance	Utility Rate Model Updates	One-Time	Water Fund / Storm Fund	40,000	-	-	-	40,000	Update water and storm water rate models. Review water rates for cost recovery and conservation. Review Storm for SDC recommendation. Budget policies recommend update every 5 - 6 years. Funded 50/ 50 between water and storm.	1, 3, 4
Finance	Capital Budget	One-Time	General Fund	75,000	-	75,000	-	-	Carry forward consultant amount to prepare six-year capital budget.	1, 3, 4
2023 General Gov Initiatives				\$ 125,000	\$ -	\$ 75,000	\$ -	\$ 50,000		
Technology Initiatives										
Public Works	Project Management Software	One-Time	General Fund, Water Fund, Storm Fund	10,000	-	-	-	10,000	Implement project management software to aid staff in coordinating capital projects. 50% Gen Gov, 25% Water, 25% Storm.	1, 3, 4
2023 Technology Initiatives				\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000		
City Facility Initiatives										
Public Safety	Police Station Tenant Improvements	One-Time	General Fund - State Capital Grant	235,000	-	79,720	120,280	35,000	Carry forward tenant improvements for new downtown police station. Additional \$35k requested for TI's.	1, 2, 3, 4
Public Works	PW Operations Center Deferred Maintenance	One-Time	General Fund	50,000	-	-	-	50,000	Funding to complete deferred maintenance projects at the PW Operations Center. PW is documenting known deferred maintenance items for review in 2023.	1, 3, 4
2023 City Facility Initiative Requests				\$ 285,000	\$ -	\$ 79,720	\$ 120,280	\$ 85,000		



2023 Initiatives

Vehicles and Equipment

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Vehicle and Equipment Initiatives										
CDD	Ford Escape Hybrid	One-Time	Building Permit Fees	33,000	-	-	11,200	21,800	Surplus current Ford Focus and upgrade to a Ford Escape Hybrid. Escape meets needs of department better than Focus. Moves department to hybrid option from gasoline option. Focus blue book value \$11,200.	1, 3, 4, 6
Public Safety	Ballistic Helmets & 1 Ballistic Rifle Shield	One-Time	General Fund / Grant	29,000	-	-	27,500	1,500	Purchase ballistic equipment for Public Safety. Use \$20,000 prior grant from Cowlitz and \$7,500 grant from Seventh Day Adventist to fund majority of purchase.	1, 4
Public Works	Sanding/Deicer Unit for Hook Truck	One-Time	General Fund (Streets)	91,000	-	-	-	91,000	Purchase a sanding unit as an attachment to Hook Truck purchased in 2020-2021.	1, 4
Public Works	Purchase 2023 Street Sweeper	One-Time	General Fund / Stormwater Fund	67,000	-	-	50,000	17,000	Purchase 2023 Schwarze A9 Monsoon street sweeper. 7 year lease to own at \$67k annually \$467,446 total. Current sweeper has significant maintenance cost. Surplus existing at est. of \$50k. 50/50 cost split.	1, 4, 6
Public Works	Dump Trailer	One-Time	Stormwater Fund	14,000	-	-	-	14,000	Purchase 6' x 12' dump trailer for use in stormwater maintenance. Adds efficiency to work to use dump feature rather than unloading by hand current trucks/ trailers.	1, 4, 6
Finance	Replace Ford F150 PU - Code Enforcement	One-Time	ERF - General Fund	68,000	-	-	-	68,000	Replace 2012 Ford F150 PU with Ford F150 Lightning for Code Enforcement.	1, 3, 4, 6



2023 Initiatives

Vehicles and Equipment

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Vehicle and Equipment Initiatives										
Finance	Replace 1998 Chev 1500 PU - Facilities	One-Time	ERF - General Fund	52,300	-	52,300	-	-	Replace 1998 Chevrolet 1500 with Ford Explorer Hybrid for Facilities.	1, 3, 4, 6
Finance	Replace 2001 Chev 1500 PU - Facilities	One-Time	ERF - Parks	50,000	-	-	-	50,000	Replace 2001 Chev 1500 with Ford F150 Eco Boost due to availability of models. 100% Parks	1, 3, 4, 6
Finance	Replace 2014 Ford Explorer Patrol Vehicle	One-Time	ERF - Public Safety	73,500	-	-	-	73,500	Replace 2014 Ford Explorer with Ford Explorer Hybrid.	1, 3, 4, 6
Finance	Replace 2011 Ford F350 - Water	One-Time	ERF - Water	70,000	-	-	-	70,000	Replace 2011 Ford F350 with new Ford F350 for water operations.	1, 4
Finance	Replace 2011 Ford F350 - Water	One-Time	ERF - Water	70,000	-	-	-	70,000	Replace 2011 Ford F350 with new Ford F350 for water operations.	1, 4
Public Works	Replace 2003 Kubota Mower	One-Time	ERF - Parks	62,000	-	-	-	62,000	Purchase a slope mower and trailer. Mower would have a finish cut head to use in parks and be more efficient and safe in parks with significant slopes. Trailer is needed due to width of Ventrac mower. 100% Parks.	1, 4
Finance	Replace 1997 John Deere Riding Mower	One-Time	ERF - Parks	15,000	-	-	-	15,000	Replace 1997 John Deere riding lawn mower with a stand on mower that meets the current needs of the Facilities Department. 100% Parks.	1, 4
2023 Vehicle and Equipment Initiative Requests				\$ 694,800	\$ -	\$ 52,300	\$ 88,700	\$ 553,800		



2023 Capital Projects

Street and Multi Modal

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Street and Multi Modal Capital Projects										
Public Works	Pioneer St East Extension Design	One-Time	TIF	118,000	-	118,000	-	-	Carry forward of remaining consultant contract for design and permitting of Pioneer Street extension.	1, 4
Public Works	Pioneer St East Extension Construction	One-Time	Grant	5,812,000	-	-	5,812,000	-	Construction of Pioneer Street East extension and roundabout. Funding from Federal Build grant.	1, 4
Public Works	Pioneer Widening & 51st Roundabout Design	One-Time	General Fund	462,000	-	367,000	-	95,000	Carry forward of remaining consultant contract of \$462,000 to complete design of project.	1, 4
Public Works	Pioneer Widening Construction	One-Time	Bond, Water SDC, ARPA funding	20,000,000	-	-	19,500,000	500,000	Construction cost estimate to complete widening of Pioneer St from 50th PI to 56th PI and build a roundabout at 50th PI. Funding options debt issuance, \$1.55 million from ARPA funds, and \$500k WSDC for water system work.	1, 4



2023 Capital Projects

Street and Multi Modal

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Street and Multi Modal Capital Projects Continued										
Public Works	5th Street Paving	One-Time	Transportation Benefit District	700,000	-	-	-	700,000	Complete rebuild and paving of 5th Street from Union Ridge Parkway to 85th Ave/10th Ave. Funded through additional pavement preservation funding from Transportation Benefit District. Total Pavement Preservation budget would increase to \$1.3 million in 2023.	1, 4
Public Works	Royle Road South Final Design and ROW	One-Time	REET	1,000,000	-	1,000,000	-	-	Carry forward of remaining consultant contract of \$560,000 and balance for ROW acquisition.	1, 4
Public Works	S Royle Road Construction Fieldcrest to 3rd Way	One-Time	Grant, REET, Water SDC	4,900,000	-	-	2,952,100	1,947,900	Complete last unimproved segment of Royle Road between S 15th and Pioneer Street. Match is \$1.95 million. \$370k from WSDC and \$1.58 million REET and \$3 million TIB grant.	1, 4
Public Works	10th Street Overpass - 30% Design	One-Time	TIF	950,000	-	-	-	950,000	Begin design of the overpass between S 11th Street at Timm Road to connect to S 10th on the Eastside of I-5. The overpass would connect the two industrial area in Ridgefield. Project is on Transportation CFP. 2023 Council initiative.	1, 4
Public Works	S 35th Ave Ext Alternatives Analysis	One-Time	Developer Contribution	69,000	-	69,000	-	-	Carry forward of remaining budget for consultant contract for alternatives analysis.	1, 4

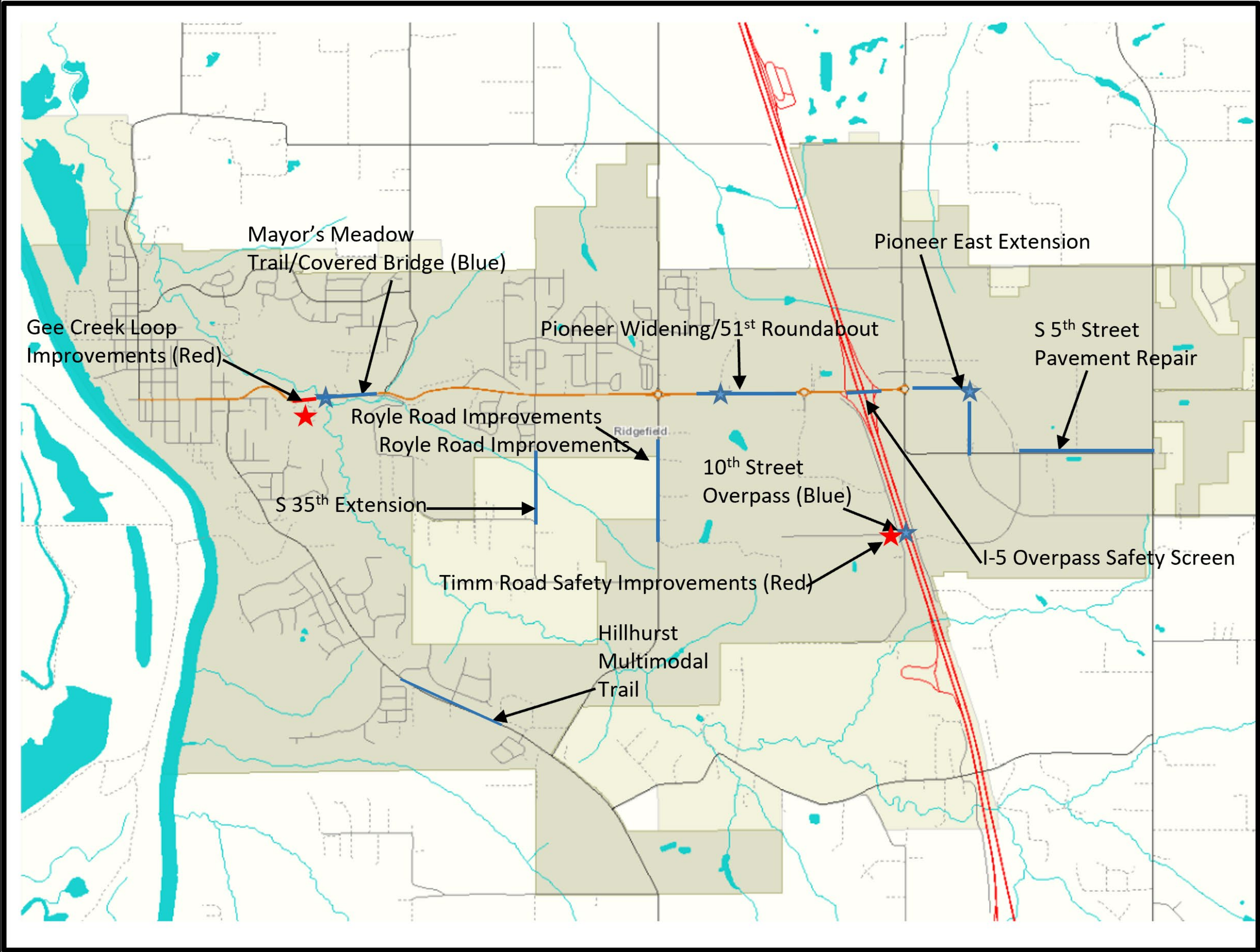
2023 Capital Projects

Street and Multi Modal

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Street and Multi Modal Capital Projects Continued										
Public Works	Gee Creek Loop Design	One-Time	General Fund	65,000	-	65,000	-	-	Carry forward of budget to obtain consultant for design of improvements to Gee Creek Loop.	1, 4
Public Works	I-5 Overpass Safety Screen/Art Installation	One-Time	Grants	328,300	-	-	328,300		Carry forward construction funding to complete installation of artwork and safety screen on I-5 overpass. Received state capital grant for screen and construction. Received Cowlitz grant for artwork.	1, 4, 5, 6
Public Works	Davis Park Charging Stations	One-Time	General Fund	20,000	-	20,000	-	-	Carry forward installation cost and electrical work for charging station at Davis Park. Currently obtaining estimates and bids for work.	1, 4
Public Works	Systemic Horizontal Curve Safety Improvements	One-Time	Grant	360,000	-	-	360,000	-		1, 3, 4
Public Works	S 11th St & S Timm Rd Safety Improvements	One-Time	Grant	380,000	-	-	380,000	-		1, 3, 4
2023 Street and Multi Modal Capital Projects				\$ 35,164,300	\$ -	\$ 1,639,000	\$ 29,332,400	\$ 4,192,900		
Street and Multi Modal Projects Not Recommended for										
Public Works	Hillhurst Multimodal Trail	One-Time	TIF	345,000	-	163,000	-	182,000	Construction and final professional service expense to complete Hillhurst Multi-Modal Trail. Construction estimate is \$319k. Recommended to pursue grant opportunities.	1, 4
Total Street Projects Not Recommended				345,000	-	163,000	-	182,000		



2023 Capital Projects Street and Multi Modal





2023 Capital Projects

Parks and Trails

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Park and Trail Capital Projects										
Public Works	Boyse Park Purchase	One-Time	General Fund	250,000	-	-	-	250,000	3rd of 4 annual payments for purchase of Boyse Park	1, 3, 4, 5, 6
Public Works	Boyse Park Planning/Design/Construction	One-Time	General Fund	250,000	-	165,000	-	85,000	Carry forward budget for park planning/design. Add additional funding for phase 1 construction.	1, 3, 4, 6
Public Works	Gee Creek Trail Improvements - North Segment	One-Time	General Fund, Grant	335,000	-	55,000	280,000	-	Design and ROW acquisition for Gee Creek Trail North Segment from Heron Drive to Main Ave. Grant pays 86.5% of design and construction. City pays 13.5%, permitting and ROW acquisition.	1, 2, 3, 4, 5, 6
Public Works	Teal Crest to Taverner Trail Design - 60% design	One-Time	PIF	375,000	-	-	-	375,000	Complete design and engineering to 60% plans of a trail to connect Teal Crest to Taverner Ridge subdivisions. Council initiative.	1, 3, 4, 5, 6
Public Works	YMCA Site Plan	One-Time	General Fund	178,000	-	178,000	-	-	Carry forward of remaining contract for consultant to complete site plan and permitting.	1, 3, 4
Public Works	Horns Corner Park Design/Construct	One-Time	General Fund	136,000	-	136,000	-	-	Carry forward remaining consultant contract \$99,600 and balance for ph 1 construction.	1, 3, 4, 6

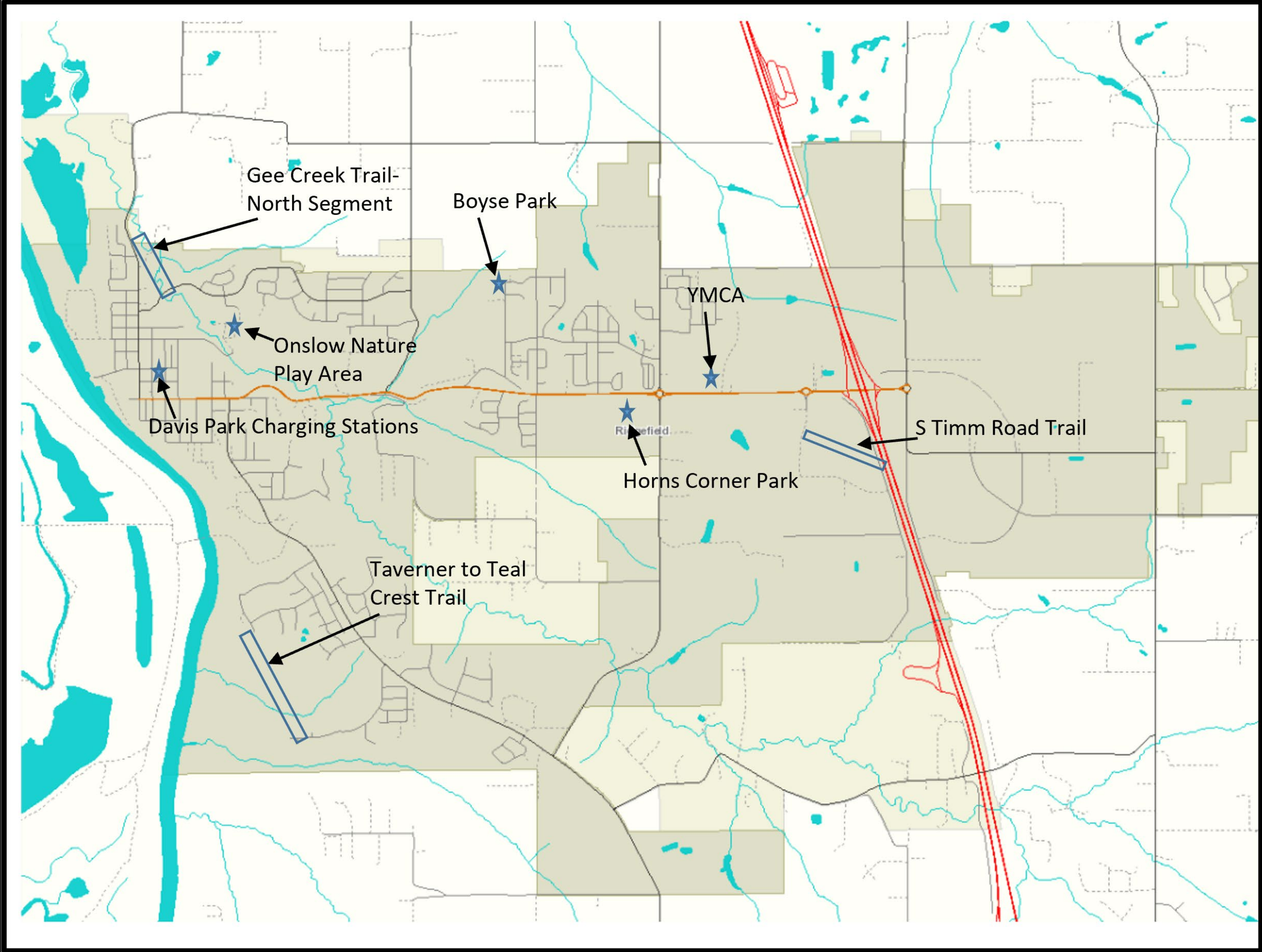
2023 Capital Projects

Parks and Trails

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
<i>Park and Trail Capital Projects Continued</i>										
Public Works	Park and Trail Signage	One-Time	General Fund	25,000	-	-	-	25,000	Add signage to city trails. Signs would be modeled after Sunriver Oregon trail signage. City Council initiative.	1, 3, 4, 5, 6
Public Works	Mayor's Meadow Trail/Bridge Design	One-Time	PIF	309,000	-	100,000	-	209,000	Carry forward remaining budget for trail/bridge design. Add additional \$209,000 to match remaining contract.	1, 3, 4
Public Works	Onslow Nature Play Area	One-Time	Grant	10,000	-	-	10,000	-	Carry forward of grant funding for Onslow Nature Play Area equipment.	1, 3, 4, 5, 6
Public Works	S Timm Road Trail Connection	One-Time	General Fund	270,000	-	-	-	270,000	Design cost for a trail connection along S Timm Road along the Port property to the Public Works building on S 56th Place. Council Initiative.	1, 3, 4
Executive	Waterfron Park Planning	One-Time	General Fund	50,000	-	-	-	50,000	Planning costs for waterfront park. Placeholder	1, 3, 4, 6
2023 Park and Trail Capital Projects				\$ 2,188,000	\$ -	\$ 634,000	\$ 290,000	\$ 1,264,000		



2023 Capital Projects Parks and Trails



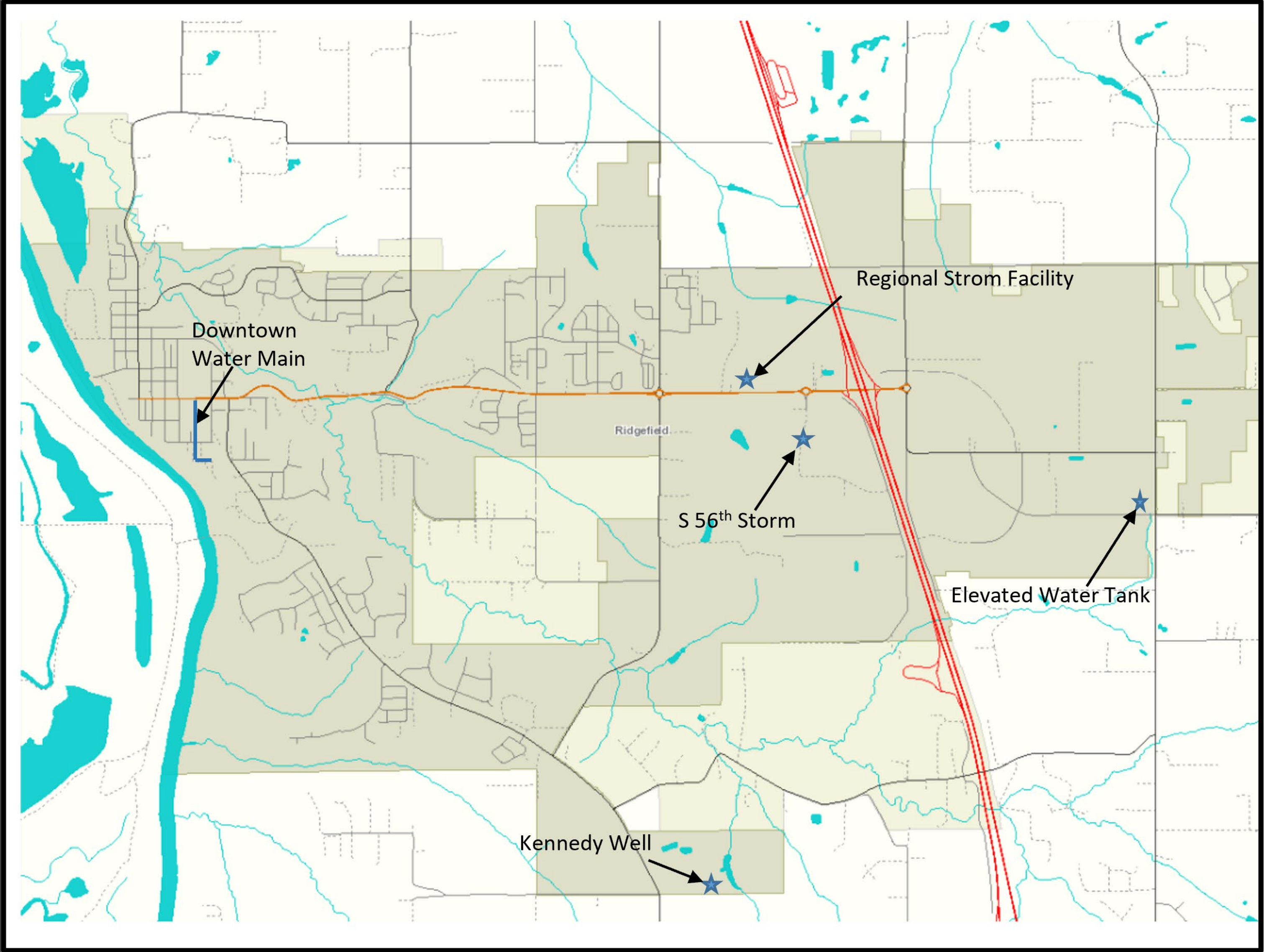
2023 Capital Projects

Water

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Water Capital Projects										
Public Works	RHS Reservoir Lighting	One-Time	Water Fund	15,000	-	-	-	15,000	Replace safety lights and aviation lights originally installed in 2002.	1, 4
Public Works	Water Storage Reservoir on East Side of I-5 Design	One-Time	Water SDC	1,500,000	-	-	-	1,500,000	Complete design and engineering for an elevated water storage tank or stand pipe located on City property on S 5th Street. Project included in water system plan	1, 3, 4
Public Works	Hydrogeologist Study - Water Rights	One-Time	Water SDC	165,000	-	165,000	-	-	Construction management and final acquisition of Kennedy water rights and test well drilling.	1, 3, 4
Public Works	Kennedy Well Field	One-Time	Water SDC	920,000	-	920,000	-	-	Carry forward of funding for construction of Kennedy well system test wells.	1, 3, 4
Public Works	Hydrant Replacement Project	One-Time	Water Fund	37,500	-	37,500	-	-	Carry forward of funding to replace fire hydrants past useful life.	1, 3, 4
Public Works	DT Water Main Design and Construction	One-Time	Water SDC	930,000	-	930,000	-	-	Carry forward of funding for design and replacement/upsizing of downtown water mains.	1, 3, 4
2023 Water Capital Projects				\$ 3,567,500	\$ -	\$ 2,052,500	\$ -	\$ 1,515,000		

2023 Capital Projects

Water and Stormwater



2023 Capital Projects

Storm Water

Department	Project	One-Time or Ongoing	Funding Source	Total 2023 Requested Appropriation	Funded from Ongoing Revenues	2022 One-Time Carry Forward	Grant/Loan Funding/ Developer Contributions/New Revenue	New 2023 One-Time Initiative Request	Description	Council Goals Met
Storm Water Capital Projects										
Public Works	S 56th Place Storm Repair	One-Time	REET	65,000	-	65,000	-	-	Construction of storm pipe repair on S 56th Place. Design expected to be complete by end of 2022.	1, 4, 6
Public Works	Regional Stormwater Facility in Junction Subarea	One-Time	ARPA Funding	850,000	-	-	850,000	-	Carry forward funding to complete design and construction of a regional stormwater facility in the NW section of the junction.	1, 4, 6
2023 Storm Water Capital Projects				\$ 915,000	\$ -	\$ 65,000	\$ 850,000	\$ -		
Total 2023 Initiatives and Capital Project Requests				\$ 43,991,570	\$ 608,970	\$ 4,597,520	\$ 30,681,380	\$ 8,103,700		

Attachment: 2023 Personnel Initiatives and Capital Budget (2023 Budget - Personnel, Initiatives and Capital Projects)



2023 Initiatives

Summary by Category

<i>Summary of Personnel, Initiatives and Capital Projects for Consideration</i>					
	2023 Appropriation	2023 Ongoing Requests	2022 Carry Forward	2023 Grant/Debt Funding	2023 One-Time Requests
<i>Personnel Initiatives</i>	<i>1,041,970</i>	<i>608,970</i>	<i>-</i>	<i>-</i>	<i>433,000</i>
<i>General Government</i>	<i>125,000</i>	<i>-</i>	<i>75,000</i>	<i>-</i>	<i>50,000</i>
<i>Technology Initiatives</i>	<i>10,000</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>10,000</i>
<i>City Facility Initiatives</i>	<i>285,000</i>	<i>-</i>	<i>79,720</i>	<i>120,280</i>	<i>85,000</i>
<i>Vehicle and Equipment</i>	<i>694,800</i>	<i>-</i>	<i>52,300</i>	<i>88,700</i>	<i>553,800</i>
<i>Street and Multi</i>	<i>35,164,300</i>	<i>-</i>	<i>1,639,000</i>	<i>29,332,400</i>	<i>4,192,900</i>
<i>Parks and Trails</i>	<i>2,188,000</i>	<i>-</i>	<i>634,000</i>	<i>290,000</i>	<i>1,264,000</i>
<i>Water Projects</i>	<i>3,567,500</i>	<i>-</i>	<i>2,052,500</i>	<i>-</i>	<i>1,515,000</i>
<i>Storm Water Projects</i>	<i>915,000</i>	<i>-</i>	<i>65,000</i>	<i>850,000</i>	<i>-</i>
<i>Project/Initiative</i>	<i>\$ 43,991,570</i>	<i>\$ 608,970</i>	<i>\$ 4,597,520</i>	<i>\$ 30,681,380</i>	<i>\$ 8,103,700</i>
<i>Total Ongoing</i>		<i>\$ 608,970</i>	<i>Total One-Time</i>		<i>\$ 12,701,220</i>



2023 Budget

Submitted Initiatives – Fund Balance Impact

Fund Impact - Initiatives and Capital Projects						
Fund	Available Fund Balance	2023 Ongoing	2022 Carry Forward	2023 One-time	Total Fund Impact	Remaining Fund Balance
Operating Funds						
General & Street Fund Operations	\$ 5,422,746	\$ 520,695	\$ 1,140,720	\$ 1,329,000	\$ (2,990,415)	\$ 2,432,331
General Fund - Building Fees	\$ 2,194,501	\$ -	\$ -	\$ 21,800	\$ (21,800)	\$ 2,172,701
Water Operating Fund	\$ 2,283,800	\$ -	\$ 37,500	\$ 50,000	\$ (87,500)	\$ 2,196,300
Storm Water Operating Fund	\$ 212,997	\$ 88,275	\$ -	\$ 112,500	\$ (200,775)	\$ 12,222
Capital Project Funds						
Real Estate Excise Tax (REET)	\$ 2,963,813	\$ -	\$ 1,065,000	\$ 1,577,900	\$ (2,642,900)	\$ 320,913
Park Impact Fee (PIF)	\$ 792,091	\$ -	\$ 100,000	\$ 584,000	\$ (684,000)	\$ 108,091
Transportation Impact Fee (TIF)	\$ 1,215,551	\$ -	\$ 118,000	\$ 950,000	\$ (1,068,000)	\$ 147,551
Water System Development Charges (WSDC)	\$ 12,167,311	\$ -	\$ 2,015,000	\$ 2,370,000	\$ (4,385,000)	\$ 7,782,311
Special Revenue Funds						
Drug Fund	\$ 6,970	\$ -	\$ -	\$ -	\$ -	\$ 6,970
Affordable Housing	\$ 45,409	\$ -	\$ -	\$ -	\$ -	\$ 45,409
Transportation Benefit District	\$ 753,177	\$ -	\$ -	\$ 700,000	\$ (700,000)	\$ 53,177
Capital Funds						
Equipment Replacement Funds	\$ 1,046,370	\$ -	\$ 52,300	\$ 408,500	\$ (460,800)	\$ 585,570
Total Fund Impact	\$ 29,104,736	\$ 608,970	\$ 4,528,520	\$ 8,103,700	\$ (13,241,190)	\$ 15,863,546
Expense related to Grant/Debt Funding - New		\$ -	\$ 69,000	\$ 30,681,380	\$ (30,750,380)	\$ -
Total Funding Sources					\$ (43,991,570)	\$ 15,863,546



2023 Operating and Capital Budget Next Steps

- October
 - Budget Advisory Committee meeting week of 10/11 2:00 PM
 - Updated revenue forecast
 - Proposed budget and budget message
 - Council presentation 10/27 6:30 PM
- November
 - Final draft of proposed budget available to public
 - Conduct public hearing on revenue sources 11/3 6:30 PM
 - Property tax levy and utility rates 1st reading 11/3 6:30 PM
 - Property tax levy and utility rates 2nd reading 11/17 6:30 PM
 - Conduct public hearing and 1st reading on budget 11/17 6:30 PM
- December
 - Conduct public hearing and 2nd reading on budget 12/1 6:30 PM
 - Adopt 2023 Operating and Capital Budget
 - Transmit 2023 adopted budget to MRSC and State Auditor



THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 22, 2022
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

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: September 22, 2022 Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on:

September 22nd, 2022

5.1.a

Sum of Amount						
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total	
Ahlstrom John	UB*00804	(blank)	Genl Govt/Facilities	Refund Check 010525-000 4346 N 7th Way	188.01	
Ahlstrom John Total					188.01	
Allegar Jean-Luc & Jessica	UB*00801	(blank)	Genl Govt/Facilities	Refund Check 011765-000 20 N Depot St	44.58	
Allegar Jean-Luc & Jessica Total					44.58	
ARAMARK UNIFORM SERVICES	32	5291072800	Genl Govt/Facilities	08.2022 Floor Mats - PW Ops	1.24	
			Public Works	08.2022 Floor Mats - PW Ops	16.79	
			Community Development	08.2022 Floor Mats - PW Ops	2.61	
		5291072810	Genl Govt/Facilities	08.2022 Floor Mats & Uniforms - PW Shop	2.10	
			Public Works	08.2022 Floor Mats & Uniforms - PW Shop	38.88	
			Genl Govt/Facilities	08.2022 Floor Mats & Uniforms - PW Shop	2.10	
		5291077677	Public Works	08.2022 Floor Mats & Uniforms - PW Shop	38.88	
			5291077631	Genl Govt/Facilities	08.2022 Floor Mats - PW Ops	1.24
				Public Works	08.2022 Floor Mats - PW Ops	16.79
		Community Development		08.2022 Floor Mats - PW Ops	2.61	
		5291077645	Genl Govt/Facilities	09.2022 Floor Mats - CH/RACC/PD	7.12	
			Public Safety	09.2022 Floor Mats - CH/RACC/PD	4.47	
			Public Works	09.2022 Floor Mats - CH/RACC/PD	2.06	
		5291072804	Community Development	09.2022 Floor Mats - CH/RACC/PD	5.78	
			Genl Govt/Facilities	08.2022 Floor Mats - City Hall/RACC/PD	9.18	
			Public Safety	08.2022 Floor Mats - City Hall/RACC/PD	4.47	
			Community Development	08.2022 Floor Mats - City Hall/RACC/PD	5.78	
ARAMARK UNIFORM SERVICES Total					162.10	
ASSOCIATION OF WASHINGTON CITIES	41	99584	Council	AWC Annual Conf. 2022 Registration - Mayor Lindsay	150.00	
ASSOCIATION OF WASHINGTON CITIES Total					150.00	
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202209A	Public Works	08.2022 Customer Web Payments	21.90	
		2827-202209B	Public Works	08.2022 Customer Web Payments	676.47	
BLUEFIN PAYMENT SYSTEMS - EPAY Total					698.37	
Boyatt Claude	UB*00802	(blank)	Genl Govt/Facilities	Refund Check 010799-000 5473 N 10th St	10.54	
Boyatt Claude Total					10.54	
BSK ASSOCIATES	2119	VF02551	Public Works	08.2022 Coliform Testing	797.50	
BSK ASSOCIATES Total					797.50	
CABBROS CLEANING SERVICES LLC	3723	2139	Genl Govt/Facilities	08.2022 Janitorial Services CH/PD/PW Ops	993.62	
			Public Safety	08.2022 Janitorial Services CH/PD/PW Ops	650.00	
			Public Works	08.2022 Janitorial Services CH/PD/PW Ops	2,143.02	
			Community Development	08.2022 Janitorial Services CH/PD/PW Ops	236.98	
			Public Works	08.2022 Janitorial Services CH/PD/PW Ops	801.38	
CABBROS CLEANING SERVICES LLC Total					4,825.00	
CFM STRATEGIC COMMUNICATIONS INC.	2551	26779	Genl Govt/Facilities	08.2022 Lobbyist	5,200.00	
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00	
CINTAS CORPORATION NO 2	3497	5123401294	Public Safety	09.2022 First Aid Supplies - PD	40.11	
		5123401300	Genl Govt/Facilities	09.2022 First Aid Supplies - PW Shop	2.51	
		5123401292	Public Works	09.2022 First Aid Supplies - PW Shop	33.72	
			Genl Govt/Facilities	09.2022 First Aid Supplies - PW Ops	18.07	

Attachment: September 22, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

For Approval on:

September 22nd, 2022

CINTAS CORPORATION NO 2	3497	5123401292	Public Works	09.2022 First Aid Supplies - PW Ops	243.56
			Community Development	09.2022 First Aid Supplies - PW Ops	37.85
		5123401298	Genl Govt/Facilities	09.2022 First Aid Supplies - RACC	21.31
			Community Development	09.2022 First Aid Supplies - RACC	59.68
		5123401214	Genl Govt/Facilities	09.2022 First Aid Supplies - CH	18.36
CINTAS CORPORATION NO 2 Total					475.17
CITY OF RIDGEFIELD WATER & STORM - EPAY	96	005811-000-0922	Public Works	Abrams Park Kitchen & Irrigation - Water	110.02
				Abrams Park Kitchen - Storm	426.30
		009787-010-0922	Genl Govt/Facilities	IRR 487 S 56th Pl.	5.19
			Public Works	IRR 487 S 56th Pl.	69.98
			Community Development	IRR 487 S 56th Pl.	10.87
		009787-009-0922	Genl Govt/Facilities	487 S 56th Pl. - Water	4.75
				487 S 56th Pl. - Storm	47.74
			Public Works	487 S 56th Pl. - Water	64.25
				487 S 56th Pl. - Storm	643.88
			Community Development	487 S 56th Pl. - Water	9.99
				487 S 56th Pl. - Storm	100.07
		009787-000-0922	Public Works	Green Gables Tract-Q Irrigation M	234.48
		009272-000-0922	Public Works	1308 N Heron Dr Hayden Park - Storm	20.30
				1308 N Heron Dr Hayden Park - Water	201.70
		007097-000-0922	Public Works	2311 N 5th Way Crow's Nest Park - Water	219.11
				2311 N 5th Way Crow's Nest Park - Storm	40.60
		005812-001-0922	Public Works	Abrams Park Chlorine Injector - Storm	20.30
		005807-000-0922	Public Works	Abrams Park Restrooms - Water	162.53
				Abrams Park Restrooms - Storm	20.30
		005815-000-0922	Genl Govt/Facilities	109 W Division WWTP-Storm / CRWWD Portion	426.30
				109 W Division - WWTP - Water/ CRWWD Portion	221.34
			Public Works	109 W Division WWTP-Storm	426.31
				109 W Division - WWTP - Water	221.35
		009787-007-0922	Public Works	1101 S Hillhurst Rd - Water	53.50
				1101 S Hillhurst Rd - Storm	20.30
		009457-000-0922	Public Works	Columbia Hills Irrigation Tract D Cispus Way	519.57
		005436-009-0922	Public Works	6007 N Ridgefield Woods Dr - Irrigation	241.95
		010889-000-0922	Public Works	Junction Well & Reservoir	142.10
		006404-000-0922	Genl Govt/Facilities	230 Pioneer St City Hall - Storm	142.10
				230 Pioneer St City Hall - Water	407.02
		005436-001-0922	Public Works	I-5/SR501 NE Interchange Irrigation	94.88
		008428-000-0922	Public Works	Cedar Ridge Park - Water	286.50
				Cedar Ridge Park - Storm	20.30
		007183-000-0922	Public Works	618 Lark Dr Lark Park - Storm	20.30
				618 Lark Dr Lark Park - Water	398.62
		009787-008-0922	Public Works	IRR Seven Wells PH3 Tract H	395.09
		010821-000-0922	Public Works	Water Tower (Cemetery)	60.90
		005032-000-0922	Genl Govt/Facilities	101 S Main - Water	651.79
				101 S Main -Storm	60.90
		009787-003-0922	Public Works	Green Gables Tract-D Irrigation MET	406.60
		009787-002-0922	Public Works	Green Gables Tract-D Irrigation M	356.43

Attachment: September 22, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

For Approval on:

September 22nd, 2022

CITY OF RIDGEFIELD WATER & STORM - EPAY	96	006398-000-0922	Public Safety	116 N Main Ave PD - Water	78.82
				116 N Main Ave PD - Storm	81.20
		009787-004-0922	Public Works	Green Gables Tract-C Irrigation M	324.03
		010935-000-0922	Public Works	Cedar Creek Irrigation Tract-B	319.36
		005207-000-0922	Public Works	Blue Heron Community Garden	105.18
		005488-000-0922	Public Works	Cemetery Water Spigots	47.48
		005436-010-0922	Public Works	5054 Pioneer Street - Storm	20.30
		005810-000-0922	Public Works	Abrams Park Standpipe - Water	54.05
		009427-000-0922	Public Works	Columbia Hills Irrigation Tract B Wind River	426.93
		005806-000-0922	Public Works	Abrams Soccer Field - Water	2,104.86
		009787-005-0922	Public Works	Park & Ride Lot	223.30
		012825-000-0922	Public Works	IRR West End S Sevier Rd	760.46
		005436-005-0922	Public Works	I-5/SR501 NW Interchange Irrigation	94.88
		006405-000-0922	Public Works	119 N 3rd Ave Community Park - Water	180.14
				119 N 3rd Ave Community Park - Storm	40.60
		009787-006-0922	Public Works	Roundabout 45th & 3rd	682.19
		006420-000-0922	Public Works	315 N 3rd Ave Davis Park	1,204.20
		006419-000-0922	Public Works	301 N 3rd Ave CDD - Storm	40.60
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					14,775.09
CLARK COUNTY	102	CI043102	Public Safety	Q2.2022 NetMotion and MDC's	6,096.24
		CI042987	Judicial	07.2022 Pretrial Investigations/Supervision	1,059.45
CLARK COUNTY Total					7,155.69
CLARK COUNTY TREASURERS OFFICE	554	SIF202208	Genl Govt/Facilities	School Impact Fees	578,964.45
CLARK COUNTY TREASURERS OFFICE Total					578,964.45
CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202208	Genl Govt/Facilities	487 S 56th Pl.	39.17
				230 Pioneer Ave	277.89
			Public Safety	116 N Main Avenue	235.86
			Public Works	N 1st Cir & N 65th Ave - Park & Ride	60.38
				2300 N 3rd Way Bellwood Trail Lights	32.94
				SR/Pioneer St & S 56 PL	76.70
				109 W Division St - Electricity	170.15
				Municipal Lighting Lease	8,609.00
				214 S Riverview Dr	392.24
				337 S Royal Rd.	26.50
				3701 N 3rd Cir - Electricity	26.91
				N Abrams Park/E Division	251.77
				255 S 56th Pl - Electricity	3,241.76
				487 S 56th Pl.	514.48
				400 N Abrams Park Rd	1,157.95
				Overlook Park - Electricity	43.40
				911 N 65th Ave Intertie 2 - Water	87.61
				Traffic Signal - Hillhurst/Royal Rd.	54.74
				800 NE 264 St Intertie 1 - Water	73,233.16
				1504 NW Intertie 3 - Water	2,608.25
				N 35th Ave and Pioneer St	47.39
				512 N Allen Dr - Electricity	26.83
				City Park/Water Well	6,501.80

Attachment: September 22, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

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For Approval on:

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CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202208	Public Works	535 N Abrams Park Rd.	38.75
				SR/Pioneer ST & S 65 AVE	48.05
				Pioneer St. & Gee Creek Loop - Electricity	27.07
			Community Development	487 S 56th Pl.	81.97
			Public Works	487 S 56th Pl.	12.91
CLARK PUBLIC UTILITIES - EPAY Total					97,925.63
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	202208	Genl Govt/Facilities	109 W Division WWTP - CRWWD Portion - Sewer	75.47
				487 S 56th Pl - Sewer	3.98
				230 Pioneer St City Hall - Sewer	70.75
			Public Safety	116 N Main Ave PD - Sewer	47.76
			Public Works	109 W Division WWTP - Sewer	75.47
				Abrams Park Restrooms - Sewer	80.77
				Abrams Park Former Mgr House - Sewer	47.76
				Abrams Park Kitchen - Sewer	43.04
				487 S 56th Pl - Sewer	52.38
				255 S 56th Pl Well & Reservoir - Sewer	38.32
			Community Development	487 S 56th Pl - Sewer	8.35
			Public Works	487 S 56th Pl - Sewer	1.32
CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					545.37
COLUMBIA RESOURCE COMPANY	114	2051-130615	Public Works	Roadkill Disposal	36.24
COLUMBIA RESOURCE COMPANY Total					36.24
COLUMBIAN PUBLISHING	116	37955	Public Works	Low Income Water Rate Code Amendment	73.80
COLUMBIAN PUBLISHING Total					73.80
COMCAST - EPAY	2271	2271-220208	Genl Govt/Facilities	RACC Internet Services	105.69
				PW Shop Communications	25.11
				PW Ops Communications	21.38
				CH Internet Services	407.96
				CH Communicatons	66.41
			Public Safety	PD Communications	350.59
			Public Works	PW Shop Communications	337.70
				PW Ops Communications	210.88
			Community Development	RACC Internet Services	295.88
				PW Ops Communications	33.60
COMCAST - EPAY Total					1,855.20
COMCAST BUSINESS - EPAY	1666	154621260	Genl Govt/Facilities	PW Ops - Communications	99.48
			Public Works	PW Ops - Communications	1,339.29
			Community Development	PW Ops - Communications	208.17
		152918458	Genl Govt/Facilities	CH Communications	411.29
COMCAST BUSINESS - EPAY Total					2,058.23
Cosper Gary	UB*00799	(blank)	Genl Govt/Facilities	Refund Check 012933-000 2636 S Harper Valley Way	92.61
Cosper Gary Total					92.61
DAVID M. COREY	530	4551	Public Safety	Post Offer Eval - Castellanoz	420.00
DAVID M. COREY Total					420.00
DEPARTMENT OF LICENSING - EPAY	154	RG0001069-2022	Genl Govt/Facilities	CPL Fees - Toalson	18.00
		RG0001071-2022	Genl Govt/Facilities	CPL Fees - Olin	18.00
		RG0001064-2022	Genl Govt/Facilities	CPL Fees - Hancuff	18.00
		RG0001068-2022	Genl Govt/Facilities	CPL Fees - Hancock	18.00

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DEPARTMENT OF LICENSING - EPAY	154	RG0001076-2022	Genl Govt/Facilities	CPL Fees - Peters	18.00
		RG0001066-2022	Genl Govt/Facilities	CPL Fees - Scott	18.00
		RG0001074-2022	Genl Govt/Facilities	CPL Fees - Kerr	18.00
		RG0001070-2022	Genl Govt/Facilities	CPL Fees - Simpson	18.00
		RG0001077-2022	Genl Govt/Facilities	CPL Fees - Morgan	18.00
		RG0001067-2022	Genl Govt/Facilities	CPL Fees - Hancock	18.00
		RG0001075-2022	Genl Govt/Facilities	CPL Fees - Morton	18.00
		61900160	Community Development	Driving Record - McCausland	13.00
		RG0001072-2022	Genl Govt/Facilities	CPL Fees - Reinhart	18.00
DEPARTMENT OF LICENSING - EPAY Total					229.00
DICK'S TIRE FACTORY	158	D37787	Public Safety	PD Vehicle Maintenance - 72002D	52.25
		D39043	Public Safety	PD Vehicle Maintenance - 6651	25.00
		D36265	Public Safety	PD Vehicle Maintenance - 6653	23.00
DICK'S TIRE FACTORY Total					100.25
DOWL LLC	3731	2432.14846.02-1	Public Works	08.2022 Refuge Park - Phase 1 Design & Permitting	992.50
DOWL LLC Total					992.50
E2 LAND USE PLANNING SERVICES LLC	485	0485-202208	Community Development	08.2022 Planning Consulting Services	3,420.00
E2 LAND USE PLANNING SERVICES LLC Total					3,420.00
ELCOR INC	2081	MSP-15164	Public Safety	IT Services	3,824.39
			Public Works	IT Services	3,108.08
			Community Development	IT Services	3,345.69
			Information Technology	IT Services	6,941.07
		15217	Public Safety	08.2022 Computer Equipment/Software	1,817.52
			Community Development	08.2022 Computer Equipment/Software	654.32
			Information Technology	08.2022 Computer Equipment/Software	99.29
ELCOR INC Total					19,790.36
FERGUSON ENTERPRISES INC # 8423	181	1133596	Public Works	Water Supplies - Leak Repair	207.89
		1135180	Public Works	Water Supplies - Pacer Hose Nozzles	358.91
FERGUSON ENTERPRISES INC # 8423 Total					566.80
GALINA BURLEY	3766	3766-20220922	Public Works	08.2022 Mileage Reimbursement - Burley	42.88
GALINA BURLEY Total					42.88
GREATER VANCOUVER CHAMBER OF COMMERCE	2938	244519	Human Resources	2022-2023 Executive Women's Council Series Access - Knottnerus	190.00
			Administration	2022-2023 Executive Women's Council Series Access - Knottnerus	285.00
GREATER VANCOUVER CHAMBER OF COMMERCE Total					475.00
H.D. FOWLER COMPANY	2036	I6206161	Public Works	Water Meter	1,911.14
		I6206160	Public Works	Water Operational Supplies - Uni Flange	77.22
		I6206157	Public Works	Water Operational Supplies - Repair Clamps	463.51
		I6195520	Public Works	Water Operational Supplies - Joint Stifener & Poly Pipe	179.16
H.D. FOWLER COMPANY Total					2,631.03
HOME DEPOT VISA - EPAY	1805	2903619	Public Works	Stormwaer Supplies - Storage Shelves	735.63
HOME DEPOT VISA - EPAY Total					735.63
HONEY BUCKETS	223	553001896	Genl Govt/Facilities	MCF 2022 Overlook Park	1,260.00
HONEY BUCKETS Total					1,260.00
INTERMEDIA.NET INC	2187	2209054970	Information Technology	08.2022 Voice Service Charges	87.85
INTERMEDIA.NET INC Total					87.85
J2 BLUE PRINT SUPPLY	243	AR125682	Genl Govt/Facilities	MCF Signage	67.33
		AR125505	Community Development	08.2022 Plotter Contract	54.30

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J2 BLUE PRINT SUPPLY Total						121.63
JACOBS ENGINEERING GROUP INC.	3349	W3X87401-03	Public Works	I-5 Screen Design/Engineering Services		3,677.63
JACOBS ENGINEERING GROUP INC. Total						3,677.63
JANEAN Z PARKER	2199	165	Community Development	08.2022 Legal Services		3,687.50
			Legal	08.2022 Legal Services		5,562.50
JANEAN Z PARKER Total						9,250.00
JENN GILES	3811	3811-20220922	Genl Govt/Facilities	1SAT Vendor Fee Refund - Kickass Kandles		25.00
JENN GILES Total						25.00
KIRK JOHNSON	1716	1716-20220922	Finance	Mileage Reimbursement - Johnson		210.75
KIRK JOHNSON Total						210.75
LANGUAGE LINE SERVICES INC.	3122	10617482	Genl Govt/Facilities	08.2022 Interpreting Services		28.42
LANGUAGE LINE SERVICES INC. Total						28.42
LARSEN SIGN CO	1784	31044	Public Safety	PD Vehicle Maintenance - Sign		32.58
LARSEN SIGN CO Total						32.58
LAVERNE ROBBINS	3809	3809-20220922	Genl Govt/Facilities	1SAT Vendor Fee Refund - Happier Blaze Candle Co.		25.00
LAVERNE ROBBINS Total						25.00
MARIUS L MALATTIA	1817	164	Community Development	08.2022 Design Reviews		1,397.50
MARIUS L MALATTIA Total						1,397.50
MARTA L. OCHOA-RUTHERFORD	3396	55	Judicial	Interpreting Services		65.00
MARTA L. OCHOA-RUTHERFORD Total						65.00
MINERT AND ASSOCIATES INC.	981	317066	Genl Govt/Facilities	Pre-Employment DOT Drug Screening - Smith		5.80
			Public Works	Pre-Employment DOT Drug Screening - Smith		52.20
MINERT AND ASSOCIATES INC. Total						58.00
MOTION & FLOW CONTROL PRODUCTS INC	2723	8445721	Public Works	Water Operational Supplies		911.42
MOTION & FLOW CONTROL PRODUCTS INC Total						911.42
NORTHSTAR CHEMICAL INC.	1019	232324	Public Works	Water Chemicals		1,230.44
NORTHSTAR CHEMICAL INC. Total						1,230.44
NORTHWEST NATURAL GAS - EPAY	315	202208	Genl Govt/Facilities	PW Ops - Natural Gas		1.40
				PW Shop - Natural Gas		2.03
				City Hall - Natural Gas		23.32
			Public Safety	Police Department - Natural Gas		23.32
			Public Works	PW Ops - Natural Gas		18.51
				PW Shop - Natural Gas		26.68
			Community Development	PW Ops - Natural Gas		2.95
			Public Works	PW Ops - Natural Gas		0.46
				PW Shop - Natural Gas		0.68
NORTHWEST NATURAL GAS - EPAY Total						99.35
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	P21026-2900-6	Genl Govt/Facilities	Royle Rd S 19th & 15th Less 5% Retainage		(14,353.02)
			Public Works	Royle Rd S 19th & 15th Less 5% Retainage		287,060.43
NW CONSTRUCTION GENERAL CONTRACTING INC. Total						272,707.41
ONE CALL CONCEPTS	326	2089096	Public Works	08.2022 Excavation Notification/Model Ticket Delivery		201.96
ONE CALL CONCEPTS Total						201.96
ON-HOLD CONCEPTS INC	2217	581028	Information Technology	08.2022 On Hold Music Service		24.95
ON-HOLD CONCEPTS INC Total						24.95
PATRICIA THOMPSON	2644	2644-20220922	Administration	Mileage Reimbursement - Thompson		96.00
PATRICIA THOMPSON Total						96.00
PATRICK HILDRETH BRAND AND DESIGN	2372	2340	Information Technology	08.2022 Web Design/Maintenance		400.00

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PATRICK HILDRETH BRAND AND DESIGN Total					400.00	
PBS ENGINEERING AND ENVIRONMENTAL	342	0071069.009-7	Public Works	07.2022 Royle Rd Corridor Completion	5,972.51	
		0071272.000-36	Community Development	07.2022 Developer Plan Review	17,250.45	
PBS ENGINEERING AND ENVIRONMENTAL Total					23,222.96	
PITNEY BOWES - EPAY	341	3316183120	Genl Govt/Facilities	Q3.2022 Postage Machine Lease	506.91	
PITNEY BOWES - EPAY Total					506.91	
PORTLAND ENGINEERING INC	2082	11320	Public Works	2009 Ridgefield Service 2022	1,026.27	
PORTLAND ENGINEERING INC Total					1,026.27	
POSTMASTER	348	0348-20220922	Public Safety	PD PO Box #546 - 2022	198.00	
POSTMASTER Total					198.00	
PURCOR PEST SOLUTIONS OF WASHINGTON LLC	3606	9865907	Genl Govt/Facilities	09.2022 Pest Control - Ops Center	9.76	
			Public Works	09.2022 Pest Control - Ops Center	131.60	
			Community Development	09.2022 Pest Control - Ops Center	20.45	
			9865672	Genl Govt/Facilities	09.2022 Pest Control - PW Shop	8.03
		Public Works		09.2022 Pest Control - PW Shop	108.09	
		Public Safety		09.2022 Pest Control - PD	116.12	
			9865906	Genl Govt/Facilities	09.2022 Pest Control - CH	129.23
PURCOR PEST SOLUTIONS OF WASHINGTON LLC Total					523.28	
Ramos Jimmy	UB*00800	(blank)	Genl Govt/Facilities	Refund Check 013356-000 2212 S Chukar Dr	14.28	
Ramos Jimmy Total					14.28	
RIDGEFIELD HARDWARE	376	0376-202208	Genl Govt/Facilities	08.2022 Operational Supplies/Tools/Events	96.42	
			Public Safety	08.2022 Operational Supplies/Tools/Events	61.74	
			Public Works	08.2022 Operational Supplies/Tools/Events	938.18	
			Community Development	08.2022 Operational Supplies/Tools/Events	52.07	
RIDGEFIELD HARDWARE Total					1,148.41	
RIDGEFIELD SCHOOL DISTRICT	378	1002200005	Public Works	2021-2022 Water Tower Rental	1,800.00	
			Genl Govt/Facilities	07.2022-08.2022 RACC Operating Expense - Janitorial	51.25	
		1002200006	Community Development	07.2022-08.2022 RACC Operating Expense - Water	92.85	
				07.2022-08.2022 RACC Operating Expense - Security Monitoring	250.25	
				07.2022-08.2022 RACC Operating Expense - Wastewater	9.44	
				07.2022-08.2022 RACC Operating Expense - Electricity	173.83	
				07.2022-08.2022 RACC Operating Expense - Garbage	21.99	
				07.2022-08.2022 RACC Operating Expense - Janitorial	196.44	
				07.2022-08.2022 RACC Operating Expense - Water	355.90	
				07.2022-08.2022 RACC Operating Expense - Security Monitoring	959.28	
				07.2022-08.2022 RACC Operating Expense - Wastewater	36.19	
				07.2022-08.2022 RACC Operating Expense - Electricity	666.35	
				07.2022-08.2022 RACC Operating Expense - Garbage	84.31	
				1002200004	Genl Govt/Facilities	2022 RACC Annual Lease
RIDGEFIELD SCHOOL DISTRICT Total					119,560.08	
Salazar Donna	UB*00806	(blank)	Genl Govt/Facilities	Refund Check 015032-000 7273 S 13th St	19.32	
Salazar Donna Total					19.32	
SOUTHWEST WASHINGTON BASEBALL GROUP	3364	2022 062	Council	18th LD Legislators Event	800.00	
SOUTHWEST WASHINGTON BASEBALL GROUP Total					800.00	
SPRINGBROOK - GROUP EPAY	3544	220921926	Public Works	08.2022 Customer Web Payments	103.51	
SPRINGBROOK - GROUP EPAY Total					103.51	
SPRINGBROOK SOFTWARE LLC	3444	INV-010352	Public Works	08.2022 Customer Web Payments	553.46	

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SPRINGBROOK SOFTWARE LLC Total					553.46
Starns Carl & Mary	UB*00803	(blank)	Genl Govt/Facilities	Refund Check 010604-000 951 N Noble Loop	5.40
Starns Carl & Mary Total					5.40
STATE AUDITOR'S OFFICE	524	L150041	Finance	08.2022 Audit Services	840.40
STATE AUDITOR'S OFFICE Total					840.40
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-028-710-712	Genl Govt/Facilities	08.2022 B&O and Excise Tax	1,834.18
			Public Works	08.2022 B&O and Excise Tax	5,408.05
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					7,242.23
STERICYCLE INC	2504	8002292940	Genl Govt/Facilities	08.2022 Secure Shredding - RACC/City Hall	55.06
			Community Development	08.2022 Secure Shredding - RACC/City Hall	24.52
		8002249163	Genl Govt/Facilities	07.2022 Secure Shredding - PD/PW Ops/Records Management Purge	620.63
			Public Safety	07.2022 Secure Shredding - PD/PW Ops/Records Management Purge	35.24
STERICYCLE INC Total					735.45
Tannehill Keaton	UB*00805	(blank)	Genl Govt/Facilities	Refund Check 014836-000 936 S 50th Ct	99.18
Tannehill Keaton Total					99.18
THE ADT SECURITY CORPORATION	3769	147070185	Genl Govt/Facilities	10.2022 PW Ops Sprinkler and Alarm Monitoring	12.83
			Public Works	10.2022 PW Ops Sprinkler and Alarm Monitoring	173.07
			Community Development	10.2022 PW Ops Sprinkler and Alarm Monitoring	26.90
THE ADT SECURITY CORPORATION Total					212.80
THE MASTERS TOUCH LLC	1786	P83676	Public Works	08.2022 UB Statements - Postage	1,690.21
		P83674	Public Works	08.2022 UB Final Bills - Postage	35.01
		83676	Public Works	08.2022 UB Statements	1,260.17
		83674	Public Works	08.2022 UB Final Bills	91.39
THE MASTERS TOUCH LLC Total					3,076.78
THE PARR COMPANY	964	26626787	Community Development	Operational Supplies - Safety Glasses	13.56
THE PARR COMPANY Total					13.56
TIREHUB LLC	3067	29574384	Public Safety	PD Tires	701.73
TIREHUB LLC Total					701.73
TOPCON SOLUTIONS STORE	3421	INV212336	Community Development	Bluebeam Studio Prime Level 1 Subscription 9/2022 - 9/2023	3,938.93
TOPCON SOLUTIONS STORE Total					3,938.93
TOWNZEN & ASSOCIATES INC.	3450	22-84	Community Development	08.2022 Inspections & Building Plan Reviews	34,383.59
TOWNZEN & ASSOCIATES INC. Total					34,383.59
USA BLUEBOOK	444	89001	Public Works	Water Operational Supplies	221.44
		90521	Public Works	Water Operational Supplies	89.00
		93615	Public Works	Water Operational Supplies	462.40
		90853	Public Works	Water Tools and Chemicals	198.62
USA BLUEBOOK Total					971.46
VANPORT MECHANICAL & FIRE SPRINKLERS INC.	3761	15631082522	Genl Govt/Facilities	Annual Fire Sprinkler Test - PW Ops	21.94
			Public Works	Annual Fire Sprinkler Test - PW Ops	295.88
			Community Development	Annual Fire Sprinkler Test - PW Ops	45.99
VANPORT MECHANICAL & FIRE SPRINKLERS INC. Total					363.81
VERIZON WIRELESS - EPAY	452	9914556184	Genl Govt/Facilities	PW iPad and cellphones	36.04
				General iPad and cellphones	43.43
			Public Safety	PD iPad and cellphones	781.68
			Public Works	PW iPad and cellphones	485.10
			Community Development	CDD iPad and cellphones	260.56
			Council	Council iPad and cellphones	477.70

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VERIZON WIRELESS - EPAY	452	9914556184	Administration	Admin iPad and cellphones	260.56
			Finance	Finance iPad and cellphones	43.43
			Executive	Executive iPad and cellphones	43.43
		9914556186	Genl Govt/Facilities	General iPad and cellphones	50.12
				PW iPad and cellphones	86.58
			Public Safety	PD iPad and cellphones	651.37
	Public Works		PW iPad and cellphones	1,166.09	
	Community Development		CDD iPad and cellphones	501.06	
			Admin iPad and cellphones	54.29	
			Council	Council iPad and cellphones	50.11
	9914556185	Administration	Admin iPad and cellphones	150.30	
		Public Works	Hillhurst Ped Crossing	105.16	
	VERIZON WIRELESS - EPAY Total				
WASHINGTON STATE PATROL	463	I23000721	Genl Govt/Facilities	08.2022 Background Checks - CPL	424.00
WASHINGTON STATE PATROL Total					424.00
WELLS FARGO - EPAY	1681	202208-3035	Genl Govt/Facilities	Giles Amzn Mktp Us 7013f67i3 PW Facilities Tie Down Supplies	16.61
				Giles AmazonCom 2z1eq4ge3 Charger Cords and Amzn Mktp Us T78411f	1.50
				Giles Amzn Mktp Us Cl9uc6ca3 and Amzn Mktp Us H284j6gl3 PW OPS O	3.71
				Giles Amzn Mktp Us H284j6gl3 and Tq1i63lg3 Amzn and Lc1et53r PW	15.46
				Giles AmazonCom 1j89w1ne0 Cork Board Felise Canterini	2.41
				Giles Amzn Mktp Us 7013f67i3 Chain Saw Chaps Nick Johnson	5.92
				Giles Amzn Mktp Us 0n5yx7ml3 City Hall Office Supplies Cardstoc	134.84
				Giles Amzn Mktp Us 0t0e37l23 Am Rain Pants Austin Jefferies	6.46
				Giles Amzn Mktp Us 7l7ut0z03 MCF Supplies Award	32.57
				Giles Amzn Mktp Us Hv2yq0ab3 Emergency Preparedness Kits	748.25
				Giles Amzn Mktp Us Vl7ck12l3 RACC Light Bulb and Ice Cube Tray	8.34
				Giles Amzn Mktp Us Fe9n24o23 BF Birdfest Activity Supplies	39.06
				Giles Amzn Mktp Us Zg85l5h43 City Hall Breakroom Supplies	65.15
				Giles Amzn Mktp Us Vl7ck12l3 RACC Copy Paper and Pens	30.06
				Giles Amzn Mktp Us Pr9td8sv3 Derek Smith Rain Gear	14.12
				Giles Amzn Mktp Us Ze29y9lm3 Safe and Sound Week Supplies	65.78
				Giles Amzn Mktp Us B55s249q3 F2T and General Events Supplies	136.95
				Giles Amzn Mktp Us W81w17d03 Events Supplies Cord Covers and Cr	209.12
				Giles Amzn Mktp Us Xd18q3kv3 Safe and Sound Week Supplies	10.85
				Giles Amzn Mktp Us T452w7p93 F2T Supplies Burlap	168.30
				Giles Amzn Mktp Us 1v56991x1 City Hall Break Room Supplies	32.56
				Giles Amzn Mktp Us E25fw1id3 F2T Natural Linen Paper	21.67
				Giles Amzn Mktp Us Lt50x8ts3 MCF Supplies Temporary Tattoos	32.43
			Public Safety	Giles Amzn Mktp Us 1v3qv90g1 PD Office Supplies	31.71
				Giles Amzn Mktp Us 1v3qv90g1 PD Operational Supplies	126.17
				Giles AmazonCom X29zg1nn3 Amzn PD Copy Paper	36.96
				Giles Amzn Mktp Us 9370j6ef3 PD Packaging Tape	17.34
				Giles Amzn Mktp Us 5n9854jk3 PD Supplies Paper Tray	32.23
			Public Works	Giles Amzn Mktp Us Rn6ds47z3 PD Dummy Round Ammo	62.98
				Giles Amzn Mktp Us 1v1wg30l1 PD Nameplate	19.84
				Giles Amzn Mktp Us Rn6ds47z3 PD Copy Paper	65.16
				Giles Amzn Mktp Us 7013f67i3 PW Facilities Tie Down Supplies	121.27

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WELLS FARGO - EPAY	1681	202208-3035	Public Works	Giles AmazonCom 2z1eq4ge3 Charger Cords and Amzn Mktp Us T784l1f	17.97
				Giles Amzn Mktp Us Cl9uc6ca3 and Amzn Mktp Us H284j6gl3 PW OPS O	49.98
				Giles Amzn Mktp Us H284j6gl3 and Tq1i63lg3 Amzn and Lc1et53r PW	207.99
				Giles AmazonCom 1j89w1ne0 Cork Board Felise Canterini	12.05
				Giles Amzn Mktp Us 7013f67i3 Chain Saw Chaps Nick Johnson	112.48
				Giles Amzn Mktp Us 0t0e37l23 Am Rain Pants Austin Jefferies	58.15
				Giles Amzn Mktp Us Ka3xx1593 Storm Phone Holster	13.02
				Giles AmazonCom Uj7b532f3 Amzn Laptop Bag Brunson	39.41
				Giles Amzn Mktp Us Pa8ic44z3 Parks Basketball Hoop	86.86
				Giles Amzn Mktp Us Pr9td8sv3 Derek Smith Rain Gear	127.05
				Giles Amzn Mktp Us X432x90e3 Street Sweeper Parts	230.02
			Community Development	Giles AmazonCom 2z1eq4ge3 Charger Cords and Amzn Mktp Us T784l1f	55.40
				Giles Amzn Mktp Us Cl9uc6ca3 and Amzn Mktp Us H284j6gl3 PW OPS O	7.77
				Giles Amzn Mktp Us H284j6gl3 and Tq1i63lg3 Amzn and Lc1et53r PW	32.33
				Giles AmazonCom 1j89w1ne0 Cork Board Felise Canterini	9.64
				Giles AmazonCom 0r0930mv3 Amzn CDD Supplies Wastebasket	18.00
				Giles Amzn Mktp Us V17ck12l3 RACC Light Bulb and Ice Cube Tray	23.36
				Giles Amzn Mktp Us V17ck12l3 RACC Copy Paper and Pens	84.15
				Giles AmazonCom 0r0930mv3 Amzn CDD Computer Equipment Mouse and	70.58
				Giles Amzn Mktp Us 1v5ts6m21 CDD Supplies Jump Starter Box	214.97
			Human Resources	Giles AmazonCom Kp2ng0yc3 Hydroflasks for Wellness	86.78
				Giles AmazonCom 280y157x3 Wellness Snacks	39.64
			Finance	Giles Amzn Mktp Us Pw9v85ft3 Zipper Money Bags	12.59
			Information Technology	Giles Amzn Mktp Us Yf9919dt3 Apple Chargers for IT	32.56
	202208-7051	Genl Govt/Facilities		Blehm Taco Bell 036344 Caught being safe gift cardscod to safet	40.00
				Blehm Wsu Pesticide Webinar for Jon Embry	7.50
				Blehm Usps Po 5409380396 Stamps	12.00
				Blehm Starbucks Store 63631 Caught being safe gift cardscod to	40.00
				Blehm Rosauers Food & Dru Caught being safe gift cardscod to sa	40.00
				Blehm FredMeyer 0236 Safe and Sound weekcode to safety committee	50.94
				Blehm Ridgefield 664 Bm Caught being safe gift cardscod to safe	40.00
				Blehm WalMart 5461 Safe and Sound weekcode to safety committee l	39.64
			Public Works	Blehm Wsu Pesticide Webinar for Jon Embry	67.50
			Community Development	Blehm Attorney & Notary Supply Webinar for Allison Sennett	135.00
	202208-9437	Human Resources		Blehm Societyforhumanresource SHRM Membership	229.00
			Public Safety	Hoots Tlo Transunion Background Investigations	138.79
				Hoots Police Records Mgmt Training for Records Department	259.00
				Hoots Usps Po 5471680444 Mailed letter to England	1.40
				Hoots Usps Po 5471680444 Mailed keys to owner	4.50
	202208-8052	Community Development Human Resources		Freimuth Mvp Media Network Social Media Training Sennett	349.00
				Freimuth Ic Costco By Instacar Wellness Snacks	1,274.22
				Freimuth Ic Instacart All Hands Meeting Breakfast	231.12
				Freimuth Ridgefield School Distric Lunch and Learn Additional Sa	26.06
				Freimuth Rosauers Food & Dru Lunch and Learn Ice/Drinks	25.79
				Freimuth Ridgefield School Distric All Hands Meeting Coffee	43.44
				Freimuth FredMeyer 0460 National Cookie Day Cookies	31.50
				Freimuth Indeed July Job Postings	114.76

Attachment: September 22, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

For Approval on:

September 22nd, 2022

WELLS FARGO - EPAY	1681	202208-9669	Genl Govt/Facilities	Demoss Paypal Caravan Replacement parts for 10x20 canopy	49.22
				Demoss Canva I0350815495928 Refill prints of Senior Resource Gu	49.00
				Demoss Paypal Caravan Replacement truss bars for 10x20 canopy	123.97
				Demoss Usps Po 5471680444 Postage to return incorrect replacemen	36.00
			Administration	Demoss Etextingcom Text message credits for mass text message s	86.88
		202208-7739	Genl Govt/Facilities	Coleman Paypal Chalkoutlou Farm To Table Signage	150.00
				Coleman Rosauers Food & Dru Farm To Table Ice	54.97
				Coleman The Home Depot 4718 Farm To Table Lights	268.62
				Coleman WalMart 3742 Multicultural Festival Craft Supplies	16.91
				Coleman Miracle Cleaners Farm To Table Aprons Cleaning	183.90
				Coleman Rosauers Supermarket142 Farm To Table beverages	21.46
				Coleman Rosauers Food & Dru Farm To Table Beverages	17.55
		202208-6939	Community Development	Lust El Rancho Viejo Farewell lunch for Anne Four staff	55.39
				Lust American Planning A Annual American Planning Association me	592.00
				Lust El Rancho Viejo Welcome lunch for Scott Three staff	46.15
		202208-7002	Genl Govt/Facilities	Thamert WalMart 3742 work lights and 5gallon buckets and glue ta	(2.17)
				Thamert Ace Hardware Woodlan canopy confined space	(0.85)
				Thamert Ace Hardware Woodlan tape	(0.11)
				Thamert Office Depot 2309 Office supplies	(0.32)
			Public Works	Thamert WalMart 3742 work lights and 5gallon buckets and glue ta	336.95
				Thamert Ace Hardware Woodlan canopy confined space	130.32
				Thamert Grainger Confined space tripod carry bag	292.72
				Thamert Ace Hardware Woodlan tape	18.65
				Thamert Office Depot 2309 Office supplies	176.75
				Thamert Grainger replacement confined space winch bag	179.39
		202208-4870	Public Works	Johnson Clark County Jl Teller Fe Recording fees for deed and ea	0.48
				Johnson Clark County Gis Recording fees for deed and easement fo	432.55
				Johnson Clark County Jl Teller Ta Recording fees for deed and ea	20.00
			Finance	Johnson The Columbian Circ 2 Monthly subscription Uploaded origi	14.00
				Johnson Clark County Parking Parking at Clark County Public Serv	2.50
		202208-5756	Genl Govt/Facilities	Rubio Water Coffee Delivery PW Water Delivery Service	7.23
				Rubio Mailchimp Misc Social Media and Email Marketing Softwar	(0.30)
				Rubio Amazon Web Services Web Audio Backup	(0.04)
				Rubio Eclinchier Basic Plan Social Media Publishing and Analytics	(4.21)
				Rubio Water Coffee Delivery RACC Water Delivery Service	19.89
			Public Safety	Rubio Siptrunk Inc PD Telephone Service	221.67
			Public Works	Rubio Water Coffee Delivery PW Water Delivery Service	97.48
			Community Development	Rubio Water Coffee Delivery PW Water Delivery Service	15.15
				Rubio Water Coffee Delivery RACC Water Delivery Service	55.69
			Information Technology	Rubio Mailchimp Misc Social Media and Email Marketing Softwar	36.92
				Rubio Adobe Creative Cloud Software DeMoss	59.72
				Rubio Amazon Web Services Web Audio Backup	0.51
				Rubio ZoomUs 8887999666 Meeting Platform	59.71
				Rubio Eclinchier Basic Plan Social Media Publishing and Analytics	53.21
				Rubio Dropbox Lq9gscqzlz98 File Sharing Public Records	13.02
				Rubio Dropbox C6pxg91y68sn File Sharing Events	21.71
		202208-7036	Genl Govt/Facilities	Stuart Sq Little Canteen Meeting with YMCA team re LEED charett	(0.02)

Attachment: September 22, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

For Approval on:

September 22nd, 2022

WELLS FARGO - EPAY	1681	202208-7036	Executive	Stuart Holiday Inn Yakima Conve Lodging for WCCMA Conference	378.96	
				Stuart Sq Little Canteen Meeting with YMCA team re LEED charett	13.03	
				Stuart Hotelscom9161079444073 Lodging for meeting with Dept of E	175.69	
				Stuart The Columbian Circ 2 Monthly subscriptionColumbian	14.00	
			202208-0745	Genl Govt/Facilities	Doriot Party City 897 Bowl containers for National night out Con	100.81
					Doriot Rosauers Food & Dru 3 boxes of relish packets for NNO	58.11
				Public Safety	Doriot Miracle Cleaners Sergeant patches put on Doraniç½s multiple	70.24
			202208-7069	Information Technology	Ferriss Cdw Govt Bt49436 Ireland Adobe	261.47
					Ferriss Cdw Govt Cf98321 Felise Adobe	61.07
					Ferriss Dns Made Easy DNS server annual renewal	75.00
			202208-3027	Genl Govt/Facilities	Howell Cke Fuel Bistro & Wi 109 New employee welcome lunch Frank	1.85
					Howell Sadie & Josie'S Bakery In New employee welcome Frank Schm	2.28
				Public Works	Howell Cke Fuel Bistro & Wi 109 Business lunch with WSDOT region	25.63
					Howell Cke Fuel Bistro & Wi 109 New employee welcome lunch Frank	3.70
					Howell Sadie & Josie'S Bakery In New employee welcome Frank Schm	30.66
				Community Development	Howell Cke Fuel Bistro & Wi 109 New employee welcome lunch Frank	31.41
					Howell Sadie & Josie'S Bakery In New employee welcome Frank Schm	4.77
			202208-0794	Genl Govt/Facilities	Knottnerus Wageraudio Sound equipment for MultiCultural Festival	152.45
				Administration	Knottnerus Cps Hr Consulting Professional HR Training	150.00
				Information Technology	Knottnerus Dnh Domain/Hosting Website BackUp	5.42
			202208-8755	Public Safety	Brooks Cov Parking Payst 491300 Parking at Courthouse for CRESA	5.25
			202208-7028	Public Works	Brunson The Sportsmans Lunch during interviews	35.67
WELLS FARGO - EPAY Total					12,827.38	
WESTERN UNITED CIVIL GROUP LLC	3743	1059	Genl Govt/Facilities	Abrams Park Bridge Replacement Final Bill - 5% Retainage Withhel	(2,056.04)	
			Public Works	Abrams Park Bridge Replacement Final Bill - 5% Retainage Withhel	41,120.84	
WESTERN UNITED CIVIL GROUP LLC Total					39,064.80	
WEX BANK - EPAY	3552	83333871	Genl Govt/Facilities	WEX Fleet Cards August 2022	499.76	
			Public Safety	WEX Fleet Cards August 2022	3,968.89	
			Public Works	WEX Fleet Cards August 2022	6,722.23	
			Community Development	WEX Fleet Cards August 2022	588.10	
WEX BANK - EPAY Total					11,778.98	
ZENNER PERFORMANCE METERS INC.	3354	0069237-IN	Genl Govt/Facilities	Water Meters	(458.65)	
			Public Works	Water Meters	5,791.82	
ZENNER PERFORMANCE METERS INC. Total					5,333.17	
Grand Total					1,312,285.06	

Attachment: September 22, 2022 Claims Report (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 22, 2022

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the September 8, 2022 Meeting

AGENDA ITEM TITLE:

Approval of minutes from the following meeting(s) of the council:

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 09-08-2022 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 8, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	
Matt Cole	Councilor	Absent	

MOTION: COUNCIL MEMBER AICHELE MOVED TO EXCUSE COUNCIL MEMBER COLE FROM THE MEETING.

SECOND: COUNCIL MEMBER COKER.

MOTION PASSED.

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

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

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker
ABSENT:	Cole

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the August 25, 2022 Meeting

PRESENTATION

Attachment: 09-08-2022 (Approval of Minutes)

1. Mayor's Meadow to Reiman Road Multimodal Path

BUSINESS

1. Second Reading of Ordinance No. 1370 – Ridgefield Development Code Updates - Claire Lust, Community Development Director

The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, minor policy changes, and major policy changes related to land division.

Staff is requesting additional time to review 18.755.060 erosion control specific requirements and bring back to Council at a future meeting.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1370 BY AMENDING OUT RIDGEFIELD DEVELOPMENT CODE CHAPTER 18.755.060.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker
ABSENT:	Cole

2. Resolution No. 615 - Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director

The City received a donation of furniture from the Holland Group earlier this year. The only cost to the City was to hire a mover to disassemble and transport the furniture to Ridgefield. City staff have identified the cubicles, desks, filing cabinets etc. that can be used in City facilities. Staff have offered the remaining furniture to other public entities and non-profits at a pro-rated cost to share in the moving expenses and staff time to obtain the donated goods. The police department has multiple weapons that have been forfeited, donated or dropped off at the police department. The Police Chief would like to sell the furniture to a licensed dealer for credit on the purchase of weapons used by our police officers. The City is also in the process of transitioning to a new phone system. The transition would reduce ongoing support costs for our current Avaya phone system and provide additional flexibility in how the phone tree and use of the system is setup. The Avaya system includes 45 desk phones at a total estimated surplus value of \$1,000. The final surplus items include two laptops scheduled to be replaced through the computer replacement model. Value is estimated at \$50 each due to past history of surplus sales.

MOTION: MOVED TO ADOPT RESOLUTION NO. 615 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Judy Chipman, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker
ABSENT:	Cole

3. Motion - Approval of Bid Award for Overlook Splashpad

Located at the end of Main Street, Overlook Park “overlooks” the beauty of the National Wildlife Refuge. Existing park includes an amphitheater where live music is played, a brick plaza, where the Ridgefield’s Farmers Market and First Saturday Events are held. The project area is currently a vacant lot, owned by the City, NW of the existing Overlook Park. The project proposes a new splash pad for Overlook Park at

the northwest corner of the existing park. Construction of a splashpad at Overlook Park is a Council priority and the City began working on the design in 2021, conducting community and Council input during the design process. Award of this project will allow construction to begin on the project.

MOTION: MOVED TO AWARD OVERLOOK SPLASHPAD PROJECT TO KEYSTONE CONSTRUCTING, IN THE AMOUNT OF \$822,102.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker
ABSENT:	Cole

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1374 - Low-Income Water Rate Code Amendment - Kirk Johnson, Finance Director

The City has offered a low-income rate discount on water and stormwater charges since 2014. Requested code changes are to clarify the current practice and clarifies the requirements for proof of eligibility.

Mayor Lindsay Opened Public Hearing: 7:16PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 7:16PM

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1374 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker
ABSENT:	Cole

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Chipman - Attended Ribbon Cutting for C. Rose Ink, City Manager briefing, Budget Advisory committee meeting.

Council Member Wells - Attended First Saturday event, City Manager briefing, Parade of Homes VIP tour.

Council Member Aichele - Helped out at Onslow Nature Park, Main Street meeting.

Council Member Coker - Provided information and support for Give More 24.

Council Member Onslow - Attended RTC meeting, worked on grape trimming.

Mayor

Attended AWC Legislative priorities meeting.

City Manager

City Manager Steve Stuart - Will be attending and presenting at the Washington State Transportation Commission meeting with the Mayor on September 13th, First Saturday event update.
Public Works Director Brenda Howell - Safety grant program update provided.

ADJOURN - [7:30 PM](#)

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

Attachment: 09-08-2022 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 22, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Selection of Vendor for Roundabout Grapes

GOVERNING LEGISLATION:

N/A

PREVIOUS COUNCIL ACTION TAKEN:

On July 22, 2021, City Council adopted a Statement of Legislative Intent (SLI) via Resolution No. 597, memorializing the purpose for 56th and 65th roundabout grapes, as well as policies requiring contractual agreements in place before work is accomplished on the project

SUMMARY/BACKGROUND:

After multiple discussions between City Council and City staff from late 2014 to the present, City Council formally memorialized the purpose of grapes planted in the 56th and 65th roundabouts along SR501/Pioneer Street as follows: The Roundabout Grapes were planted as – and will continue to be – a reminder of and testament to the vibrant winemaking community in and around Ridgefield.

The City Council also memorialized a process for determining the use of the roundabout grapes each year. The first step in that process is to research possible vendors who would be willing to work with the City on creating a product from the grapes which will remain as public property for non-pecuniary uses.

In 2022, City staff reached out to winemakers around Clark County to determine interest in working with the City to store, process, and ultimately bottle wine from the marechal foch roundabout grapes. Direct outreach was also undertaken by Councilors, leading to contact and interest by 14 Acres Winery owner David Regan. No other wineries replied to the requests.

If City Council chooses to proceed with selection of 14 Acres as the 2022 roundabout grapes vendor, City staff will begin work with the vendor immediately to finalize a vendor agreement which will come before City Council.

BUDGET/FINANCIAL IMPACTS:

Staff time and materials associated with creating the vendor agreement. Additional costs

associated with the vendor agreement (labor, processing costs, materials, etc.) will be itemized in the vendor agreement.

RECOMMENDED ACTION OR MOTION:

Staff recommends that City Council move to approve 14 Acres Winery as the vendor for 2022 Ridgefield roundabout grapes.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 22, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Ridgefield Heights Phase 1 & 2 Final Plat

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

Ridgefield Heights Development Agreement adopted September 15, 2017.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

Additional tax revenue from 100 single-family homes.

ACTION OR MOTION:

To approve the final plat:

“I move to approve the Ridgefield Heights Phases 1 and 2 final plat as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-22-0017 Ridgefield Heights Phase 1 & 2 Final Plat_Staff Report
(PDF)
21197-FINAL-PLAT_1-SHEET 1 (PDF)
21197-FINAL-PLAT_1-SHEET 2 (PDF)
21197-FINAL-PLAT_1-SHEET 3 (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ridgefield Heights Phase 1&2 Final Plat

Staff Report

File No. PLZ-22-0017

September 22, 2022

I. Basic Facts

Application date: On February 14, 2022, the City received an application for final plat approval for Ridgefield Heights Phase 1 & 2 (100 lots).

Applicant: David Force, Lennar. 11807 NE 99th St, Ste #1170 / Vancouver, WA 98682. Contact: 360-258-7879, David.force@lennar.com

Property Owner: Lennar Northwest. 11807 NE 99th St, Ste #1170 / Vancouver, WA 98682.

Property Information: 26315 NW 51st Ave / Ridgefield, WA 98642. #44 S20 T4N R1E WM. Assessor's #213745000. 28.6 acres.

Zoning: Residential Low Density 4 (RLD-4)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Municipal Code Title 18 and the Ridgefield Urban Area Comprehensive Plan.

Council date: September 22, 2022

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Plat sheets
- D. Guarantee
- E. Comp checks
- F. Legal description
- G. Narrative
- H. Draft CC&Rs
- I. Revised materials as required by staff

III. Background and Proposal

The Ridgefield Heights project area is south of Pioneer Street/SR 501 and north of S 10th Way. Phases 1 and 2 are in the southeast portion of the project. See Figures 1 and 2.

Figure 1. Ridgefield Heights Overall Project Area

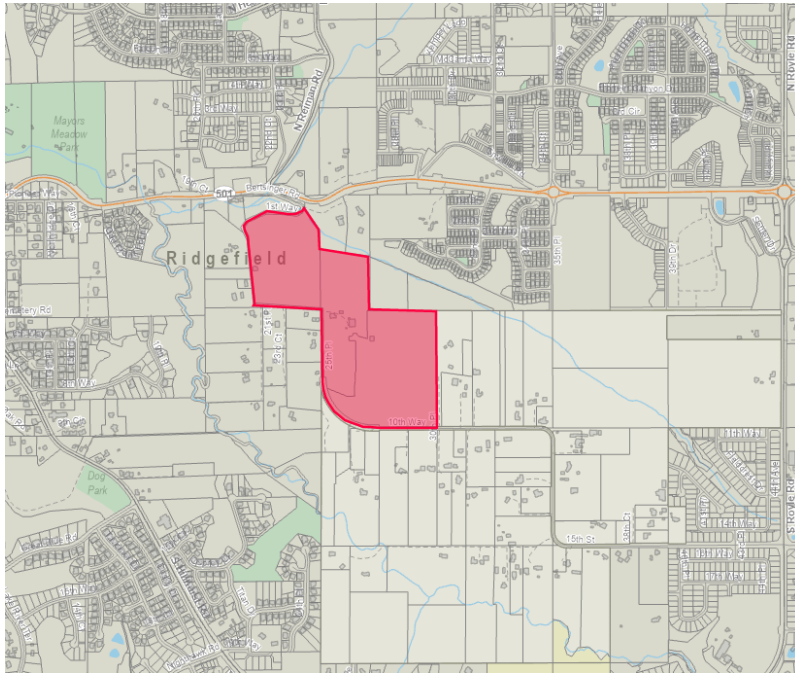
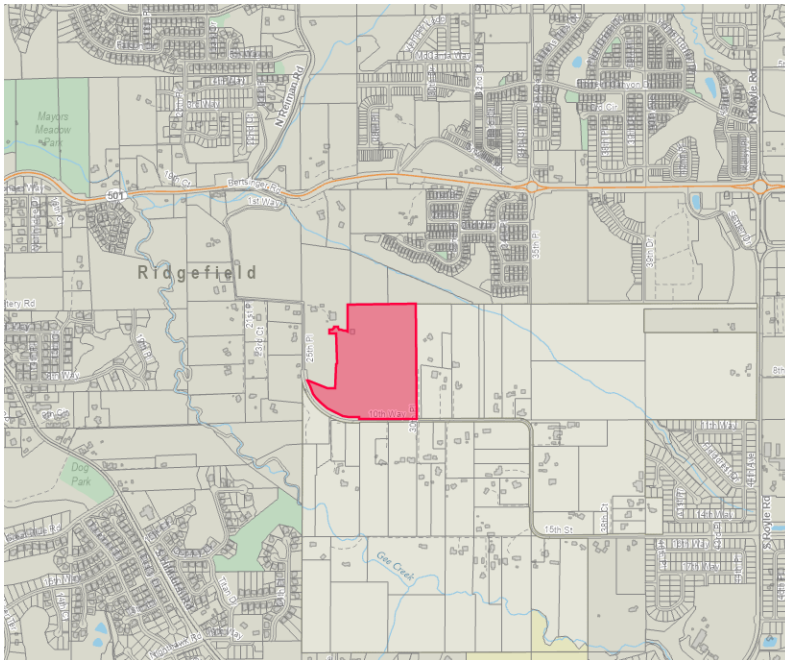
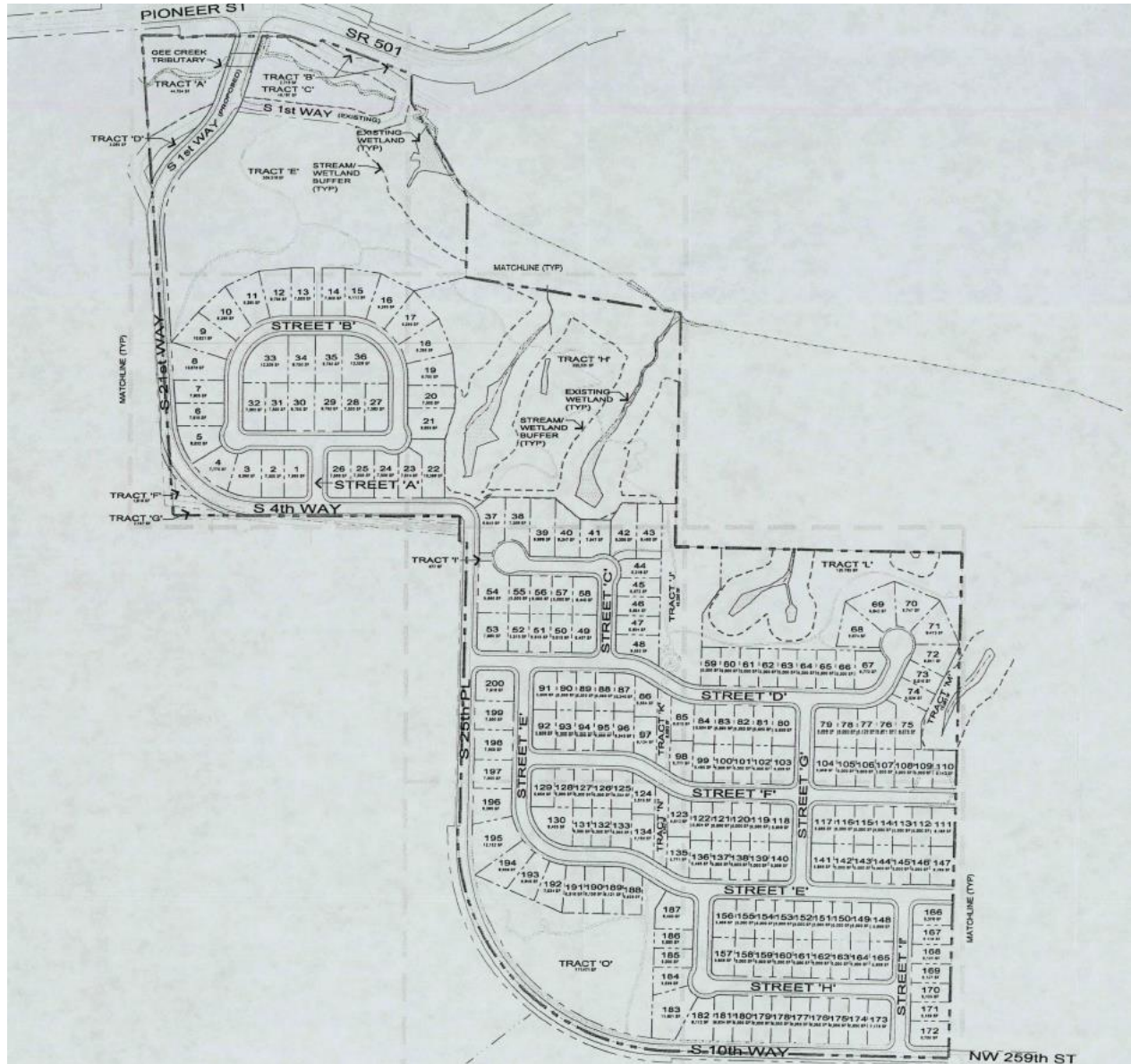


Figure 2. Ridgefield Heights Phases 1 and 2 Project Area



The Hearing Examiner approved the Kemper preliminary planned unit development (PUD) plat on December 14, 2007, as PLZ-07-068 (Figure 3). The 2007 approval was for 200 lots on 67.4 acres in what were at that time the LDR-7.5 and LDR-8.5 zoning districts.

Figure 3. Kemper Preliminary PUD (2007)



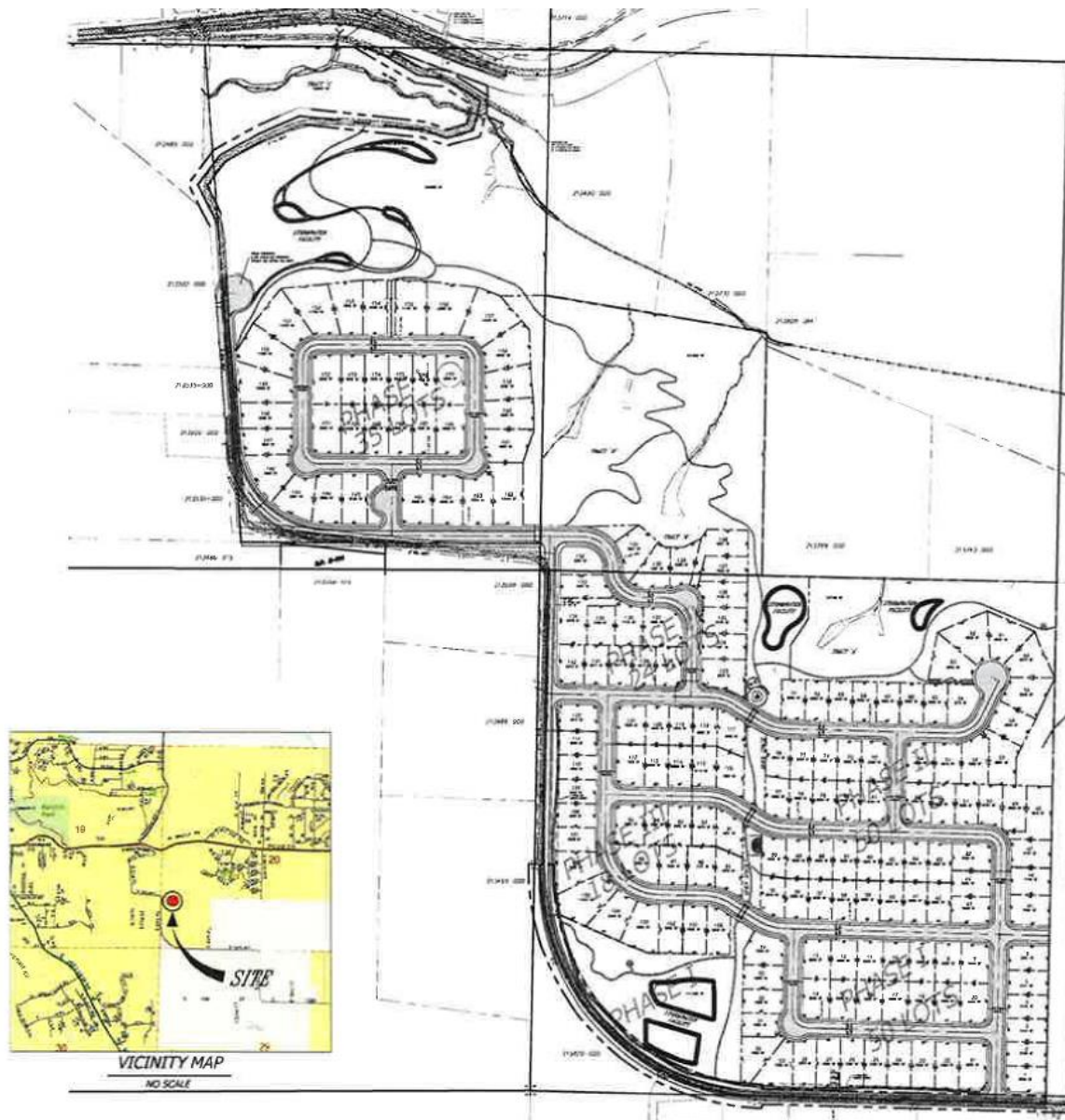
On September 15, 2017, the city and the developer (ODC Ridgefield Heights LLC) entered into a Development Agreement (DA) for the Kemper project, renamed Ridgefield Heights. The central terms of the agreement are:

1. Vesting of Land Use Approvals
2. Property Access – Bertsinger
3. Property Access – S 35th Avenue
4. Property Access – S 10th Way
5. Permits
6. TIF Payments

7. Reserved Capacity
8. Revised Subdivision Plan
9. Park Dedication

On October 9, 2017, the Hearing Examiner approved a post-decision review (PLZ-16-0049) for the Kemper preliminary PUD addressing the changes to the preliminary plat agreed upon under the DA. The post-decision review established a new preliminary plat with 177 lots in five phases (Figure 4).

Figure 4. Ridgefield Heights Preliminary PUD (2017)



The applicant proposes to subdivide Phases 1 and 2 (Assessor's # 213745000, 28.6 acres, RLD-4) into 100 single-family detached residential lots. The lots range from 5,512 square feet (Lot 31) to 9,953 square feet (Lot 48). The average lot area is 6,753 square feet, in compliance with the minimum average lot area of 6,000 square feet established through the post-decision review.

Public streets or private drives provide direct access to each of the lots in Phases 1 & 2.

Storm Facility A is 42,049 square feet and is to be owned and maintained by the HOA with an access and inspection easement granted to the City.

Storm Facility B is 25,067 square feet and is to be owned and maintained by the HOA with an access and inspection easement granted to the City.

Storm Facility C is 18,537 square feet and is to be owned and maintained by the HOA with an access and inspection easement granted to the City.

Figure 5. Ridgefield Heights Phases 1 & 2 Final Plat (2022; full plan set included as attachment)

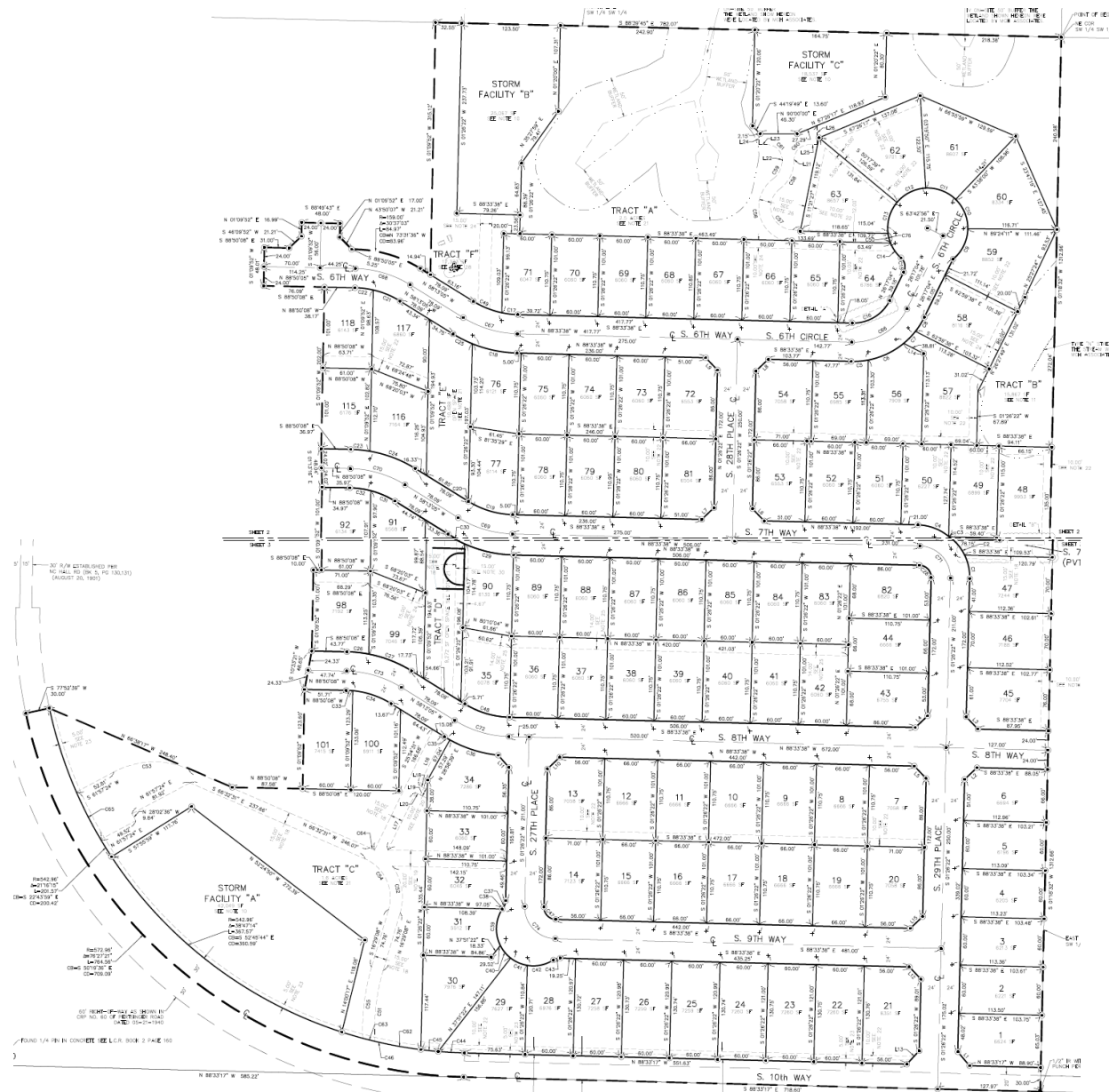


Figure 6. Ridgefield Heights Phases 1 & 2 Open Space, Parks, and Recreation



Tract A is a 2.5-acre open space tract to be owned and maintained by the HOA with an access and inspection easement granted to the City. Tract A is comprised of protected critical areas and buffers, an access road (outside of the buffers) connecting S 6th Circle to Storm Facility C, and a trail connecting west to Tract F and east to the eastern property boundary.

Tract B is a 15,867-sf open space tract to be owned and maintained by the HOA with an access and inspection easement granted to the City. Tract B is comprised of protected critical areas and buffers.

Tract C is a 1.6-acre open space tract to be owned and maintained by the HOA with an access and inspection easement granted to the City. Tract C has an access road to Storm Facility A from S 10th Way, and a trail connecting to S 8th Way.

Tract D is a 9,272-sf open space tract to be owned and maintained by the HOA with an access and inspection easement granted to the City. Tract D has a trail connecting S 7th Way and S 8th Way and a basketball half-court.

Tract E is a 10,488-sf open space tract to be owned and maintained by the HOA with an access and inspection easement granted to the City. Tract E has a trail connecting S 7th Way and S 6th Way.

Tract F is a 17,333-sf open space tract to be owned and maintained by the HOA with an access and inspection easement granted to the City. Tract F has a trail connecting from S 6th Way north to future phases and east to the trail in Tract A. A playground structure, picnic tables, and benches are adjacent to the trail and to S 6th Way.

Per a plat note, all open spaces and trails are open and accessible to the public. As a **condition of approval**, the applicant shall install signage indicating that all open spaces are available for public use prior to obtaining city signatures on the final plat mylar.

The purpose of this review is to consider whether the applicant has met the conditions of approval from the preliminary plat approval, the Development Agreement, the Ridgefield Development Code, the Ridgefield Urban Area Comprehensive Plan, and the City Engineering Standards for Public Works. Staff evaluated the final plat materials provided and offer the following combined comments.

IV. Survey Review

Staff confirmed that the applicant has addressed all survey comments in July 2022.

V. Engineering Review

Staff confirmed that private improvements are complete on September 14, 2022.

A bond for 120% of the cost of all incomplete public improvements is required. The applicant submitted a cost estimate for remaining public improvements totaling \$692,580.29. The City Engineer issued a performance bond letter on July 12, 2022 identifying a bond amount of \$831,096.35. The City received the performance bond on August 16, 2022.

Staff finds that the applicant has addressed all other applicable engineering conditions of approval from the preliminary plat and post-decision review and all other engineering comments.

VI. Land Use Review

The City Attorney is reviewing the draft HOA CC&Rs. As a **condition of approval**, the applicant shall address any revisions required by the City Attorney prior to obtaining city signatures on the final plat mylar. As a **condition of approval**, the applicant shall record the HOA bylaws and CC&Rs concurrent with the final plat mylar. Recorded copies shall be submitted to the city.

The applicant was conditioned with the preliminary plat approval to delineate the outer boundaries of critical area buffers. As a **condition of approval**, the applicant shall delineate the outer edge of fish and wildlife habitat buffers and wetland buffers with permanent survey stakes prior to obtaining city signatures on the final plat mylar.

Staff finds that the applicant has addressed all other applicable planning conditions of approval from the preliminary plat and post-decision review and all other land use comments.

VII. Recommendation

Staff recommends City Council **APPROVE** the Ridgefield Heights Phase 1 & 2 Final Plat subject to the following **conditions of approval**:

1. The applicant shall address any revisions to the CC&Rs required by the City Attorney prior to obtaining city signatures on the final plat mylar.
2. The applicant shall delineate the outer edge of fish and wildlife habitat buffers and wetland buffers with permanent survey stakes prior to obtaining city signatures on the final plat mylar.
3. The applicant shall install signage indicating that all open spaces are available for public use prior to obtaining city signatures on the final plat mylar.
4. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
5. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the mylar.
6. The applicant shall record the HOA bylaws and CC&Rs concurrent with the final plat mylar, and recorded copies shall be submitted to the city.
7. The applicant shall submit the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the mylar.
8. Prior to engineering acceptance, the applicant shall install correct street signs based on the street and addressing information provided during staff review.

Reviewed by:

Shana Lazzarini, Planner II. shana.lazzarini@ridgefieldwa.us, 360.887.6007

Jesse Hague, Engineering Technician. jesse.hague@ridgefieldwa.us, 360.857.5012

Signed:



Claire Lust, Community Development Director

September 19, 2022

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 01°18'32" WEST, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, FOR A DISTANCE OF 1312.66 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON CENTERLINE OF S. 10TH WAY;

THENCE NORTH 88°33'17" WEST, ALONG, THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND SAID CENTERLINE FOR A DISTANCE 718.60 FEET;

THENCE ALONG SAID CENTERLINE ALONG THE ARC OF A 572.96 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 50°19'36" WEST, FOR A CHORD DISTANCE OF 709.09 FEET THROUGH A CENTRAL ANGLE OF 76°27'21"; FOR AN ARC DISTANCE OF 764.56 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 77°52'39" EAST, FOR A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT--OF--WAY LINE;

THENCE SOUTH 66°38'17" EAST, FOR A DISTANCE OF 248.40 FEET;

THENCE SOUTH 88°50'08" EAST, FOR A DISTANCE OF 87.58 FEET;

THENCE NORTH 01°09'52" EAST, FOR A DISTANCE OF 123.60 FEET;

THENCE NORTH 10°33'21" EAST, FOR A DISTANCE OF 48.65 FEET;

THENCE NORTH 01°09'52" EAST, FOR A DISTANCE OF 101.00 FEET;

THENCE SOUTH 88°50'08" EAST, FOR A DISTANCE OF 10.00 FEET;

THENCE NORTH 01°09'52" EAST, FOR A DISTANCE OF 101.00 FEET;

THENCE NORTH 01°13'16" WEST, FOR A DISTANCE OF 48.04 FEET;

THENCE NORTH 01°09'52" EAST, FOR A DISTANCE OF 202.00 FEET;

THENCE NORTH 88°50'08" WEST, FOR A DISTANCE OF 76.09 FEET;

THENCE NORTH 01°09'52" EAST, FOR A DISTANCE OF 48.01 FEET;

THENCE SOUTH 88°50'08" EAST, FOR A DISTANCE OF 31.00 FEET;

THENCE NORTH 46°09'52" EAST, FOR A DISTANCE OF 21.21 FEET;

THENCE NORTH 01°09'53" EAST, FOR A DISTANCE OF 16.99 FEET;

THENCE SOUTH 88°49'43" EAST, FOR A DISTANCE OF 48.00 FEET;

THENCE SOUTH 01°09'52" WEST, FOR A DISTANCE OF 17.00 FEET;

THENCE SOUTH 43°50'07" EAST, FOR A DISTANCE OF 21.21 FEET;

THENCE SOUTH 88°50'05" EAST, FOR A DISTANCE OF 5.25 FEET;

THENCE ALONG THE ARC OF A 159.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 73°31'36" EAST, FOR A CHORD DISTANCE OF 83.96 FEET THROUGH A CENTRAL ANGLE OF 30°37'03"; FOR AN ARC DISTANCE OF 84.97 FEET;

THENCE SOUTH 58°13'05" EAST, FOR A DISTANCE OF 14.94 FEET;

THENCE NORTH 01°09'52" EAST, FOR A DISTANCE OF 315.12 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH 88°39'45" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 782.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.601 ACRES MORE OR LESS.

NOTES:

- 1) NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO S. 10TH WAY.
- 2) ALL PUBLIC ROADS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF RIDGEFIELD.
- 3) IMPACT FEES AND SYSTEM DEVELOPMENT CHARGES SHALL BE ASSESSED BASED ON FEE SCHEDULES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 4) CITY OF RIDGEFIELD FINAL PLAT NUMBER "PLZ-07-068"
- 5) THE FRONT PLANE OF A GARAGE MUST BE A MINIMUM OF 18 FEET FROM THE INTERIOR EDGE/LOT-SIDE OF THE SIDEWALK, OR THE REGIONAL TRAIL EASEMENT WHERE APPLICABLE.
- 6) ANY MODIFICATION TO PROPERTY LINE SETBACKS MAY BE PROCESSED THROUGH AN ADMINISTRATIVE ADJUSTMENT OR A VARIANCE AS REFERENCED IN THE CITY OF RIDGEFIELD DEVELOPMENT CODE AS AN ALTERNATIVE TO A RE-PLAT PROCESS.
- 7) TRACTS "A" AND "B" ARE SENSITIVE LANDS AND SHALL BE PROTECTED BY CONSERVATION EASEMENTS. CERTAIN ACTIVITIES ARE PROHIBITED OR LIMITED AS SPECIFIED BY THE CITY OF RIDGEFIELD DEVELOPMENT CODE, RDC 18.280.
- 8) DEVELOPMENT ON THE RIDGEFIELD HEIGHTS SITE IS SUBJECT TO THE FOLLOWING REVISED DIMENSIONAL STANDARDS PURSUANT TO RDC 18.401.100

RLD-4 LOT DIMENSIONAL STANDARDS	
STANDARD	PROPOSED RLD-4
MIN. LOT WIDTH	30 FEET MINIMUM
MIN. LOT AREA	AVERAGE 2,500 SF
MIN. FRONT YARD SETBACK	15 FEET
MIN. REAR YARD SETBACK	10 FEET
MIN. SIDE YARD SETBACK	0-5 FEET
MIN. STREET SIDE YARD SETBACK	10 FEET
MAX. HEIGHT	35 FEET
MAX. BUILDING COVERAGE	45%
MAX. IMPERVIOUS SURFACE	60%

NOTE: SOME LOTS HAVE DIFFERENT DIMENSIONAL STANDARDS THAN OTHERS.

- 9) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS, AND SIX (6) FEET ADJACENT TO THE SIDEWALK EASEMENT, FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- 10) STORM FACILITY TRACTS "A", "B" AND "C" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION (H.O.A.) WITH ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 11) TRACT "B" IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 12) A MINIMUM OF ONE, AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT PER RDC 18.720.030.
- 13) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF RIDGEFIELD IS REQUIRED FOR ALL SINGLE-FAMILY HOMES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN DESIGN APPROVAL FOR EACH HOME, INCLUDING MODEL HOMES.
- 14) UPON ANY DISCOVERY OF POTENTIAL OR UNKNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION IN ACCORDANCE WITH RCW 27.53.060.
- 15) ALL LOTS WITHIN THIS SUBDIVISION, WILL BE REQUIRED TO HAVE FIRE SPRINKLERS. ALL REVIEW AND PERMITTING SHALL BE SUBMITTING SEPARATELY AND DIRECTLY THROUGH CLARK-COMLUTZ RESCUE.
- 16) ALL PARKS, OPEN SPACES AND TRAILS SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.). OPEN SPACE AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED. TRACTS "A", "B", AND "C" ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- 17) ALL FENCES AND WALLS WITHIN THE SUBDIVISION TO COMPLY WITH RDC 18.740.
- 18) 15' SANITARY SEWER EASEMENT GRANTED TO CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
- 19) 20' SANITARY EASEMENT GRANTED TO CLARK REGIONAL WASTE WATER DISTRICT WITH THIS PLAT.
- 20) 10' PRIVATE SANITARY EASEMENT TO LOT 34.
- 21) TRACTS A, C, D AND E IS OPEN SPACE AND PEDESTRIAN TRAILS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.). WITH A INSPECTION EASEMENT GRANTED TO THE CITY RIDGEFIELD WITH THIS PLAT.
- 22) 10' PRIVATE STORM EASEMENT TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT, AND THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- 23) 5' LANDSCAPE EASEMENT TO BE MAINTAINED BY THE RIDGEFIELD HEIGHTS (H.O.A.) WITH AN INSPECTION EASEMENT GRANTED TO THE CITY RIDGEFIELD WITH THIS PLAT.
- 24) 15' PRIVATE STORM EASEMENT TO BE MAINTAINED BY, INDIVIDUAL LOT OWNERS WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT, AND THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- 25) 14' PRIVATE STORM EASEMENT TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS WITH INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT, AND THE RIDGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- 26) 15' STORM EASEMENT FOR ACCESS AND INSPECTION EASEMENT GRANTED TO THE RIGEFIELD HEIGHTS HOMEOWNERS ASSOCIATION (H.O.A.).
- 27) 20' ACCESS AND UTILITY EASEMENT FOR FOR LOTS 48 AND 49 TO BE OWNED BY LOT 49 AND MAINTAINED EQUALLY BY LOTS 48 AND 49.
- 28) TRACT F IS A PARK AND TRAIL EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AND ACCESS AND INSPECTION EASEMENT GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.
- 29) EACH LOT SHALL PROVIDE AT LEAST TWO OFF STREET PARKING SPACES. OFF-STREET PARKING MUST PROVIDE A MINIMUM OF EIGHTEEN-FEET OF LINEAL PARKING BETWEEN THE STREET AND THE DWELLING SETBACK.
- 30) 15' PUBLIC STORM EASEMENT FOR INSPECTION AND MAINTENANCE GRANTED TO THE CITY OF RIDGEFIELD WITH THIS PLAT.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN FEB. 2016.

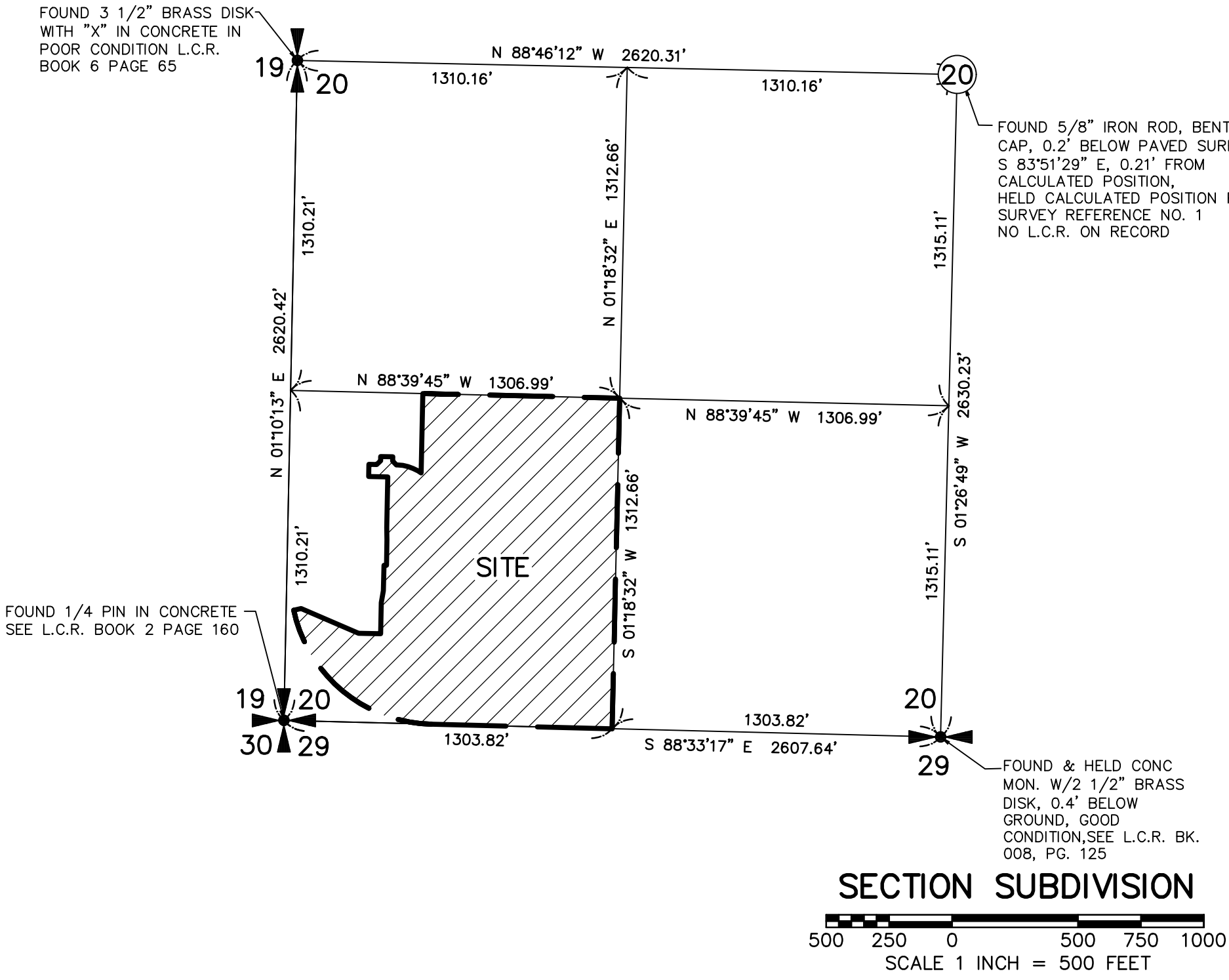
SURVEY REFERENCES:

- S1) RENTON SURVEY BOOK 65 PAGE 150
S2) HAGEDORN SHORT PLAT BOOK 2 PAGE 900
S3) HAGEDORN SURVEY BOOK 16 PAGE 190
S4) BARBIERI SURVEY BOOK 36 PAGE 125
S5) MURSELL SURVEY BOOK 3 PAGE 114
S6) CEDAR RIDGE PHASE 2 BOOK 311 PAGE 331
S7) HART SURVEY BOOK 42 PAGE 155
S8) D.DENNY SURVEY BOOK 67 PAGE 71
S9) DEAN SURVEY BOOK 53 PAGE 131
S10) HART SURVEY BOOK 2 PAGE 134
S11) HART SURVEY BOOK 2 PAGE 131
S12) DEAN SURVEY BOOK 53 PAGE 98
S13) HAGEDORN SURVEY BOOK 14 PAGE 160
S14) MINISTER SHORT PLAT BOOK 1 PAGE 857

LEGEND:

L.C.R. INDICATES LAND CORNER RECORD

(D1) GRANTOR: ODC RIDGEFIELD HEIGHTS, LLC
GRANTEE: LENNAR NORTHWEST, INC
APN: 5993348
DATE: 11-29-21



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "RIDGEFIELD HEIGHTS", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS AND EASEMENTS.

BY: _____
PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF _____, THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

RIDGEFIELD HEIGHTS
SUBDIVISION PHASES
1 & 2

A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE SW 1/4 OF THE SW 1/4
OF SECTION 20, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-07-068)

CITY PUBLIC WORKS DIRECTOR

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY COMMUNITY DEVELOPMENT DIRECTOR

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER:

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

CITY MAYOR:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIDGEFIELD, COUNTY OF CLARK STATE OF WASHINGTON, THIS ____ DAY OF _____, 20____.

MAYOR, CITY OF RIDGEFIELD _____

ATTESTED BY: _____
CITY CLERK

CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ RIDGEFIELD HEIGHTS PHASE 1 AND 2

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

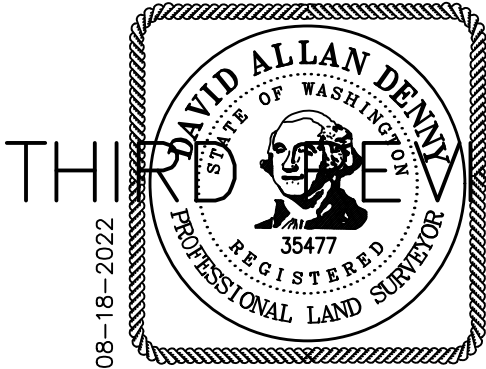
FILED FOR RECORD THIS ____ DAY OF _____, 20____
AT ____ O'CLOCK AM/PM, IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ LENNAR HOMES
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

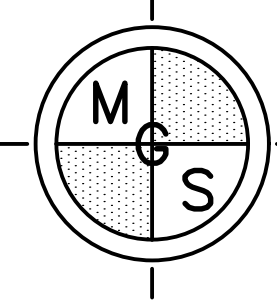
SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "RIDGEFIELD HEIGHTS" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID A DENNY, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS NO. 35477



THIRD REVIEW



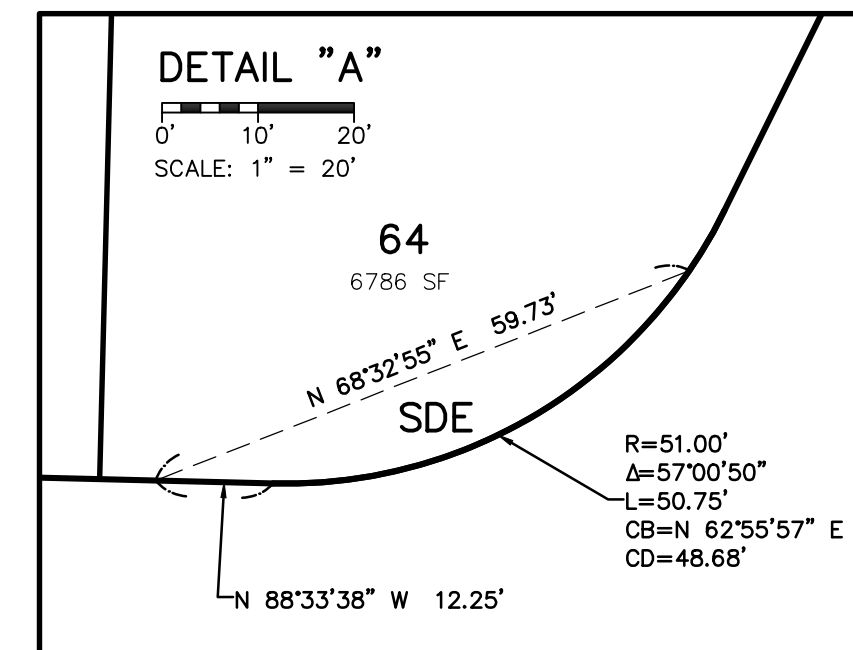
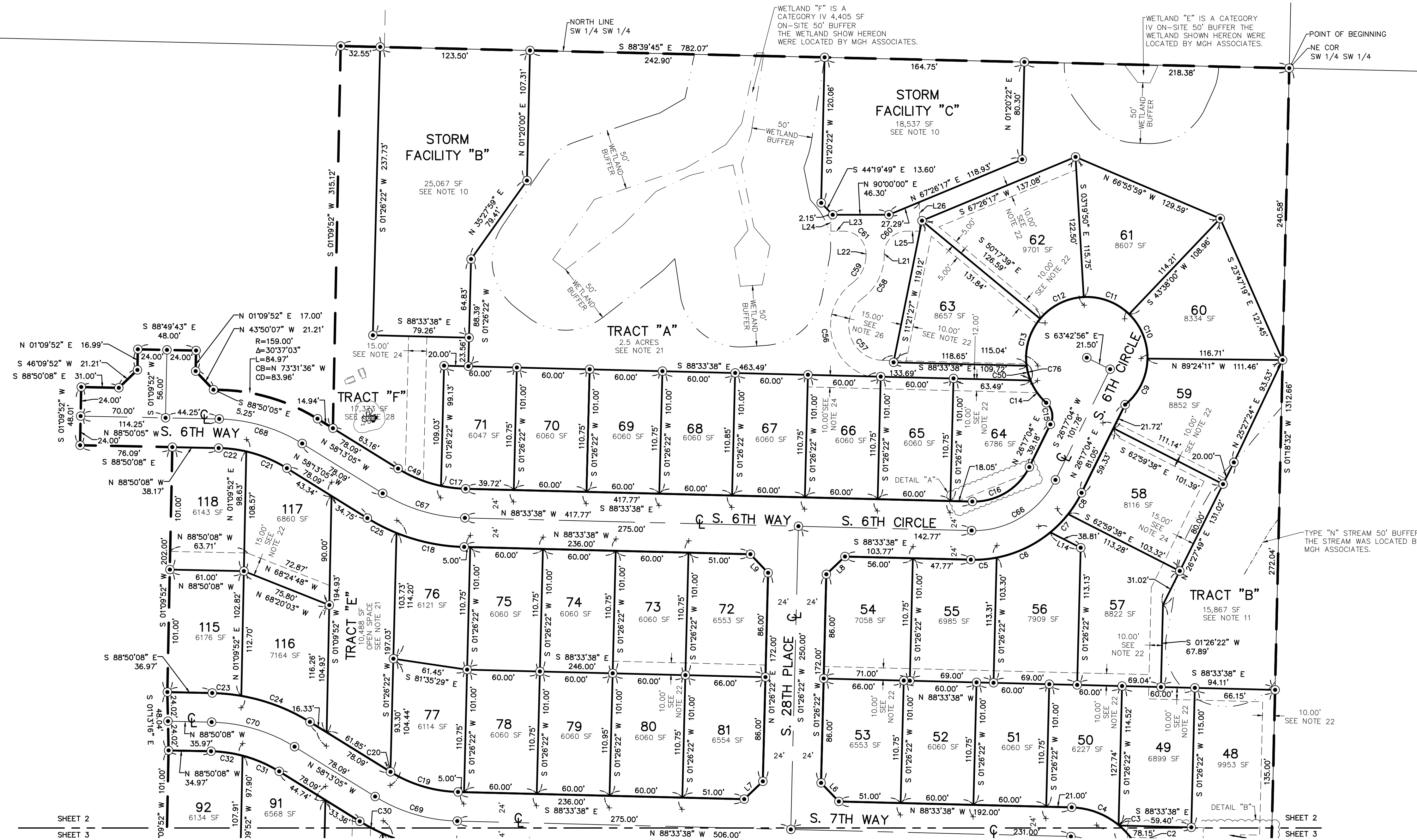
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 21-197
DWG FILE: 21197FP1
DATE: 8-18-2022
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
SHEET 1 OF 3

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, S 88°33'17" E, BETWEEN FOUND AND HELD SW CORNER & SE CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN. CONVERGENCE ANGLE: -01°36'01". COMBINED SCALE FACTOR: 1.00000744.

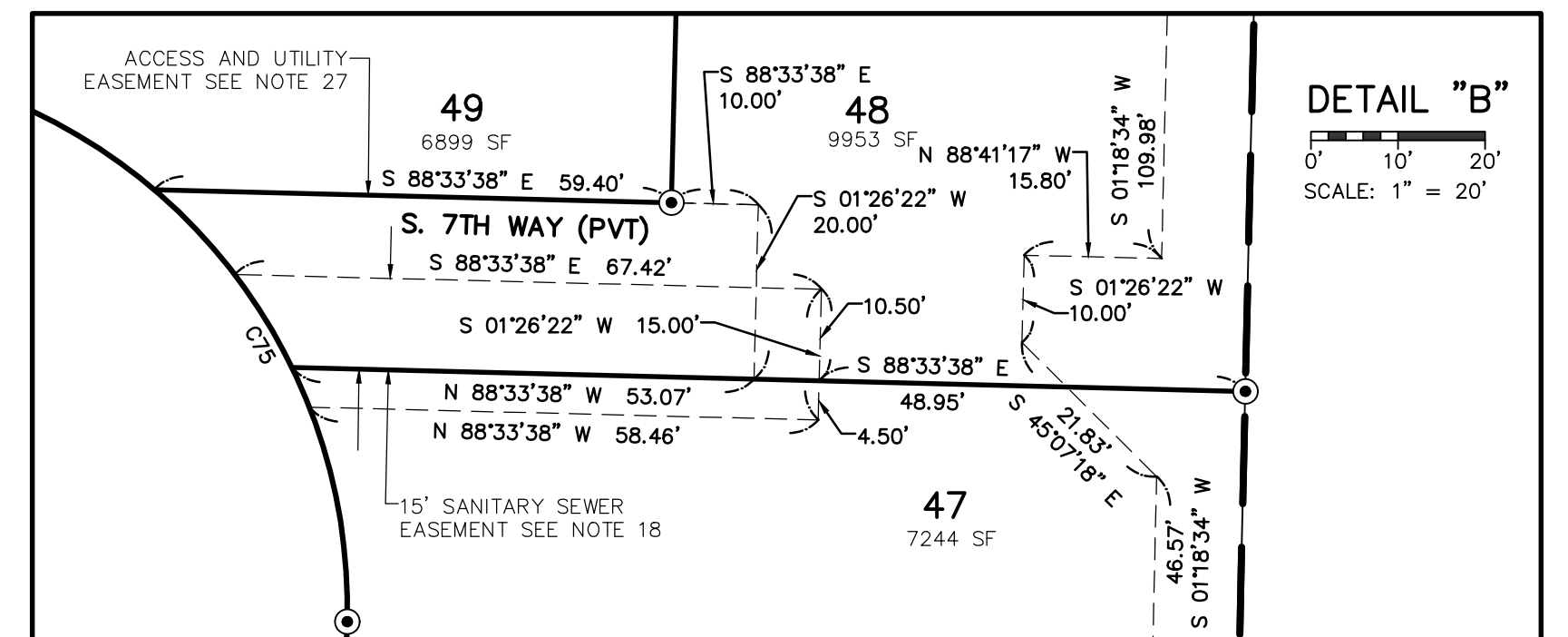
RIDGEFIELD HEIGHTS SUBDIVISION PHASES 1 & 2

A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE SW 1/4 OF THE SW 1/4
OF SECTION 20, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-07-068)



LEGEND:

- SDE INDICATES SIGHT DISTANCE ENVELOPE
- SF INDICATES SQUARE FEET
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- CL INDICATES RIGHT OF WAY CENTERLINE
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF LINE, NOT DISTANCE



LINE	BEARING	DISTANCE
L1	S 39°58'53" E	22.67'
L2	S 46°26'22" W	21.21'
L3	S 43°33'38" E	21.21'
L4	N 46°26'22" E	21.21'
L5	N 43°33'38" W	21.21'
L6	S 43°33'38" E	21.21'
L7	N 46°26'22" E	21.21'
L8	N 46°26'22" E	21.21'
L9	N 43°33'38" W	21.21'
L10	S 46°26'22" W	21.21'
L11	S 41°15'11" E	20.34'
L12	S 43°33'38" E	21.21'
L13	N 42°51'52" E	22.67'
L14	S 62°59'38" E	28.07'
L15	N 46°26'22" E	21.21'
L16	S 25°54'31" W	68.47'
L17	S 25°54'31" W	79.12'
L18	S 64°05'29" E	6.41'
L19	S 25°54'31" W	10.00'
L20	N 64°05'29" W	6.41'

LINE	BEARING	DISTANCE
L21	S 00°00'00" E	1.54'
L22	S 00°00'00" E	1.54'
L23	N 90°00'00" E	10.50'
L24	S 00°00'00" E	15.04'
L25	N 90°00'00" W	10.50'
L26	S 00°00'00" E	23.97'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	63.00'	27°24'27"	30.14'	N 12°15'52" W	29.85'
C2	63.00'	23°39'00"	26.00'	N 37°47'36" W	25.82'
C3	63.00'	0°41'45"	0.77'	N 49°57'58" W	0.77'
C4	63.00'	38°14'48"	42.05'	N 69°26'14" W	41.28'
C5	99.00'	12°22'55"	21.39'	N 85°14'54" E	21.35'
C6	99.00'	28°34'58"	49.39'	N 64°45'58" E	48.88'
C7	99.00'	12°09'08"	21.00'	N 44°23'55" E	20.96'
C8	99.00'	12°02'17"	20.80'	N 32°18'12" E	20.76'
C9	50.00'	49°56'01"	43.58'	N 25°48'44" E	42.21'
C10	50.00'	46°39'55"	40.72'	N 22°29'14" W	39.61'
C11	50.00'	47°00'45"	41.03'	N 69°19'34" W	39.88'
C12	50.00'	47°19'44"	41.30'	S 63°30'11" W	40.14'
C13	50.00'	47°28'19"	41.43'	S 16°06'10" W	40.25'
C14	50.00'	26°06'11"	22.78'	S 35°02'44" E	22.58'
C15	15.00'	74°22'53"	19.47'	N 10°54'23" W	18.13'
C16	51.00'	65°09'18"	58.00'	N 58°51'43" E	54.92'
C17	111.00'	10°31'37"	20.39'	S 83°17'50" E	20.37'
C18	159.00'	20°37'19"	57.23'	S 78°14'59" E	56.92'
C19	111.00'	30°17'54"	58.70'	S 73°24'41" E	58.02'
C20	111.00'	0°02'39"	0.09'	S 58°14'24" E	0.09'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	111.00'	18°44'45"	36.32'	N 67°35'28" W	36.15'
C22	111.00'	11°52'18"	23.00'	N 82°53'59" W	22.96'
C23	159.00'	8°41'39"	24.13'	N 84°29'19" W	24.10'
C24	159.00'	21°55'24"	60.84'	N 69°10'47" W	60.47'
C25	159.00'	9°43'14"	26.98'	S 63°04'42" E	26.94'
C26	159.00'	9°51'44"	27.37'	N 83°54'16" W	27.33'
C27	159.00'	20°45'19"	57.60'	N 68°35'44" W	57.28'
C28	15.00'	90°00'00"	23.56'	N 43°33'38" W	21.21'
C29	159.00'	22°33'35"	62.61'	S 77°16'51" E	62.20'
C30	159.00'	7°46'58"	21.60'	S 62°06'34" E	21.58'
C31	111.00'	17°03'11"	33.04'	N 66°44'40" W	32.92'
C32	111.00'	13°33'53"	26.28'	N 82°03'12" W	26.22'
C33	111.00'	41°7'08"	8.30'	N 86°41'34" W	8.30'
C34	111.00'	26°19'55"	51.01'	N 71°23'02" W	50.57'
C35	159.00'	2°48'16"	7.78'	S 59°37'13" E	7.78'
C36	159.00'	22°55'23"	63.61'	S 72°29'03" E	63.19'
C37	15.00'	34°14'55"	8.97'	N 18°33'49" E	8.83'
C38	46.00'	3°06'15"	2.49'	S 34°08'09" W	2.49'
C39	46.00'	58°57'22"	47.33'	S 03°06'21" W	45.27'
C40	46.00'	25°46'17"	20.69'	S 39°15'29" E	20.52'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	46.00'	28°23'26"	22.79'	S 66°20'21" E	22.56'
C42	46.00'	42°16'29"	33.94'	N 78°19'41" E	33.18'
C43	15.00'	34°14'55"	8.97'	S 74°18'54" W	8.83'
C44	542.96'	3°26'26"	32.61'	S 86°50'04" E	32.60'
C45	542.96'	2°18'22"	21.85'	S 83°57'40" E	21.85'
C46	542.96'	10°39'07"	100.94'	S 77°28'55" E	100.80'
C47	15.00'	90°00'00"	23.56'	S 43°33'38" E	21.21'
C48	111.00'	30°20'33"	58.78'	S 73°23'22" E	58.10'
C49	111.00'	19°48'56"	38.39'	S 68°07'33" E	38.20'
C50	50.00'	14°21'40"	12.53'	S 14°48'49" E	12.50'
C51	256.69'	19°54'33"	89.19'	S 06°31'52" W	88.75'
C52	67.50'	51°51'06"	61.09'	N 09°26'25" W	59.02'
C53	107.50'	51°30'05"	96.63'	S 87°42'26" W	93.41'
C54	52.50'	83°01'39"	76.08'	N 25°01'42" W	69.59'
C55	271.69'	18°54'38"	89.67'	S 07°01'49" W	89.26'
C56	43.50'	127°02'36"	96.45'	S 09°56'56" E	77.87'
C57	28.50'	142°08'01"	70.70'	S 17°29'38" E	53.92'
C58	43.50'	53°34'22"	40.67'	N 26°47'11" E	39.21'
C59	28.50'	53°34'22"	26.65'	N 26°47'11" E	25.69'
C60	18.50'	90°00'00"	29.06'	S 45°00'00" W	26.16'

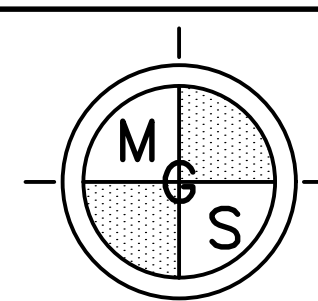
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C61	18.50'	90°00'00"	29.06'	N 45°00'00" W	26.16'
C62	542.96'	6°07'16"	58.01'	S 79°44'51" E	57.98'
C63	542.96'	1°39'21"	15.69'	S 75°51'32" E	15.69'
C64	67.50'	5°38'09"	6.64'	N 63°43'27" W	6.64'
C65	542.96'	7°00'18"	66.38'	S 27°10'49" E	66.34'
C66	75.00'	65°09'18"	85.29'	N 58°51'43" E	80.77'
C67	135.00'	30°20'33"	71.49'	S 73°23'22" E	70.66'
C68	135.00'	30°37'03"	72.14'	N 73°31'37" W	71.29'
C69	135.00'	30°20'33"	71.49'	S 73°23'22" E	70.66'
C70	135.00'	30°37'03"	72.14'	N 73°31'37" W	71.29'
C71	39.00'	90°00'00"	61.26'	N 43°33'38" W	55.15'
C72	135.00'	30°20'33"	71.49'	S 73°23'22" E	70.66'
C73	135.00'	30°37'03"	72.14'	N 73°31'37" W	71.29'
C74	39.00'	90°00'00"	61.26'	S 43°33'38" E	55.15'
C75	63.00'	15°56'33"	17.53'	N 29°25'02" W	17.47'
C76	50.00'	16°05'52"	14.05'	S 13°56'43" E	14.00'

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

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SCALE 1 INCH = 50 FEET

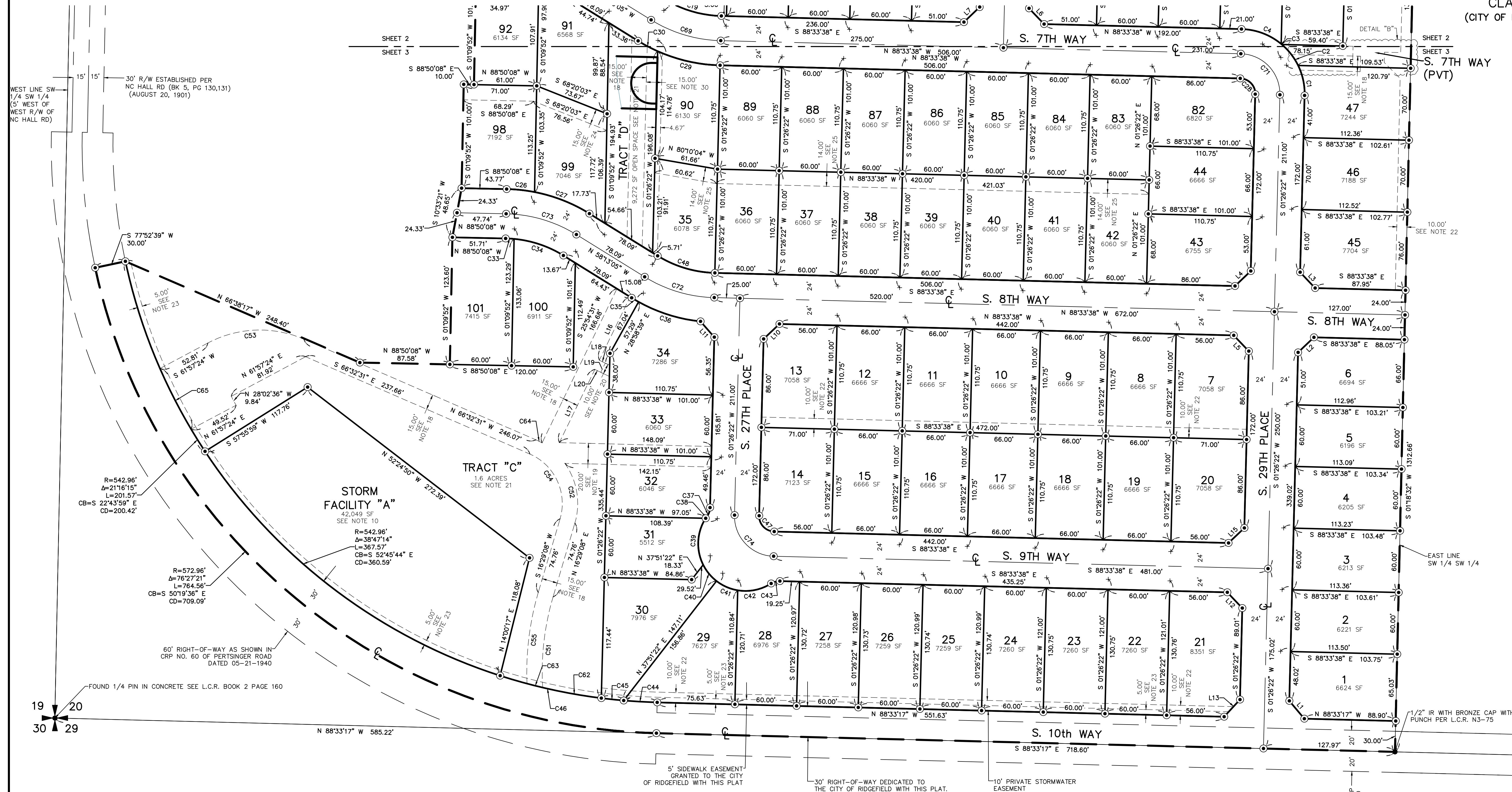


MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 21-197
DWG FILE: 21197FP1
DATE: 08-18-22
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
SHEET 2 OF 3

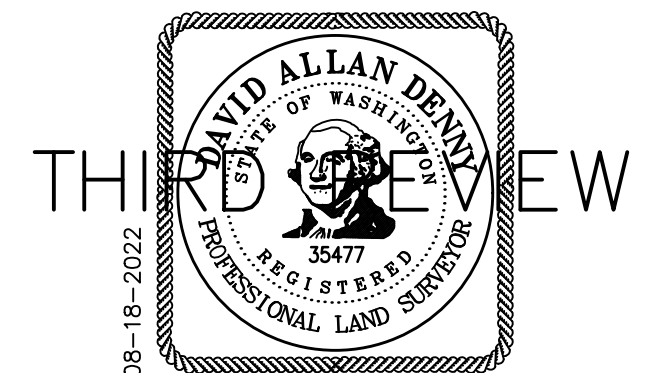
RIDGEFIELD HEIGHTS SUBDIVISION PHASES 1 & 2

A PLANNED UNIT DEVELOPMENT
PRELIMINARILY APPROVED AS KEMPER
SUBDIVISION
IN A PORTION OF
THE SW 1/4 OF THE SW 1/4
OF SECTION 20, T. 4 N., R. 1 E., W.M.
CITY OF RIDGEFIELD
CLARK COUNTY, WASHINGTON
(CITY OF RIDGEFIELD FINAL PLAT NO. PLZ-07-068)



LEGEND:

- SF INDICATES SQUARE FEET
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- ⊕ INDICATES RIGHT OF WAY CENTERLINE
- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER

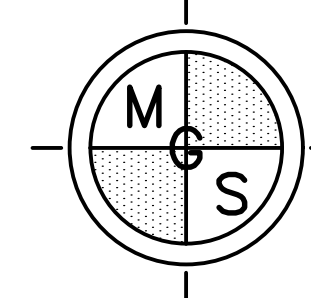


THIRD REVIEW

SCALE 1 INCH = 50 FEET

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CALC BY: DAD
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SHEET 3 OF 3