



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, March 12, 2026
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PROCLAMATION

- 1. Women's History Month**

III. PUBLIC COMMENT

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

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the February 26, 2026 Meeting**

V. PRESENTATION

- 1. Youth Commission Progress Update - Lee Knottnerus, Deputy City Manager**
- 2. 2026 Digital Budget Book and Performance Metrics Presentation - Kirk Johnson, Finance Director, Megan DeMoss, Communications Program Manager**

VI. BUSINESS

- 1. First Reading of Ordinance No. 1475 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Ridgefield Community Center - Kirk Johnson, Finance Director**
- 2. First Reading Ordinance No. 1476 - Amending RMC Chapter 3.10 Affordable Housing**

**Sales & Use Tax to Establish a Residential Rental Assistance Program - Kirk Johnson,
Finance Director**

**3. Approval of Resolution No. 674 - N 1st Circle Right-of-Way Vacation - Claire Lust,
Community Development Director**

**4. Motion to Approve the Elevated Eastside Reservoir Construction Contract - Miranda
Lange, PW Infrastructure Deputy Director**

VII. PUBLIC COMMENT

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

2. Mayor

3. City Manager

IX. EXECUTIVE SESSION

**1. Executive Session Pursuant to RCW 42.30.110(1)(g) to Discuss Personnel Matters
and RCW 42.30.110(1)(i) to Discuss Potential Litigation.**

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A – Optional Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

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

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor details attached

RECOMMENDED ACTION OR MOTION:

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

"I move to approve the consent agenda as presented"

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. March 12, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

March 12th 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
Active Construction	UB*01260	(blank)	Genl Govt/Facilities	Refund Check 016770-000 Hydrant Meter N Pioneer Canyon Dr N of Stormpond	500.00
Active Construction Total					500.00
ALLISON SENNETT	3834	3834-20260312	Genl Govt/Facilities	City Equipment Return Shipping Reimb. - Sennett	60.21
ALLISON SENNETT Total					60.21
Anderson Alexis	UB*01262	(blank)	Genl Govt/Facilities	Refund Check 016341-000 6937 N Madison Cir	27.41
Anderson Alexis Total					27.41
AXON ENTERPRISE INC.	4071	INUS423479	Public Safety	2026 Third Party Video Support	2,457.57
		INUS423499	Public Safety	2026 Axon Performance License	2,117.66
		INUS423050	Public Safety	2026 PD Body Worn Camera Bundle	67,005.39
AXON ENTERPRISE INC. Total					71,580.62
BLACKLINE INC.	3573	RET-PO202543	Genl Govt/Facilities	2025 Slurry Seal Street Work - Retainage	4,916.78
BLACKLINE INC. Total					4,916.78
BLUEROCK VENTURES LLC	4073	1018	Public Works	02.2026 Rec Center Project Management	20,987.50
BLUEROCK VENTURES LLC Total					20,987.50
BRIDGETOWER OPCO LLC	3585	745848738	Public Works	Notice to Bid: Ridgefield Community & Recreation Center	776.48
BRIDGETOWER OPCO LLC Total					776.48
BRITTANI FREIMUTH	3418	3418-20260312	Public Works	AFO Training - Melry & Embry Reimb. - Freimuth	750.00
BRITTANI FREIMUTH Total					750.00
BSK ASSOCIATES	2119	VJ00440	Public Works	02.2026 Coliform Testing	1,851.00
BSK ASSOCIATES Total					1,851.00
CITY OF BATTLE GROUND	0092	INV00542	Judicial	01.2026 Public Defender	2,100.00
				01.2026 Court Costs	20,779.08
CITY OF BATTLE GROUND Total					22,879.08
CLARK COUNTY	0102	CI084776	Judicial	01.2026 Pretrial Supervision & Investigations	2,590.71
		CI084767	Public Safety	2026 Property & Evidence Handling/Storage	7,900.00
		CI084764	Public Safety	2026 NCIC/Access Service	15,981.00
CLARK COUNTY Total					26,471.71
CLARK COUNTY CURRENT EXPENSE	3137	INV795365	Public Works	2026 Water Feature Permit - Overlook Park Splash Pad	381.00
CLARK COUNTY CURRENT EXPENSE Total					381.00
CLARK COUNTY FIRE DISTRICT #5	0104	500249	Genl Govt/Facilities	Fall Trotection Taining - A. Ashmore	16.28
			Public Works	Fall Trotection Taining - A. Jeffries	8.14
				Fall Trotection Taining - K. Johnson	77.31
				Fall Trotection Taining - A. Ashmore	65.10
				Fall Trotection Taining - A. Jeffries	4.07
				Fall Trotection Taining - A. Jeffries	69.16
			Community Development	Fall Trotection Taining - K. Johnson	4.07
		500241	Genl Govt/Facilities	Q1.2026 Safety Consortium	88.60
			Public Works	Q1.2026 Safety Consortium	1,635.19
CLARK COUNTY FIRE DISTRICT #5 Total					1,967.92
COLUMBIAN PUBLISHING CO	0116	55085	Community Development	Windy Hills PH 2 Petition to Annex PLZ-26-0004	108.00
		55111	Public Works	Repealing Establishment of Temp Speed Limits	59.40
				Ridgefield Community & Rec Center Construction Bid	607.20
			Community Development	Ord 1472 - Kelly-Windy Hills Petition to Annex	59.40
				Ord 1462 - Mixed Use Zoning	48.60

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COLUMBIAN PUBLISHING CO Total						882.60	
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	3404	8951-1115941	Public Works	Streetlight Repair Parts		7,017.82	
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC Total						7,017.82	
CONSOR NORTH AMERICA INC.	3949	W233613WA.00-23	Public Works	01.2026 Eastside Elevated Water Reservoir		20,368.75	
CONSOR NORTH AMERICA INC. Total						20,368.75	
COREY CROWNHART	3997	3997-20260313	Public Works	Parks & Rec Mgmt Leadership Academy Meals - Crownhart		177.00	
COREY CROWNHART Total						177.00	
CREDC	1771	202602-11	Genl Govt/Facilities	2026 CREDC Annual Investment		9,200.00	
CREDC Total						9,200.00	
CT PUBLISHING	3753	330979	Public Works	State of WA Dept of Ecology Permit - Ridgefield Community & Rec		345.20	
CT PUBLISHING Total						345.20	
DEPARTMENT OF HEALTH	0148	72400V-2026	Public Works	2026 Public Water System Annual Fee		7,601.92	
DEPARTMENT OF HEALTH Total						7,601.92	
DEPARTMENT OF LICENSING - EPAY	0154	RG0002015-2026	Genl Govt/Facilities	CPL Fees		21.00	
		RG0002011-2026	Genl Govt/Facilities	CPL Fees		18.00	
		RG0002012-2026	Genl Govt/Facilities	CPL Fees		18.00	
		RG0002013-2026	Genl Govt/Facilities	CPL Fees		18.00	
		RG0002008-2026	Genl Govt/Facilities	CPL Fees		18.00	
		RG0002009-2026	Genl Govt/Facilities	CPL Fees		18.00	
		RG0002014-2026	Genl Govt/Facilities	CPL Fees		18.00	
		RG0002010-2026	Genl Govt/Facilities	CPL Fees		21.00	
DEPARTMENT OF LICENSING - EPAY Total						150.00	
ELMERS FLAG AND BANNER	0170	20664	Genl Govt/Facilities	US and WA State Flags - CH/Abrams/PW Ops		229.06	
			Public Works	US and WA State Flags - CH/Abrams/PW Ops		480.92	
			Community Development	US and WA State Flags - CH/Abrams/PW Ops		12.98	
ELMERS FLAG AND BANNER Total						722.96	
ENCORE ONE LLC	3890	706570	Genl Govt/Facilities	02.2026 Janitorial Services - 487 S 56th Pl		33.10	
				02.2026 Janitorial Services - 101 Mill Street Ste 210		350.00	
				02.2026 Janitorial Services - 230 Pioneer Street		278.69	
				Public Safety	02.2026 Janitorial Services - 101 Mill Street Ste 110		681.71
				Public Works	02.2026 Janitorial Services - 487 S 56th Pl		453.59
				Community Development	02.2026 Janitorial Services - 487 S 56th Pl		40.55
				Public Works	02.2026 Janitorial Services - 487 S 56th Pl		156.60
				ENCORE ONE LLC Total			
ERIC L EISEMANN	0485	0485-20260312	Community Development	02.2026 Planning Consulting Services		1,375.00	
				02.2026 Long Range Planning Service		7,665.00	
ERIC L EISEMANN Total						9,040.00	
EWING IRRIGATION PRODUCTS INC.	2374	29226566	Public Works	Wheelbarrow - Parks		413.42	
EWING IRRIGATION PRODUCTS INC. Total						413.42	
EXPRESS SERVICES INC.	4012	33541241	Public Works	02.09.2026-02.15.2026 PWOM Admin Temp Services - Proshe		1,012.50	
		33566319	Public Works	02.16.2026-02.22.2026 PWOM Admin Temp Services - Proshe		1,340.00	
EXPRESS SERVICES INC. Total						2,352.50	
GENERAL PACIFIC	2942	1537853	Public Safety	2026 GPD Flight Tracker Renewal		544.00	
GENERAL PACIFIC Total						544.00	
GLOBAL SECURITY & COMMUNICATIONS INC.	3447	4712771	Genl Govt/Facilities	03.2026 Alarm Monitoring Services - PW Bldg		6.21	
			Public Works	03.2026 Alarm Monitoring Services - PW Bldg		114.45	
			Community Development	03.2026 Alarm Monitoring Services - PW Bldg		7.61	
GLOBAL SECURITY & COMMUNICATIONS INC. Total						128.27	

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Gorman Dylan	UB*01267	(blank)	Genl Govt/Facilities	Refund Check 016573-000 7201 S 13th St	92.95
Gorman Dylan Total					92.95
GRAPHIC INFORMATION SYSTEMS INC.	2811	294889	Genl Govt/Facilities	Window Envelopes - PW Bldg	39.12
			Public Works	Window Envelopes - PW Bldg	721.32
			Community Development	Window Envelopes - PW Bldg	47.94
		294272	Genl Govt/Facilities	01.2026 Ridgefield Newsletter	2,741.95
GRAPHIC INFORMATION SYSTEMS INC. Total					3,550.33
GROUNDWATER SOLUTIONS INC.	2971	00727.002-1R	Public Works	01.2026 Hydrological Study	5,193.77
GROUNDWATER SOLUTIONS INC. Total					5,193.77
H.D. FOWLER CO. INC.	2036	17237163	Public Works	Water Meters	1,726.78
H.D. FOWLER CO. INC. Total					1,726.78
HALME EXCAVATING INC.	2746	25510	Public Works	Pioneer & 65th Rdbt 'Welcome to Ridgefield' Masonry Repair	22,295.31
HALME EXCAVATING INC. Total					22,295.31
Hathcock Galen	UB*01257	(blank)	Genl Govt/Facilities	Refund Check 015065-000 1116 N Heron Dr	5.26
Hathcock Galen Total					5.26
HELENA GREEN	3763	3763-20260312	Judicial	02.12.2026 Interpreting Services	75.00
HELENA GREEN Total					75.00
Henricksen Jonathan	UB*01263	(blank)	Genl Govt/Facilities	Refund Check 017008-000 204 N 38th Pl	102.45
Henricksen Jonathan Total					102.45
HI-SCHOOL PHARMACY INC	4191	27090-1	Genl Govt/Facilities	Misc Truck Repair Fasteners - PWOM	3.73
			Public Works	Misc Truck Repair Fasteners - PWOM	18.03
		27092-1	Genl Govt/Facilities	Truck Repair Tubing Heatshrink - PWOM	0.78
			Public Works	Truck Repair Tubing Heatshrink - PWOM	3.77
		27096-1	Genl Govt/Facilities	Hitch Pin - PWOM	3.36
			Public Works	Hitch Pin - PWOM	16.21
		27103-1	Public Works	Signs Installation Fasteners & Marking Supplies - Streets	45.74
		27089-1	Public Works	Cleaning Supplies - Parks	31.88
		27091-1	Genl Govt/Facilities	Truck Repair Fasteners - PWOM	1.15
			Public Works	Truck Repair Fasteners - PWOM	5.54
HI-SCHOOL PHARMACY INC Total					130.19
HOME DEPOT VISA - EPAY	1805	6360979	Genl Govt/Facilities	Tools - PW Shop	6.15
			Public Works	Tools - PW Shop	113.56
HOME DEPOT VISA - EPAY Total					119.71
HONEY BUCKETS	0223	0555396564	Public Works	02.20.2026-03.19.2026 Port-a-Potty - Davis Park	373.00
HONEY BUCKETS Total					373.00
J2 BLUE PRINT SUPPLY CO	0243	AR178105	Community Development	02.2026 Plotter Contract	67.43
J2 BLUE PRINT SUPPLY CO Total					67.43
JR PRINTING LLC	4154	16784	Administration	Notary Stamps - Ferris	59.12
JR PRINTING LLC Total					59.12
KATIE FAVELA	4024	4024-20260312	Council	Washington DC Airfare Reimb. - Favela	911.81
KATIE FAVELA Total					911.81
KERRY-ANN G RYLANDER	3986	1784014784	Genl Govt/Facilities	2026 State of the City Floral Arrangement	233.92
KERRY-ANN G RYLANDER Total					233.92
King Holly & Johnathan	UB*01259	(blank)	Genl Govt/Facilities	Refund Check 014917-000 540 N Avery Dr	62.83
King Holly & Johnathan Total					62.83
KITTELSON & ASSOCIATES INC	2441	0162751	Public Works	01.2026 I-5 South Connector Planning	5,331.69
KITTELSON & ASSOCIATES INC Total					5,331.69
KYLE HENKER	4181	4181-20260316	Public Works	Hands on Your Control Valves Training Meals - K. Henker	100.00

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KYLE HENKER Total						100.00
LEASE SERVICING CENTER INC. - EPAY	3719	61430-3-2026	Genl Govt/Facilities	2026 Street Sweeper Lease Payment		65,884.04
LEASE SERVICING CENTER INC. - EPAY Total						65,884.04
LES SCHWAB GROUP HOLDINGS LLC	4006	43700077279	Public Safety	2020 Chevrolet Tahoe - Oil Change & New Wiper Blades - PD		192.40
		43700079488	Public Safety	2022 Ford Explorer 74570D - New Tires - PD		879.47
		43700078605	Public Safety	2021 Ford Explorer 72002D - Oil Change - PD		108.67
		43700078179	Public Safety	2022 Ford Explorer 73432D - New Tires - PD		879.47
		43700077973	Public Safety	2025 Ford Explorer 83101D - Oil Change - PD		108.67
LES SCHWAB GROUP HOLDINGS LLC Total						2,168.68
MACKAY AND SPOSITO INC.	0899	14484	Public Works	01.2026 Gee Creek Trail Heron to Main		1,889.96
MACKAY AND SPOSITO INC. Total						1,889.96
MARTA L. OCHOA-RUTUHERFORD	3396	785	Judicial	02.12.2026 Interpreting Services		108.32
MARTA L. OCHOA-RUTUHERFORD Total						108.32
MAS MODERN MARKETING INC.	3014	MM1167357	Genl Govt/Facilities	PD Badge Stickers		(36.96)
			Public Safety	PD Badge Stickers		456.96
MAS MODERN MARKETING INC. Total						420.00
MATHER & SONS PUMP SERVICE INC	2907	0000050285	Public Works	Abrams Park Well 10 Pump and Motor		9,193.50
		0000050287	Public Works	Abrams Park Well 10 Pump Repair & Inspection Service		26,164.06
		0000050286	Public Works	Abrams Park Well 10 Maintenance & Rehab Service		4,896.00
MATHER & SONS PUMP SERVICE INC Total						40,253.56
McCune Jesse	UB*01258	(blank)	Genl Govt/Facilities	Refund Check 013935-001 1820 S 51st Pl		99.01
McCune Jesse Total						99.01
MES I ACQUISITION INC.	4124	IN2437243	Public Safety	Armor Vest - Jensen		1,399.28
MES I ACQUISITION INC. Total						1,399.28
MIKE VENNE	2982	2982-20260312	Public Works	Pesticide Training Course Reimb. - Venne		225.00
MIKE VENNE Total						225.00
NAPA AUTO PARTS	0498	514537	Genl Govt/Facilities	2021 Ford F150 Wiper Blades - PWOM		3.74
			Public Works	2021 Ford F150 Wiper Blades - PWOM		18.01
			Public Works	Vehicle Repair Parts - PWWTR		7.77
			Community Development	Vehicle Repair Parts - PWWTR		0.16
			Genl Govt/Facilities	Misc Truck Repair Parts - PWOM		7.56
			Public Works	Misc Truck Repair Parts - PWOM		36.44
NAPA AUTO PARTS	0498	515625	Public Works	Truck Repair Parts - PWWTR		9.90
			Community Development	Truck Repair Parts - PWWTR		0.20
NAPA AUTO PARTS Total						83.78
NICHOLAS JOHNSON	3443	3443-20260316	Public Works	Hands on Your Control Valves Training Meals - N. Johnson		100.00
NICHOLAS JOHNSON Total						100.00
NORTHSIDE FORD TRUCK SALES INC	3281	303682	Genl Govt/Facilities	2022 Ford F250 76406D Oil Change - PWOM		16.38
			Public Works	2022 Ford F250 76406D Oil Change - PWOM		78.94
NORTHSIDE FORD TRUCK SALES INC Total						95.32
NU RA MARIP	3879	001.2026	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement		700.00
NU RA MARIP Total						700.00
ONE CALL CONCEPTS INC.	0326	6029108	Public Works	02.2026 Excavation Notification/Modern Ticket Delivery		277.16
ONE CALL CONCEPTS INC. Total						277.16
ON-HOLD CONCEPTS INC	2217	693365	Information Technology	03.2026 On Hold Music Services		27.95
ON-HOLD CONCEPTS INC Total						27.95
PACIFIC OFFICE AUTOMATION	2710	AR00071051	Genl Govt/Facilities	11.2025-01.2026 Copier Usage - PW Bldg		1.16
			Public Works	11.2025-01.2026 Copier Usage - PW Bldg		21.32

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PACIFIC OFFICE AUTOMATION	2710	AR00071051	Community Development	11.2025-01.2026 Copier Usage - PW Bldg	1.42
PACIFIC OFFICE AUTOMATION Total					23.90
PACIFIC OFFICE AUTOMATION - LEASE	1564	596043315	Genl Govt/Facilities	04.2026 Copier Lease - PW Shop	3.55
			Public Works	04.2026 Copier Lease - PW Shop	63.43
		595899063	Genl Govt/Facilities	03.2026 Copier Lease - PW Bldg	542.57
		595899065	Genl Govt/Facilities	03.2026 Copier Lease - RACC/CH/PD/PWWTR	2,046.45
		595899130	Public Safety	03.2026 Copier Lease - PD	67.84
PACIFIC OFFICE AUTOMATION - LEASE Total					2,723.84
PBS ENGINEERING AND ENVIRONMENTAL LLC	0342	71069.009-12193	Public Works	11.2025 Royle Rd 19th-Hillhurst	12,365.94
		25015144-14113	Public Works	01.2026 Royle Rd Culvert Desing	30,915.75
PBS ENGINEERING AND ENVIRONMENTAL LLC Total					43,281.69
PETERSON MACHINERY CO	1767	PC2A0018668	Genl Govt/Facilities	Backhoe Black Paint - PW Shop	1.77
			Public Works	Backhoe Black Paint - PW Shop	32.61
PETERSON MACHINERY CO Total					34.38
PITNEY BOWES - EPAY	0341	3322055256	Genl Govt/Facilities	Q1 2026 Postage Machine Lease	534.09
PITNEY BOWES - EPAY Total					534.09
PULTE HOMES	4252	BLD-26-0012	Community Development	PIF & TIF BLD-26-0012 Refund	10,147.34
PULTE HOMES Total					10,147.34
PURCHASE POWER - EPAY	0356	79336147	Genl Govt/Facilities	02.18.2026 Postage Replenishment	502.25
PURCHASE POWER - EPAY Total					502.25
PYUM DJOURABCHI	3998	030726	Genl Govt/Facilities	2026 Color Run DJ Services	1,200.00
PYUM DJOURABCHI Total					1,200.00
Quint Ryan	UB*01261	(blank)	Genl Govt/Facilities	Refund Check 013168-000 959 N Noble Loop	55.32
Quint Ryan Total					55.32
RETIRERIDGEFIELD	4254	4254-20260312	Genl Govt/Facilities	2026 City Partnership Contribution	700.00
RETIRERIDGEFIELD Total					700.00
RIDGEFIELD ART ASSOCIATION	2501	2501-20260312	Genl Govt/Facilities	2026 City Partnership Contribution	1,200.00
RIDGEFIELD ART ASSOCIATION Total					1,200.00
RIDGEFIELD CHAMBER OF COMMERCE	3048	3048-20260312	Genl Govt/Facilities	2026 City Partnership Contribution	1,200.00
RIDGEFIELD CHAMBER OF COMMERCE Total					1,200.00
RIDGEFIELD GARDEN CLUB	2495	2495-20260312	Genl Govt/Facilities	2026 City Partnership Contribution	1,200.00
RIDGEFIELD GARDEN CLUB Total					1,200.00
RIDGEFIELD SCHOOL DISTRICT 122	0378	0378-20260312	Genl Govt/Facilities	10.2025-11.2025 RACC Operating Expense - Wastewater	39.64
				12.2025-01.2026 RACC Operating Expense - Janitorial	1,401.80
				12.2025-01.2026 RACC Operating Expense - Garbage	90.55
				12.2025-01.2026 RACC Operating Expense - Electricity	1,386.79
				12.2025 RACC Operating Expense - Water	197.77
				RACC Operating Expense - Harry's Key Service	120.09
			Community Development	10.2025-11.2025 RACC Operating Expense - Wastewater	71.34
				12.2025-01.2026 RACC Operating Expense - Janitorial	2,522.60
				12.2025-01.2026 RACC Operating Expense - Garbage	162.95
				12.2025-01.2026 RACC Operating Expense - Electricity	2,495.59
				12.2025 RACC Operating Expense - Water	355.89
				RACC Operating Expense - Harry's Key Service	216.10
RIDGEFIELD SCHOOL DISTRICT 122 Total					9,061.11
RYAN THAMERT	2928	2928-20260312	Public Works	02.2026 Mileage Reimb. - Thamert	46.04
			Community Development	02.2026 Mileage Reimb. - Thamert	2.42
RYAN THAMERT Total					48.46

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SAFEFIRE LLC	3415	RPD-2026-2-001	Public Safety	Training Supplies - Cardboard Targets/Greyman Ambi Charge Handle	274.98
SAFEFIRE LLC Total					274.98
Sarkissian Robin	UB*01264	(blank)	Genl Govt/Facilities	Refund Check 011842-000 4521 S 19th St	6.01
Sarkissian Robin Total					6.01
SEAN MULDERIG	4184	4184-20260303	Public Works	Managing Stormwater in WA Training Meals - Mulderig	61.00
SEAN MULDERIG Total					61.00
SEATTLE DAILY JOURNAL OF COMMERCE	3980	3417639	Public Works	Ridgefield Community & Recreation Center CM Qualification	1,012.00
		3417365	Public Works	Ad to Bid: Ridgefield Community & Recreation Center	1,248.50
SEATTLE DAILY JOURNAL OF COMMERCE Total					2,260.50
SEWN PRODUCTS LLC	4246	PSI-150905	Public Safety	PD Vehicle Seat Covers	1,625.47
SEWN PRODUCTS LLC Total					1,625.47
SIMPLIFILE - EPAY	2962	E6307671	Community Development	Rezone Agreement Boschma Family	319.38
SIMPLIFILE - EPAY Total					319.38
SITEONE LANDSCAPE SUPPLY LLC	2951	162648544-001	Public Works	Tree Tie Poly Chain - Parks	90.21
SITEONE LANDSCAPE SUPPLY LLC Total					90.21
SKAMANIA COUNTY SHERIFF'S OFFICE	1554	1554-20260312	Public Safety	01.2026 Jail Beds	80.54
SKAMANIA COUNTY SHERIFF'S OFFICE Total					80.54
SPRINGBROOK SOFTWARE LLC	3444	INV-023316	Public Works	02.2026 Customer Web Payments	570.78
SPRINGBROOK SOFTWARE LLC Total					570.78
TASTY NW LLC	3991	1023	Genl Govt/Facilities	2026 Books and Bowls Token Reimbursement	250.00
TASTY NW LLC Total					250.00
THE MASTER'S TOUCH LLC	1786	98691	Public Works	11.2025 UB Delinquent Notices	275.59
		98549	Public Works	11.2025 UB Final Bills	190.29
THE MASTER'S TOUCH LLC Total					465.88
THE PARR COMPANY	0964	975207	Public Works	Street Sign Installation Concrete Mix	5.35
		962301	Genl Govt/Facilities	Wonder Grip Gloves - Harvey	1.81
			Public Works	Wonder Grip Gloves - Harvey	16.28
		977542	Public Works	Fire Hydrant Pad	42.83
		977412	Public Works	Truck Equipment - Bow Rake - PWWTR	29.16
			Community Development	Truck Equipment - Bow Rake - PWWTR	0.60
THE PARR COMPANY Total					96.03
TRACY BLEHM	0809	0809-20260312	Genl Govt/Facilities	Aflac Overpayment Refund - Blehm	171.72
TRACY BLEHM Total					171.72
TRAFFIC SAFETY SUPPLY CO INC.	0432	INV088773	Genl Govt/Facilities	Truck Responder Light Bar & Delineator - PWWTR	(73.97)
			Public Works	Truck Responder Light Bar - PWWTR	614.15
				Delineator - PWWTR	300.43
			Community Development	Truck Responder Light Bar - PWWTR	12.53
				Truck Responder Light Bar & Delineator - PWWTR	(1.01)
		INV088772	Genl Govt/Facilities	Street Signs	(182.22)
			Public Works	Street Signs	2,252.89
TRAFFIC SAFETY SUPPLY CO INC. Total					2,922.80
TRANSPORTATION SOLUTIONS INC.	4155	20311	Community Development	02.2026 TIA Review - Hendrickson & Golden Subdivision PLZ-25-002	408.00
		20310	Community Development	02.2026 TIA Review - TIF Lookup Table Update P25001-24	978.00
TRANSPORTATION SOLUTIONS INC. Total					1,386.00
TRI MOUNTAIN INVESTORS LLC	3866	2026-319	Public Safety	02.2026 Janitorial - 101 Mill St Ste 101	62.83
				03.2026 Lease - 101 Mill St Ste 101	31,432.34
				01.2026 Sewer - 101 Mill St Ste 101	62.68
				03.2026 Estimated NNN Maint. - 101 Mill St Ste 101	3,556.43

City of Ridgefield

Claims Payment Report

For Approval on:

March 12th 2026

TRI MOUNTAIN INVESTORS LLC	3866	2026-320	Genl Govt/Facilities	01.2026 Natural Gas - 101 Mill St Ste 210	94.27
				03.2026 Lease - 101 Mill St Ste 210	6,437.50
				03.2026 Lease - 101 Mill St Basement	971.65
				02.2026 Janitorial - 101 Mill St Ste 210	28.17
				03.2026 Estimated NNN Maint. - 101 Mill St Ste 210	1,226.44
				03.2026 Estimated NNN Maint. - 101 Mill St Basement	367.93
				01.2026 Electricity - 101 Mill St Ste 210	15.56
				01.2026 Sewer - 101 Mill St Ste 210	21.62
TRI MOUNTAIN INVESTORS LLC Total					44,277.42
UNIFIRST CORPORATION	3904	2240318679	Genl Govt/Facilities	02.17.2026 Floor Mats - RACC	5.43
			Community Development	02.17.2026 Floor Mats - RACC	9.79
		2240321538	Genl Govt/Facilities	02.24.2026 Floor Mats - CH	22.47
		2240318683	Public Safety	02.17.2026 Floor Mats - PD	50.49
		2240321537	Genl Govt/Facilities	02.24.2026 Floor Mats - RACC	5.43
			Community Development	02.24.2026 Floor Mats - RACC	9.79
		2240318680	Genl Govt/Facilities	02.17.2026 Floor Mats - CH	22.47
		2240321539	Public Safety	02.24.2026 Floor Mats - PD	50.49
UNIFIRST CORPORATION Total					176.36
US Army Core of Engineers	UB*01268	(blank)	Genl Govt/Facilities	Refund Check 014953-002 6926 N Madison Cir	27.60
US Army Core of Engineers Total					27.60
VALORENCE LLC	4152	INV-1668	Public Safety	05.2026-05.2027 Camera System Maintenance Service Renewal	1,100.00
VALORENCE LLC Total					1,100.00
W.W.GRAINGER INC.	0206	9814862711	Public Works	Dry Wipes & Ribbon Cartridges & Tapes - PWWTR	262.34
W.W.GRAINGER INC. Total					262.34
Waldal Dustin & Jilese	UB*01266	(blank)	Genl Govt/Facilities	Refund Check 015819-000 125 N 44th Pl	0.85
Waldal Dustin & Jilese Total					0.85
WASHINGTON STATE PATROL	0463	12604608	Genl Govt/Facilities	02.2026 Background Checks - CPL	108.00
WASHINGTON STATE PATROL Total					108.00
Webber Randy	UB*01265	(blank)	Genl Govt/Facilities	Refund Check 006189-000 101 Ash St	75.90
Webber Randy Total					75.90
WELLWORKS FOR YOU	3414	42962	Human Resources	02.2026 Wellness Program	794.24
WELLWORKS FOR YOU Total					794.24
WOODLAND SAW AND CYCLE INC.	2223	4599	Genl Govt/Facilities	28" Lopper - Greg Harvey	12.95
			Public Works	28" Lopper - Greg Harvey	116.52
WOODLAND SAW AND CYCLE INC. Total					129.47
WSP USA INC.	3338	40320403	Public Works	01.2026 S 35th Ave Extension/Gee Creek Environmental Planning	23,259.04
WSP USA INC. Total					23,259.04
YOSHINOBU ISRAEL YOSHINOBU	4251	178	Judicial	02.19.2026 Interpreting Service	100.00
YOSHINOBU ISRAEL YOSHINOBU Total					100.00
Grand Total					521,056.90

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: Approval of Minutes from the February 26, 2026 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion: 1. "I move to approve the consent agenda".

STAFF CONTACT:

ATTACHMENTS:

1. 02-26-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
FEBRUARY 26, 2026**

Regular Meeting - 6:30 PM

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

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

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

- 3. Late changes to the agenda**

II. PROCLAMATION

- 1. Ridgefield Youth Arts Month**

III. PUBLIC COMMENT

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

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

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

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

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the February 5, 2026 & February 12, 2026 Meeting**

V. PRESENTATION

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

Staff and the consultant presented Bond 101 and provided an update on the 2026 LTGO Bond Issuance. Council members asked questions during the discussion.

VI. BUSINESS

1. **Motion to Approve Pioneer Widening Contract Amount - Miranda Lange, PW Infrastructure Deputy Director**

One of the largest projects to date was completed, including Pioneer Street widening, utility and sewer improvements, a roundabout at Pioneer and North 50th Place with artwork, and new roads connecting 50th Place (Discovery Drive) to Pioneer Canyon Drive and Union Ridge Town Center/Costco. The project included accelerated schedules to support openings of Costco and In-N-Out Burger, and complex features such as fish-passage culverts and a four-lane corridor along Pioneer Street. Awarded to Active Construction Inc in June 2024 for \$21,442,442, an additional \$820,000 is requested to complete the project, bringing the total to \$22,262,205.65 within 1% of the original engineer's estimate. Cost increases resulted from unforeseen site conditions and modifications needed to meet safety, functionality, and quality standards.

MOTION: MOVED TO APPROVE THE AMENDMENT TO THE CONSTRUCTION CONTRACT WITH ACTIVE CONSTRUCTION INC FOR THE PIONEER WIDENING AND 50TH AVENUE ROUNDABOUT PROJECT, IN THE AMOUNT OF \$820,000 FOR A TOTAL CONTRACT AMOUNT OF \$22,262,205.65.

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

2. **Motion to Approve Splash Pad Permit Required Improvements - Miranda Lange, PW Infrastructure Deputy Director**

Minor modifications to the existing Splash Pad mechanical system are required to comply with the Clark County Department of Health (DOH) Aquatics Facility Permit for 2026. The project includes replacing the sand filter with a cartridge filter, reconfiguring plumbing and valves in the mechanical vault, replacing a non-functioning sump pump, and mitigating groundwater. The change to a cartridge filter addresses an air-gap oversight identified by DOH in 2025, is approximately 35% less costly than adding an air gap, and reduces ongoing maintenance requirements.

MOTION: MOVED TO APPROVE THE PURCHASE ORDER WITH LAND EXPRESSIONS FOR PERMIT COMPLIANCE WORK FOR OVERLOOK PARK SPLASH PAD PROJECT, IN THE AMOUNT OF \$50,000.

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

3. Approval of Resolution 673 - Authorizing Purchase of Property as Voluntary Mitigation Identified in Interlocal Agreement with Clark-Cowlitz Fire Rescue - Kirk Johnson, Finance Director

Proposed Resolution formalizes the final steps to complete the mitigation agreement with CCFR, including the timeline for closing escrow on two properties. City staff and the City Attorney have reviewed the purchase and sale agreement with CCFR and confirmed both parties are ready to close pending Council approval. The mitigation includes the purchase of a parcel on S Hillhurst Rd for \$310,100 and funding up to \$1,689,900 for the purchase of a parcel on Royle Rd near Discovery Ridge, plus applicable closing costs.

MOTION: MOVED TO ADOPT RESOLUTION NO. 673 AS PRESENTED.

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

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

Staff presented the third and final portion of proposed municipal code amendments, including updates to the sign code, impact fees, right-of-way use near parade routes, hours of construction enforcement, contrasting trim on commercial buildings, and residential grading/terracing standards. This three-part cycle, initiated in Spring 2025, includes over 60 amendments aimed at improving development processes, supporting staff work in areas such as water, stormwater, and code enforcement, and incorporating stakeholder input. Staff will begin a new code amendment cycle later this spring. City Council discussed the proposed amendments.

MOTION: COUNCIL MEMBER DAVIS MOVED TO ADOPT ORDINANCE NO. 1468.

SECOND: COUNCIL MEMBER WELLS.

COUNCIL MEMBER WELL MOVED TO AMEND THE MOTION TO INCLUDE THE DELETION OF THE TIME LIMITATION FOR ALL ILLUMINATED SIGNS.

SECOND: COUNCIL MEMBER FAVELA.

AMENDMENT PASSED.

MAYOR PRO TEM CHIPMAN MOVED TO AMEND THE MOTION TO REMOVE "REQUIRE STEEP SLOPES IN RESIDENTIAL DEVELOPMENTS TO BE TERRACED TO PRESERVE USABLE OPEN SPACE" FOR FURTHER CONSIDERATION AT A FUTURE MEETING.

SECOND: COUNCIL MEMBER WELLS.

AMENDMENT PASSED.

COUNCIL MEMBER DAVIS MOVED TO AMEND THE MOTION TO REQUIRE A MINIMUM OF 10% OF THE ROUTE CUMULATIVELY TO BE SET ASIDE AS UNRESERVABLE AND UNOCCUPIED UNTIL 4 HOURS PRIOR TO

THE EVENT.
MAYOR PRO TEM CHIPMAN.
AMENDMENT PASSED.

MOTION TO ADOPT ORDINANCE NO. 1468 AS AMENDED.

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

VII. PUBLIC HEARING/BUSINESS

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

The petition to annex three residential parcels (Parcel #215829000, #215831000, and #215828000) in the Gee Creek Plateau Subarea, located within the Ridgefield Urban Growth Area and contiguous with city limits, was reviewed. Annexation requires concurrent rezoning from Clark County’s Single Family Residential R1-6 with UH-10 overlay to City zoning of RLD-4 with a Residential Cluster Overlay, consistent with the Comprehensive Plan and Gee Creek Plateau Subarea Plan. The UH-10 overlay will remain until capital facilities deficiencies are addressed. Upon annexation, any future development will follow the City’s land use, engineering, and building review processes and vest to the current Ridgefield Development Code, including subarea-specific provisions.

Mayor Cole Opened the Public Hearing: 8:03PM

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

Mayor Cole Closed the Public Hearing: 8:05PM

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1474 AS PRESENTED.

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

VIII. PUBLIC COMMENT

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

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis attended a History on Tap event at the Liberty Theater.

Council Member Favela participated in a training burn with CCFR.

Council Member Wells attended three meetings and reported on two pre-application conference meetings.

Council Member Burkle attended the City Manager briefing.

Council Member Hamilton started a new job and is adjusting to the new schedule and meetings.

Mayor Pro Tem Chipman attended the ribbon-cutting and grand opening of the OnPoint Community Credit Union and attended the City Manager briefing.

2. Mayor

Thanked Chief Nohr for including Council in the training burn with his team and attended the ribbon-cutting and grand opening of the OnPoint Community Credit Union.

3. City Manager

Public Works Director Ryan Thamert provided an update on the East Side Reservoir and the recent bid opening.

Finance Director Kirk Johnson reported the current number of registered business licenses.

Community Development Director Claire Lust recognized staff for their work on the development code updates.

X. ADJOURN

8:27PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: Youth Commission Progress Update

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: 2026 Digital Budget Book and Performance Metrics Presentation

GOVERNING LEGISLATION

PREVIOUS COUNCIL ACTION TAKEN:

SUMMARY/BACKGROUND:

Presentation of the 2026 Digital Budget Book and Performance Metrics

BUDGET/FINANCIAL IMPACTS:

RECOMMENDED ACTION OR MOTION:

STAFF CONTACT: Kirk Johnson, Finance Director, Megan DeMoss, Communications Program Manager

ATTACHMENTS:

None

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: First Reading of Ordinance No. 1475 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Ridgefield Community Center

GOVERNING LEGISLATION

RCW 39 Public Contracts and Indebtedness; Financial Policy #10: Debt Management

PREVIOUS COUNCIL ACTION TAKEN:

The Council approved the issuance of Limited Tax General Obligation bonds in 2006, 2017, 2018, 2020 and 2024. The most recent issuance was to complete the Pioneer Widening and Roundabout infrastructure project.

SUMMARY/BACKGROUND:

The City is considering the issuance of Limited Tax General Obligation (LTGO) bonds to finance the construction of the Ridgefield Community Center as a part of a public private partnership to build both a community and recreation center. The project includes two separate buildings along a common wall. A publicly owned community center and a privately owned and constructed recreation center. The project will be bid for and built as a joint municipal project with Blue Rock Ventures.

The issuance of the LTGO bonds is estimated to be approximately \$15.5 million to cover construction and issuance costs. The request is to provide the City Manager and Finance Director with the authority to issue up to the \$15.5 million in LTGO bonds at a rate not to exceed 5.5% true interest cost, and a 20-year term. The bonds will be paid from a combination of Real Estate Excise Tax, Park Impact Fees and General Fund pending future revenue generation from the facility.

BUDGET/FINANCIAL IMPACTS:

Issuance of up to \$15.5 million in LTGO bonds. Debt service over the 20-year term is estimated to be \$21.9 million with average annual debt service payments \$1.075 million.

RECOMMENDED ACTION OR MOTION:

No action is requested. First reading only.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Ordinance No. 1475 - 2026 LTGO Bond Issuance

ORDINANCE NO. 1475

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON, AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF LIMITED TAX GENERAL OBLIGATION BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$15,500,000 TO FINANCE COSTS OF DEVELOPING, CONSTRUCTING, IMPROVING AND EQUIPPING A CITY COMMUNITY CENTER AND TO PAY COSTS OF ISSUING THE BONDS; PROVIDING THE FORM, TERMS AND COVENANTS OF THE BONDS; PROVIDING FOR THE DISPOSITION OF THE PROCEEDS OF SALE OF THE BONDS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

WHEREAS, the City Council (the "Council") of the City of Ridgefield, Washington (the "City") has deemed it in the best interest of the City to develop, construct, improve, and equip a community center to provide public space for meeting, programming, and recreation (the "Project"); and

WHEREAS, after due consideration the Council has determined that it is in the best interest of the City to authorize the issuance and sale of one or more series of limited tax general obligation bonds to pay costs of developing, constructing, improving and equipping the Project and to pay costs of issuance for the bonds, as set forth herein; and

WHEREAS, this Council wishes to delegate authority to each of the City Manager and the Finance Director, or their designee (each, a "Designated Representative"), for a limited time, to approve the method of sale, interest rates, maturity dates, redemption terms and principal maturities for the bonds within the parameters set by this ordinance;

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

Section 1. Definitions. As used in this ordinance, the following words shall have the following meanings, unless the context or use indicates another or different meaning or intent. Unless the context indicates otherwise, words importing the singular number shall include the plural number and vice versa.

Beneficial Owner means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

Bond Counsel means Pacifica Law Group LLP or an attorney at law or a firm of attorneys, selected by the City, of nationally recognized standing in

matters pertaining to the tax exempt nature of interest on bonds issued by states and their political subdivisions.

Bond Purchase Contract means one or more bond purchase contracts, forward delivery contracts or other agreements (if any) for the purchase of a series of Bonds sold by negotiated sale to the Underwriter, executed by a Designated Representative pursuant to this ordinance.

Bond Register means the registration books showing the name, address and tax identification number of each Registered Owner of the Bonds, maintained pursuant to Section 149(a) of the Code.

Bond Registrar means, initially, the fiscal agent of the State, for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds and paying interest on and principal of the Bonds.

Bonds mean the City's Limited Tax General Obligation Bonds, 2026, or other series designation as approved by a Designated Representative, authorized to be issued in one or more series pursuant to the terms of this ordinance.

Certificate of Award means one or more certificates (if any) awarding a series of Bonds sold by competitive sale to the successful bidder, executed by a Designated Representative pursuant to this ordinance.

City means the City of Ridgefield, a municipal corporation duly organized and existing under the laws of the State.

City Attorney means the duly appointed and acting City Attorney, including anyone acting in such capacity for the position, or the successor to the duties of that office.

City Clerk means the duly appointed and acting City Clerk or the successor to the duties of that office.

City Manager means the duly appointed and acting City Manager, including anyone acting in such capacity for the position, or the successor to the duties of that office.

Closing means the date of delivery of a series of the Bonds to the Underwriter.

Code means the Internal Revenue Code of 1986, as in effect on the date of issuance of the Tax-Exempt Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Tax-Exempt Bonds, together with applicable proposed, temporary and final

regulations promulgated, and applicable official public guidance published, under the Code.

Continuing Disclosure Certificate means one or more written undertakings for the benefit of the owners and Beneficial Owners of the Bonds as required by Section (b)(5) of the Rule.

Council or **City Council** means the Ridgefield City Council, as the general legislative body of the City as the same is duly and regularly constituted from time to time.

Debt Service Fund means the City's LTGO Debt Service Fund and the accounts contained therein, as further provided pursuant to Section 10 of this ordinance.

Designated Representative means each of the City Manager and the Finance Director, or the designee of such officers. The signature of one Designated Representative shall be sufficient to bind the City.

DTC means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for the Bonds pursuant to Section 4 of this ordinance.

Fair Market Value means the price at which a willing buyer would purchase an investment from a willing seller in a bona fide, arm's-length transaction, except for specified investments as described in Treasury Regulation § 1.148-5(d)(6), including United States Treasury obligations, certificates of deposit, guaranteed investment contracts, and investments for yield-restricted defeasance escrows. Fair Market Value is generally determined on the date on which a contract to purchase or sell an investment becomes binding, and, to the extent required by the applicable regulations under the Code, the term "investment" will include a hedge.

Federal Tax Certificate means the certificate executed by a Designated Representative setting forth the requirements of the Code for maintaining the tax exemption of interest on any series of Tax-Exempt Bonds, and attachments thereto.

Finance Director means the Finance Director of the City or the successor to such officer.

Government Obligations means those obligations now or hereafter defined as such in chapter 39.53 RCW, as this chapter may be hereafter amended or restated, that are direct or indirect obligations of the United States or obligations unconditionally guaranteed by the United States.

Letter of Representations means the Blanket Issuer Letter of Representations given by the City to DTC, as amended from time to time.

Mayor means the duly appointed and acting Mayor of the City or the successor to the duties of that office.

Official Statement means the disclosure documents prepared and delivered in connection with the issuance of the Bonds.

Project Account means the account created pursuant to Section 8 of this ordinance.

Project means the development, construction, improvement, and equipping of a City community center.

Record Date means the Bond Registrar's close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar's close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with this ordinance.

Registered Owner means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds are held in book-entry only form, DTC or its nominee shall be deemed to be the sole Registered Owner.

Rule means the U.S. Securities and Exchange Commission's Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Sale Document means the Bond Purchase Contract or Certificate of Award executed by a Designated Representative in connection with the sale of a series of Bonds pursuant to Section 12 of this ordinance, which shall provide for the name, principal and interest payment dates and amounts, redemption/prepayment rights, and other terms to describe such Bonds as determined by a Designated Representative.

State means the State of Washington.

Taxable Bonds means any Bonds of a series determined to be issued on a taxable basis pursuant to Section 12.

Tax-Exempt Bonds means any Bonds of a series determined to be issued on a tax-exempt basis under the Code pursuant to Section 12.

Underwriter means any underwriter for each series of Bonds, in the case of a negotiated sale, or initial purchaser or purchasers for each series of Bonds, in the case of a competitive sale, as selected by a Designated Representative pursuant to this ordinance.

Section 2. Authorization of the Project. The Bonds are being issued to finance and/or reimburse the City for costs of the Project and to pay costs of

issuance for the Bonds. Any remaining costs of the Project shall be paid from other City funds legally available for such purposes.

Section 3. Authorization of Bonds and Bond Details. For the purpose of paying and/or reimbursing the City for costs of the Project and paying costs of issuance of the Bonds, the City shall issue and sell one or more series of its limited tax general obligation bonds in an aggregate principal amount of not to exceed \$15,500,000 (the "Bonds") as set forth herein.

The Bonds shall be general obligations of the City, shall be designated "City of Ridgefield, Washington, Limited Tax General Obligation Bonds, 2026" with additional series designation or other such designation as determined to be necessary by a Designated Representative. The Bonds shall be dated as of the date of Closing; shall be fully registered as to both principal and interest; shall be in the denomination of \$5,000 each, or any integral multiple thereof, within a series and maturity; shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; shall bear interest from their date payable on the dates and commencing as provided in the Sale Document; and shall mature on the dates and in the principal amounts set forth in the Sale Document, as approved and executed by a Designated Representative pursuant to Section 12 of this ordinance.

Section 4. Registration, Exchange and Payments.

(a) *Bond Registrar/Bond Register.* The City hereby specifies and adopts the system of registration approved by the State Finance Committee from time to time through the appointment of State fiscal agents. The City shall cause a Bond Register to be maintained by the Bond Registrar. So long as any Bonds remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration or transfer of Bonds at its designated office. The Bond Registrar may be removed at any time at the option of the Finance Director upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the Finance Director. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication of the Bonds.

(b) *Registered Ownership.* The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in Section 14 of this ordinance), and neither the City nor the Bond Registrar shall be affected by any

notice to the contrary. Payment of any such Bond shall be made only as described in Section 4(g), but such Bond may be transferred as herein provided. All such payments made as described in Section 4(g) shall be valid and shall satisfy and discharge the liability of the City upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letters of Representations.* The Bonds initially shall be held by DTC acting as depository. The City has executed and delivered to DTC a Blanket Issuer Letter of Representations. Neither the City nor the Bond Registrar shall have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on the Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository)), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held by a depository, DTC or its successor depository or its nominee shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.

(d) *Use of Depository.*

(1) The Bonds shall be registered initially in the name of “Cede & Co.”, as nominee of DTC, with one Bond maturing on each of the maturity dates for the Bonds within a series in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the Finance Director pursuant to subsection (2) below or such substitute depository’s successor; or (C) to any person as provided in subsection (4) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Finance Director to discontinue the system of book entry transfers through DTC or its successor (or any substitute depository or its successor), the Finance Director may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds of a series, together with a written request on behalf of the Finance Director, issue a single new Bond for each maturity of that series then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Finance Director.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the Finance Director determines that it is in the best interest of the Beneficial Owners of the Bonds that such owners be able to obtain physical Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held by a depository. The Finance Director shall deliver a written request to the Bond Registrar, together with a supply of physical Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds together with a written request on behalf of the Finance Director to the Bond Registrar, new Bonds of such series shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations.* The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless it is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same date, series, maturity, and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and cancelled Bond. Any Bond may be surrendered to the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the same date, series, maturity, and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to exchange any bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(f) *Bond Registrar's Ownership of Bonds.* The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar, and to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as a member of, or

in any other capacity with respect to, any committee formed to protect the right of the Registered Owners or Beneficial Owners of Bonds.

(g) *Place and Medium of Payment.* Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a year of 360 days and twelve 30-day months. For so long as all Bonds are held by DTC, payments of principal thereof and interest thereon shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations. In the event that the Bonds are no longer held by DTC or another depository, interest on the Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the Record Date, or upon the written request of a Registered Owner of more than \$1,000,000 of Bonds (received by the Bond Registrar at least by the Record Date), such payment shall be made by the Bond Registrar by wire transfer to the account within the United States designated by the Registered Owner. Principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the designated office of the Bond Registrar.

If any Bond is duly presented for payment and funds have not been provided by the City on the applicable payment date, then interest will continue to accrue thereafter on the unpaid principal thereof at the rate stated on the Bond until the Bond is paid.

Section 5. Redemption Prior to Maturity and Purchase of Bonds.

(a) *Mandatory Redemption of Term Bonds and Optional Redemption.* The Bonds of each series shall be subject to mandatory redemption to the extent, if any, set forth in the applicable Sale Document and as approved by a Designated Representative pursuant to Section 12. The Bonds of each series shall be subject to optional redemption on the dates, at the prices and under the terms set forth in the applicable Sale Document approved by a Designated Representative pursuant to Section 12.

(b) *Purchase of Bonds.* The City reserves the right to purchase any of the Bonds at any time at a price deemed reasonable by the Finance Director.

(c) *Selection of Bonds for Redemption.* For as long as the Bonds are held in book entry only form, the selection of particular Bonds within a series and maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Bonds are no longer held by a depository, the selection of such Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c) or as otherwise set forth in the applicable Sale Document.

If the City redeems at any one time fewer than all of the Tax-Exempt Bonds having the same maturity date within a series, the particular Tax-Exempt Bonds or portions of Tax-Exempt Bonds of such series and maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of \$5,000. In the case of a Tax-Exempt Bond of a denomination greater than \$5,000, the City and the Bond Registrar shall treat each Tax-Exempt Bond of such series as representing such number of separate Tax-Exempt Bonds each of the denomination of \$5,000 as is obtained by dividing the actual principal amount of such Tax-Exempt Bond by \$5,000. In the event that only a portion of the principal sum of a Tax-Exempt Bond is redeemed, upon surrender of such Tax-Exempt Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Tax-Exempt Bond or Bonds of like series, maturity and interest rate in any of the denominations herein authorized.

If the City redeems at any one time fewer than all of the Taxable Bonds of a series having the same maturity date, the particular Taxable Bonds or portions of Taxable Bonds of such series and maturity to be redeemed shall be selected on a pro rata pass-through distribution of principal basis. In the event that only a portion of the principal sum of a Taxable Bond is redeemed, upon surrender of such Taxable Bond at the designated office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Taxable Bond or Bonds of like series, maturity and interest rate in any of the denominations herein authorized.

To the extent the City optionally redeems or purchases for retirement any Term Bond, any remaining mandatory sinking fund payment or mandatory prior redemption requirements for such Term Bond shall be reduced as provided in the Sale Document.

(d) *Notice of Redemption.*

(1) Official Notice. For so long as the Bonds are held by a depository, notice of redemption shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar shall provide any notice of redemption to any Beneficial Owners. The notice of redemption may be conditional. Thereafter (if the Bonds are no longer held by a depository), notice of redemption shall be given in the manner hereinafter provided. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption (which redemption may be conditioned by the Bond Registrar on the receipt of sufficient funds for redemption or otherwise) shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state:

- (A) the redemption date,
- (B) the redemption price,
- (C) if fewer than all outstanding Bonds are to be redeemed, the identification by series and maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (D) any conditions to redemption,
- (E) that unless conditional notice of redemption has been given and such conditions have not been satisfied or waived, on the redemption date the redemption price shall become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and
- (F) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the designated office of the Bond Registrar.

On or prior to any redemption date, unless such redemption has been rescinded or revoked, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date. The City retains the right to rescind any redemption notice and the related optional redemption of Bonds by giving notice of rescission to the affected registered owners at any time on or prior to the scheduled redemption date. Any notice of optional redemption that is

so rescinded shall be of no effect, and the Bonds for which the notice of optional redemption has been rescinded shall remain outstanding.

(2) *Effect of Notice; Bonds Due.* If notice of redemption has been given and not rescinded or revoked, or if the conditions set forth in a conditional notice of redemption have been satisfied or waived, the Bonds or portions of Bonds to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled by the Bond Registrar and shall not be reissued.

(3) *Additional Notice.* In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of the Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the series and maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to Section 14 and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) *Amendment of Notice Provisions.* The foregoing notice provisions of this Section 5, including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 6. Form of Bonds. The Bonds shall be in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

Section 7. Execution of Bonds. The Bonds shall be executed on behalf of the City by the facsimile or manual signature of the Mayor and shall be attested to by the facsimile or manual signature of the City Clerk, and shall have the seal of the City impressed or a facsimile thereof imprinted, or otherwise reproduced thereon.

If any officer who shall have signed or whose facsimile signatures appear on any of the Bonds shall cease to be such officer of the City before said Bonds shall have been authenticated or delivered by the Bond Registrar or issued by the City, such Bonds may nevertheless be authenticated, delivered and issued and, upon such authentication, delivery and issuance, shall be as binding upon the City as though said person had not ceased to be such officer. Any Bond may be signed and attested on behalf of the City by such persons who, at the actual date of execution of such Bond shall be the proper officer of the City, although at the original date of such Bond such persons were not such officers of the City.

Only such Bonds as shall bear thereon a Certificate of Authentication manually executed by an authorized representative of the Bond Registrar shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered hereunder and are entitled to the benefits of this ordinance.

Section 8. Application of Bond Proceeds. The Finance Director is hereby authorized to create a Project Account, and subaccounts therein as necessary, for the purposes set forth in this section. A portion of the proceeds of the Bonds shall be deposited in the Project Account in the amounts specified in the closing memorandum prepared in connection with the issuance of the Bonds. Such proceeds shall be used to pay and/or reimburse the City for the costs of the Project and to pay costs of issuance of the Bonds. The Finance Director shall invest money in the Project Account and the subaccounts contained therein in such obligations as may now or hereafter be permitted to cities of the State by law and which will mature prior to the date on which such money shall be needed, but only to the extent that the same are acquired and disposed of at Fair Market Value. Upon completion of the Project, Bond proceeds (including interest earnings thereon) may be used for other capital projects of the City or transferred to the Debt Service Fund.

Section 9. Tax Covenants. The City will take all actions necessary to assure the exclusion of interest on the Tax-Exempt Bonds from the gross income of the owners of the Tax-Exempt Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Tax-Exempt Bonds, including but not limited to the following:

(a) *Private Activity Bond Limitation.* The City will assure that the proceeds of the Tax-Exempt Bonds are not so used as to cause the Tax-Exempt Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

(b) *Limitations on Disposition of Project.* The City will not sell or otherwise transfer or dispose of (i) any personal property components of the Project other than in the ordinary course of an established government program

under Treasury Regulation § 1.141-2(d)(4) or (ii) any real property components of the Project, unless it has received an opinion of nationally recognized bond counsel to the effect that such disposition will not adversely affect the treatment of interest on the Tax-Exempt Bonds as excludable from gross income for federal income tax purposes.

(c) *Federal Guarantee Prohibition.* The City will not take any action or permit or suffer any action to be taken if the result of such action would be to cause any of the Tax-Exempt Bonds to be “federally guaranteed” within the meaning of Section 149(b) of the Code.

(d) *Rebate Requirement.* The City will take any and all actions necessary to assure compliance with Section 148(f) of the Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Tax-Exempt Bonds.

(e) *No Arbitrage.* The City will not take, or permit or suffer to be taken, any action with respect to the proceeds of the Tax-Exempt Bonds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the date of issuance of the Tax-Exempt Bonds would have caused the Tax-Exempt Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(f) *Registration Covenant.* The City will maintain a system for recording the ownership of each Tax-Exempt Bond that complies with the provisions of Section 149 of the Code until all Tax-Exempt Bonds have been surrendered and canceled.

(g) *Record Retention.* The City will retain its records of all accounting and monitoring it carries out with respect to the Tax-Exempt Bonds for at least three years after the Tax-Exempt Bonds mature or are redeemed (whichever is earlier); however, if the Tax-Exempt Bonds are redeemed and refunded, the City will retain its records of accounting and monitoring at least three years after the earlier of the maturity or redemption of the obligations that refunded the Tax-Exempt Bonds.

(h) *Compliance with Federal Tax Certificate.* The City will comply with the provisions of the Federal Tax Certificate with respect to the Tax-Exempt Bonds, which are incorporated herein as if fully set forth herein. In the event of any conflict between this Section and the Federal Tax Certificate, the provisions of the Federal Tax Certificate will prevail.

The covenants of this Section will survive payment in full or defeasance of the Tax-Exempt Bonds.

Section 10. Debt Service Fund and Provision for Tax Levy Payments. The City has previously authorized the creation of a fund to be used for the payment of debt service on the Bonds and other limited tax general obligations

of the City, designated as the "LTGO Debt Service Fund" (the "Debt Service Fund"), and within such fund separate accounts as determined to be necessary by the Finance Director, for the purpose of paying debt service on the Bonds. No later than the date each payment of principal of and/or interest on the Bonds matures or becomes due and payable, the City shall transmit sufficient funds, from the Debt Service Fund or from other legally available sources to the Bond Registrar for the payment of such principal and/or interest. Money in the Debt Service Fund not needed to pay the interest or principal next coming due may temporarily be deposited in legal investments for City funds, but only to the extent that the same are acquired and disposed of at Fair Market Value.

The City hereby irrevocably covenants and agrees for as long as any of the Bonds are outstanding and unpaid that each year it shall include in its budget and levy an *ad valorem* tax upon all the property within the City subject to taxation in an amount that will be sufficient, together with all other revenues and money of the City legally available for such purposes, to pay the principal of and interest on the Bonds as the same shall become due.

The City hereby irrevocably pledges that the annual tax provided for herein to be levied for the payment of such principal and interest shall be within and as a part of the property tax levy permitted to cities without a vote of the electorate, and that a sufficient portion of each annual levy to be levied and collected by the City prior to the full payment of the principal of and interest on the Bonds will be and is hereby irrevocably set aside, pledged and appropriated for the payment of the principal of and interest on the Bonds. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bonds as the same shall become due.

Section 11. Defeasance. In the event that the City, in order to effect the payment, retirement or redemption of any Bond, sets aside in the Debt Service Fund or in another special account, cash or noncallable Government Obligations, or any combination of cash and/or noncallable Government Obligations, in amounts and maturities which, together with the known earned income therefrom, are sufficient to redeem or pay and retire such Bond in accordance with its terms and to pay when due the interest and redemption premium, if any, thereon, and such cash and/or noncallable Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Debt Service Fund for the payment of the principal of and interest on such Bond. The owner of a Bond so provided for shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive payment of principal, premium, if any, and interest from the Debt Service Fund or such special account, and such Bond shall be deemed to be not outstanding under this ordinance.

The City shall give written notice of defeasance of the Bonds in accordance with the Continuing Disclosure Certificate.

Section 12. Sale of Bonds.

(a) *Bond Sale.* The Council has determined that it is in the best interest of the City to delegate to each of the Designated Representatives, for a limited time the authority to approve the method of sale, final interest rates, aggregate principal amount(s), principal amount of each maturity of the Bonds, whether to issue the Bonds in one or more series, whether to designate the Bonds (or the Bonds of a series) as Tax-Exempt or Taxable Bonds, and the redemption rights for each series of Bonds.

(b) *Negotiated Bond Sale.* If a Designated Representative determines that one or more series of Bonds are to be sold by negotiated public sale, the Designated Representative shall select one or more Underwriters as the Designated Representative determines to be in the best interest of the City. Such Bonds shall be sold to the Underwriter(s) pursuant to the terms of a Bond Purchase Contract.

(c) *Competitive Sale.* If a Designated Representative determines that one or more series of Bonds are to be sold at a competitive public sale, the Designated Representative shall: (1) establish the date of the public sale; (2) establish the criteria by which the successful bidder will be determined; (3) request that a good faith deposit in an amount not less than one percent of the principal amount of the offering accompany each bid; (4) cause notice of the public sale to be given; and (5) provide for such other matters pertaining to the public sale as a Designated Representative deems necessary or desirable. Such Bonds shall be sold to one or more Underwriters pursuant to the terms of a Certificate of Award.

(d) *Sale Parameters.* Subject to the terms and conditions set forth in this Section 12, each Designated Representative is hereby authorized to determine whether to issue the Bonds in one or more series, whether to designate the Bonds (or the Bonds of a series) as Tax-Exempt or Taxable Bonds, and to approve the method of sale and final interest rates, aggregate principal amount, principal maturities, and redemption rights for the Bonds in the manner provided hereafter so long as:

(1) the aggregate principal amount of all Bonds issued pursuant to this ordinance does not exceed \$15,500,000,

(2) the final maturity date for the Bonds is no later than December 1, 2046,

(3) the aggregate purchase price for the Bonds of a series shall not be less than 98% of the aggregate stated principal amount of such series of Bonds, and

(4) the true interest cost for a series of Bonds (in the aggregate) does not exceed 5.50%.

Subject to the terms and conditions set forth in this section, each Designated Representative is hereby authorized to execute one or more Sale Documents on behalf of the City.

Following the execution of a Sale Document, a Designated Representative shall provide a report to the Council describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Representatives by this Section 12 shall expire on December 31, 2026. If a Sale Document for the Bonds has not been executed by December 31, 2026, the authorization for the issuance of the Bonds shall be rescinded, and the Bonds shall not be issued nor their sale approved unless such Bonds are re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bonds may be in the form of a new ordinance repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance approving a Sale Document or establishing terms and conditions for the authority delegated under this Section 12.

(e) *Delivery of Bonds; Documentation.* Upon the passage and approval of this ordinance and execution of the Sale Document, the proper officials of the City, including the Designated Representatives, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bonds to the Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the Sale Document. Such documents may include, but are not limited to, documents related to a municipal bond insurance policy delivered by an insurer to insure the payment when due of the principal of and interest on all or a portion of the Bonds as provided therein, if such insurance is determined by a Designated Representative to be in the best interest of the City.

Section 13. Preliminary and Final Official Statements. Each Designated Representative is hereby authorized to deem final any preliminary Official Statement relating to the Bonds for the purposes of the Rule. Each Designated Representative is further authorized to approve for purposes of the Rule, on behalf of the City, any Official Statement relating to the issuance and sale of the Bonds and the distribution of the Official Statement pursuant thereto with such changes, if any, as may be deemed by such officer to be appropriate.

Section 14. Undertaking to Provide Ongoing Disclosure. The City covenants to execute and deliver at the time of Closing a Continuing Disclosure Certificate. The Designated Representative is hereby authorized to execute and deliver one or more Continuing Disclosure Certificates upon the issuance, delivery and sale of the Bonds with such terms and provisions as such officer shall deem appropriate and in the best interests of the City.

Section 15. Lost, Stolen or Destroyed Bonds. In case any Bonds are lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like series, amount, date and tenor to the Registered Owner

thereof if the owner pays the expenses and charges of the Bond Registrar and the City in connection therewith and files with the Bond Registrar and the City evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of their ownership thereof, and furnishes the City and the Bond Registrar with indemnity satisfactory to both.

Section 16. Severability; Ratification. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds. All acts taken pursuant to the authority granted in this ordinance but prior to its effective date are hereby ratified and confirmed.

Section 17. Corrections by Clerk. Upon approval of the City Attorney and Bond Counsel, the City Clerk is hereby authorized to make necessary corrections to this ordinance, including but not limited to the correction of clerical errors; references to other local, state or federal laws, codes, rules or regulations; ordinance numbering and section/subsection numbering; and other similar necessary corrections.

Section 18. Effective Date. This ordinance shall be in full force and effect five days after publication of this ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED BY THE CITY COUNCIL at its regular meeting held on March 26, 2026.

Matt Cole, Mayor

ATTEST

Julie Ferriss, City Clerk

APPROVED AS TO FORM

Pacifica Law Group LLP, as Bond Counsel

By: _____

EXHIBIT A

Form of Bond

UNITED STATES OF AMERICA

NO. ___

\$

STATE OF WASHINGTON

CITY OF RIDGEFIELD

LIMITED TAX GENERAL OBLIGATION BOND, 2026[A/B] [TAXABLE]

INTEREST RATE: %

MATURITY DATE:

CUSIP NO.:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: AND NO 100/DOLLARS

The City of Ridgefield, Washington (the "City"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 20____, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above, payable on _____, and semiannually thereafter on the first days of each succeeding _____ and _____. Both principal of and interest on this bond are payable in lawful money of the United States of America. The fiscal agent of the State of Washington has been appointed by the City as the authenticating agent, paying agent and registrar for the bonds of this issue (the "Bond Registrar"). For so long as the bonds of this issue are held in fully immobilized form, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company ("DTC") referred to in the Blanket Issuer Letter of Representations (the "Letter of Representations") from the City to DTC.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and Ordinance No. 1475 duly passed by the City Council on March 26, 2026 (the "Bond Ordinance"). This bond is one of an authorized issue of bonds in the aggregate principal amount of \$[_____] (the "Bonds") and is issued pursuant to the Bond Ordinance to provide funds to develop, construct, improve and equip a community center, and pay costs of issuance for the Bonds. Capitalized terms used in this bond have the meanings given such terms in the Bond Ordinance.

This bond shall not be valid or become obligatory for any purpose or be

entitled to any security or benefit under the Bond Ordinance until the Certificate of Authentication hereon shall have been manually signed by or on behalf of the Bond Registrar or its duly designated agent.

The Bonds are subject to redemption prior to maturity as provided in the Sale Document and the Bond Ordinance. The Bonds may be transferred and exchanged upon surrender to the Bond Registrar as provided in the Bond Ordinance.

The Bonds are not "private activity bonds" as such term is defined in the Internal Revenue Code of 1986, as amended (the "Code"). The City has not designated the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code.

The City hereby irrevocably covenants and agrees with the owner of this bond that it shall include in its annual budget and levy taxes annually, within and as a part of the tax levy permitted to the City without a vote of the electorate, upon all the property subject to taxation in amounts sufficient, together with other money legally available therefor, to pay the principal of and interest on this bond as the same shall become due. The full faith, credit and resources of the City are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest.

The pledge of tax levies for payment of principal of and interest on the bonds may be discharged prior to maturity of the bonds by making provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the City may incur.

IN WITNESS WHEREOF, the City of Ridgefield, Washington, has caused this bond to be signed by the manual or facsimile signature of its Mayor, attested by the manual or facsimile signature of the City Clerk, and the seal of the City to be impressed or reproduced hereon, all as of _____, 2026.

CITY OF RIDGEFIELD,
WASHINGTON

(S E A L)

By: [Facsimile Signature]
Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: First Reading Ordinance No. 1476 - Amending RMC Chapter 3.10 Affordable Housing Sales & Use Tax to Establish a Residential Rental Assistance Program

GOVERNING LEGISLATION

RCW 82.14.540 - Affordable and Supportive Housing - Sales and Use Tax; RMC 3.10 - Affordable Housing Sales and Use Tax

PREVIOUS COUNCIL ACTION TAKEN:

The council adopted Ordinance No. 1319 in July 2020 establishing RMC 3.10 - Affordable Housing Sales and Use Tax to establish the collection of sales and use tax for affordable housing and rental assistance.

SUMMARY/BACKGROUND:

In 2019, the state provided an option for cities and counties to receive a credit against the state portion of the sales-and-use tax for affordable housing purposes through the adoption of SHB 1406. The city council took the necessary steps to adopt Ordinance No. 1319 establishing a new affordable housing fund and receive the funding through the sales and use tax credit in July 2020. The funds are restricted for affordable housing and rental assistance by statute. The city receives approximately \$24,000 annually and will receive it for 20 years. Due to the limited funding received, it was decided to build up the fund prior to determining the best use of the funds.

At a May 2025 council retreat, council directed staff to begin researching options for the use of funds from a sales and use tax credit received from retail sales in the City of Ridgefield. Staff researched options available and discussed potential rental assistance programs with multiple municipalities and regional partners. In February 2026, the city council held a study session to review options and provide additional direction to staff. It was determined the best use of the limited funds was for a residential tenant rental assistance program.

The statute provides that cities under 100,000 in population are able to use the funds for rental assistance programs for households at or below 60% of the area median income. Applications may be approved up to the full monthly rental amount with a lifetime cap per household of \$5,000. Assistance would need to be paid directly to the landlord.

Staff will return to council with a budget amendment in April to provide funding at the council-directed amount of \$50,000 for the 2026 budget year. Staff will work with two non-profit partners to identify and review applications for assistance. Program information will be tracked and staff will return to council for a review in 2027 to determine if changes are warranted to the program criteria and parameters.

BUDGET/FINANCIAL IMPACTS:

Fund balance at the end of 2025 was \$138,482 and the city receives approximately \$24,000 annually in additional revenue. Staff will bring a budget amendment for 2026 assistance to council in April 2026. The council has indicated an initial \$50,000 budget should be requested for 2026.

RECOMMENDED ACTION OR MOTION:

No action is requested. This is the first reading of Ordinance No. 1476.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Ordinance No. 1476 - Rental Assistance Program

ORDINANCE NO. 1476

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING CHAPTER 3.10 AFFORDABLE HOUSING SALES AND USE TAX OF THE RIDGEFIELD MUNICIPAL CODE TO ESTABLISH A RESIDENTIAL TENANT RENTAL ASSISTANCE PROGRAM AS AUTHORIZED UNDER RCW 82.14.540

WHEREAS, the funds collected pursuant to the affordable housing sales and use tax may only be used for certain affordable housing purposes, including for providing rental assistance to tenants; and

WHEREAS, the City Council has adopted various programs for low-income residents, such as a utility assistance program, and a rental home for tenants at or below 80% of the area median income; and

WHEREAS, Council adopted Ordinance 1319 in July 2020, consistent with the authority set forth in RCW 82.14.540 in order to provide funds for meeting the housing needs within the City; and

WHEREAS, the City has received \$138,482 to date and will receive an estimated \$24,000 annually. The moneys are restricted to the statutory purposes of acquiring, rehabilitating, or constructing affordable housing, operations and maintenance costs of new units of affordable or supportive housing and cities under 100,000 in population may use it for rental assistance for tenants at or under 60% of the area median income; and

WHEREAS, the Council considered the matter at a study session in February 2026 and wished to pursue a rental assistance program for these funds and directed staff to research the program elements. Thereafter, the Council directed staff to provide an amendment to the 2026 budget in the amount of \$50,000 which will be presented for adoption in April 2026.

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

Section 1. Public Interest. The City Council for the City of Ridgefield, Washington finds that it is in the public interest to utilize the City's share of the Affordable Housing Sales and Use Tax, imposed under Ordinance No. 1319 to establish a program to provide temporary rental assistance to low-income residential tenants at or below 60% area median income.

Section 2. Findings of Fact. Each and every of the recitals contained in the 'whereas' clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 3. Amending Chapter 3.10 RMC. That Ridgefield Municipal Code Chapter 3.10 — Affordable Housing Sales and Use Tax is hereby amended to provide as follows:

Tenant Rental Assistance Program

3.10.050 Purpose. The purpose of the residential rental assistance program is to assist Ridgefield residents who are tenants living at or below 60% of the area median income who have a temporary, short-term, need for rental assistance to maintain their housing.

3.10.060 Program Established. There is hereby established Residential Tenant Rental Assistance

Program for the administration and distribution of restricted Affordable Housing and Sales and Use Tax funds that are received from the state as a credit against the state portion of the sales tax in Ridgefield pursuant to this Chapter and RCW 82.14.540. Such funds as are allocated to this Program each year within the City's adopted budget for such year are eligible to be disbursed as grants for tenant rental assistance in accordance with this Chapter.

3.10.070 Program Criteria.

A. Grant amount limits. Each grant shall be limited to the monthly rental amount per approved application and each applicant shall be limited to a lifetime grant amount of \$5,000. The total of all grants for any year shall not exceed the amount established for the Program in the City's adopted budget for that year.

B. Eligibility. To be eligible to receive a grant, a tenant must meet the following criteria:

1. Be a tenant residing in the City of Ridgefield at the time of the application.
2. Submit an application to the City Finance Department on forms provided by the City and attaching financial records sufficient to show the applicant's household income qualifies as a low-income household, defined as at or under 60% of the area median income
3. Submit a signed landlord agreement, on forms provided by the City, that amount of the grant, if approved by the City, shall be accepted by the landlord as full payment of all outstanding rental charges due.

3.10.080 Evaluation and Decision.

A. Finance Director or designee shall review all applications and approve or deny each application on the following basis:

1. The application is in compliance with all the criteria set forth in RMC 3.10.070.
2. Grant funds remain in the Program budget sufficient to satisfy the grant.
3. Grants shall be allocated on a first-come, first-served basis, based upon the date a fully completed application with all required documentation has been submitted to the City.
4. No applicant shall be deemed to have a right to receive a grant, regardless of need and the City shall have the authority, in its sole discretion, to deny an application due to lack of funds or the applicant's inability to meet the criteria of the program.
5. The City shall have the right to suspend the program at any time for any reason.
6. The City may contract with and delegate to outside entities for any part of the application review process.

B. In the event an application has been approved by the City, the City shall issue payment in the amount of the approved grant directly to the landlord in accordance with the landlord agreement.

Section 4. Administration. The City Finance Director is authorized to adopt such Program policies and guidelines as are necessary and incidental to the implementation of this Ordinance and the development of the Tenant Rental Assistance Program as adopted.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Severability. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid; the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 7. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 26TH DAY OF MARCH 2026.

CITY OF RIDGEFIELD

Matt Cole, Mayor

ATTEST:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney



Rental Assistance Program Ordinance No. 1476

March 12, 2026
City Council Meeting



SHB 1406 Background

SHB 1406	Description
Adopted by the Legislature in 2019	Provides funding through a dedicated sales and use tax credit for affordable housing. The sales and use tax is credited against the state portion of sales tax on goods and services in Ridgefield.
Provides funding for affordable housing programs. Eligible uses for the funding	<ul style="list-style-type: none"> • Acquiring, rehabilitating, or constructing affordable housing. May include new units within an existing structure or facilities providing supportive housing services under RCW 71.24.385 (behavioral health organizations) • Operations and maintenance costs of new units of affordable or supportive housing. • Cities under 100,000 population may use for rental assistance for tenants at or under 60% AMI.
Available revenue for the program over the 20-year timeline 2020 – 2039	The maximum amount received is based on FY 2019 taxable retail sales. The amount the city will receive will cap at approximately \$24,500 annually.



Ordinance No. 1319 Background

Ordinance No. 1319	Description
Adopted by the City Council in July 2020	Provides funding through a dedicated sales and use tax credit for affordable housing. The sales and use tax is credited against the state portion of sales tax on goods and services in Ridgefield.
Provides funding for affordable housing programs. Options for city programs at the time the Ordinance was adopted	<ul style="list-style-type: none"> Options for use presented to the City Council. Council chose to build fund balance until adequate funds available for use. Council directed staff to research rental assistance options in 2025. Council held a study session in February 2026 to discuss options and provide direction for a rental assistance program.
Available revenue for the program over the 20-year timeline 2020 – 2039	Current fund balance \$138,482. The maximum amount received is based on FY 2019 taxable retail sales. The amount the city will receive will cap at approximately \$24,000 annually.



Residential Rental Assistance Program

The purpose of the residential rental assistance program is to assist Ridgefield residents who are tenants living at or below 60% of the area median income who have a temporary, short term, need for rental assistance to maintain their housing.

Criteria

- Grant assistance can cover the full monthly rental payment.
- Each household has a maximum lifetime grant amount of \$5,000.
- The total of all grants for any year shall not exceed the adopted budget amount established by council each year.

Eligibility

- Be a tenant residing in the City of Ridgefield at the time of the application.
- Submit an application including all financial records to show the applicant's household income qualifies as a low-income household at or below 60% of the area median income.
- Submit a signed landlord agreement.

Payments will be paid directly to the landlord.



Residential Rental Assistance Program Next Steps

- **Second reading of Ordinance No. 1476 March 26, 2026**
- **Bring a budget request to council for \$50,000 in assistance funding for 2026**
- **Track metrics on the program and report to council in 2027**





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: Approval of Resolution No. 674 - N 1st Circle Right-of-Way Vacation

GOVERNING LEGISLATION

RCW 35.79 Streets - Vacation

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The City of Ridgefield owns right-of-way (ROW) along N 1st Circle that was formerly the site of the State Route 501 overpass and interchange with Interstate 5 before the full reconstruction of the interchange was completed in 2009. Due to its former function as a freeway interchange, the full ROW width far exceeds that of N 1st Circle (now a dead-end local street) and its sidewalk, curb, and gutter.

On November 7, 2025, the City held a pre-application conference ("pre-app") for a veterinary clinic (North County Animal Hospital) located at 6325 N 1st Circle. Among the topics discussed during the pre-app was that of the extended ROW separating the veterinary clinic's property line from the back of the sidewalk. In order to obtain this area and incorporate it into the developable portion of the site, the property owner (Sam Kopman, Kopman Properties LLC, via representative) has requested initiation of the ROW vacation process.

The purpose of this meeting is for Council to review the request and, if desired, take action on a resolution permitting the ROW vacation process to proceed. Subsequently, staff would set and advertise a date for a public hearing and first ordinance reading, which is required by state statute to occur between twenty and sixty days after passage of the resolution.

Staff would also work with the property owner and their representative to determine the value of the vacated area. The subject area is 7,307 square feet. Based on a recent precedent ROW valuation of \$5.83/SF, the value of the vacated area would be \$42,599.81. A standard procedure for ROW vacations is to charge the adjacent property owner fifty percent of the assessed value, which based on this initial estimate would be \$21,299.91.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

To adopt the resolution and authorize staff to set and notice a public hearing date:

"I move to adopt Ordinance No. 674 as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. 6325 N 1st Cir Aerial
2. 1. Existing Conditions Survey
3. 2. ROW Vacation Survey
4. 3. ROW Vacation Legal Description

RESOLUTION NO. 674

A RESOLUTION OF THE CITY OF RIDGEFIELD, WASHINGTON INITIATING THE PROCESS TO VACATE A PORTION OF N 1ST CIRCLE TO THE ABUTTING PROPERTY OWNER AND SETTING A DATE FOR A PUBLIC HEARING

WHEREAS, the City of Ridgefield owns right-of-way along N 1st Circle that was formerly the site of the State Route 501 overpass and interchange with Interstate 5 before the full reconstruction of the interchange was completed in 2009; and

WHEREAS, the Pioneer Street/ I-5 interchange construction project established a new alignment for the interchange overpass; and,

WHEREAS, pursuant to completion of the I-5 Interchange project the Washington State Department of Transportation in 2009 turned back the right-of-way of the former alignment, now known as N 1st Circle, to the City of Ridgefield; and

WHEREAS, pursuant to RCW 35.79, the City Council may initiate by Resolution a procedure to vacate right of way; and

WHEREAS, a request to vacate excess right-of-way along N 1st Circle has been received from the abutting property owner at 6325 N 1st Circle.

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

Section 1. Public Interest. The City Council hereby finds that it is in the public interest to initiate this procedure to vacate a portion of the N 1st Circle right-of-way.

Section 2. Street Vacation Initiated. Pursuant to the right-of-way vacation request, the City hereby initiates the procedures set forth in RCW 35.79 to vacate a portion of the N 1st Circle right-of-way shown in Exhibits 1-3.

Section 3. Public Hearing. The City Clerk is directed to set a public hearing on this petition for vacation of a portion of the N 1st Circle right-of-way. Pursuant to RCW 35.79.010 the time of the public hearing shall not be more than sixty days nor less than twenty days after the date of the passage of this Resolution. Furthermore, the City Clerk shall publish an official notice of the public hearing date pursuant to the requirements in RCW 35.79.020.

Section 4. Effective Date. This Resolution shall be in full force and effect immediately upon adoption.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 12th DAY OF MARCH, 2026.

CITY OF RIDGEFIELD

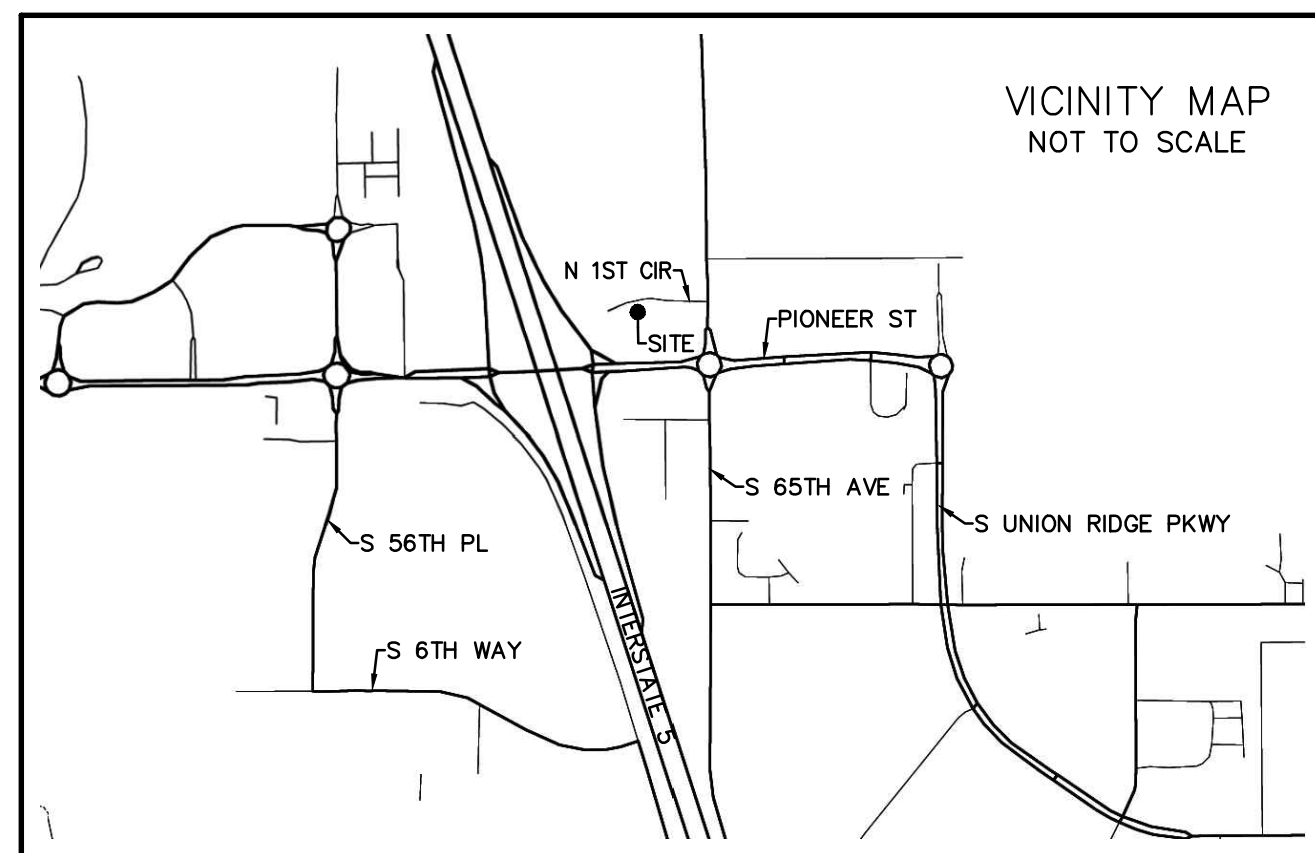
Matt Cole

Mayor

Attest:

Julie Ferriss
City Clerk





EXISTING CONDITIONS SURVEY

A PORTION OF
THE SE 1/4, OF THE NE 1/4,
OF SECTION 21,
T. 4 N., R. 1 E., W. M.,
CITY OF RIDGEFIELD,
CLARK COUNTY, WASHINGTON

JOB NO.: 15-291
DATA COLLECTED: 08-03-15
DRAWING DATE: 02-25-26
SHEET 1 OF 1

LEGEND:

- INDICATES WATER VALVE
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES CATCH BASIN
- INDICATES SANITARY SEWER MANHOLE
- INDICATES SANITARY CLEANOUT
- INDICATES STREET LIGHTING BOX
- INDICATES LIGHT POLE
- INDICATES JUNCTION BOX
- INDICATES ELECTRIC METER
- INDICATES TRANSFORMER
- INDICATES GAS METER
- INDICATES SIGN
- INDICATES BOLLARD
- INDICATES MONITOR WELL
- INDICATES SHRUB
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- PIN INDICATES PARCEL IDENTIFICATION NUMBER
- AFN INDICATES AUDITORS FILE NUMBER
- ROS INDICATES RECORD OF SURVEY
- WSDOT INDICATES WASHINGTON DEPARTMENT OF TRANSPORTATION
- (D) INDICATES DEED DISTANCE PER AFN:5070550
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- INDICATES BOUNDARY
- - - - - INDICATES PROPOSED RIGHT-OF-WAY LINE
- - - - - INDICATES EDGE OF ASPHALT
- - - - - INDICATES EDGE OF CONCRETE
- - - - - INDICATES EDGE OF GRAVEL
- - - - - INDICATES 5 FOOT INTERVAL CONTOUR
- - - - - INDICATES 1 FOOT INTERVAL CONTOUR
- - - - - INDICATES CHAINLINK FENCE LINE
- - - - - INDICATES ELECTRIC LOCATE
- - - - - INDICATES GAS LOCATE
- - - - - INDICATES TELEPHONE LOCATE
- - - - - INDICATES WATER LOCATE

HORIZONTAL DATUM:
NAD_83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, US-FEET

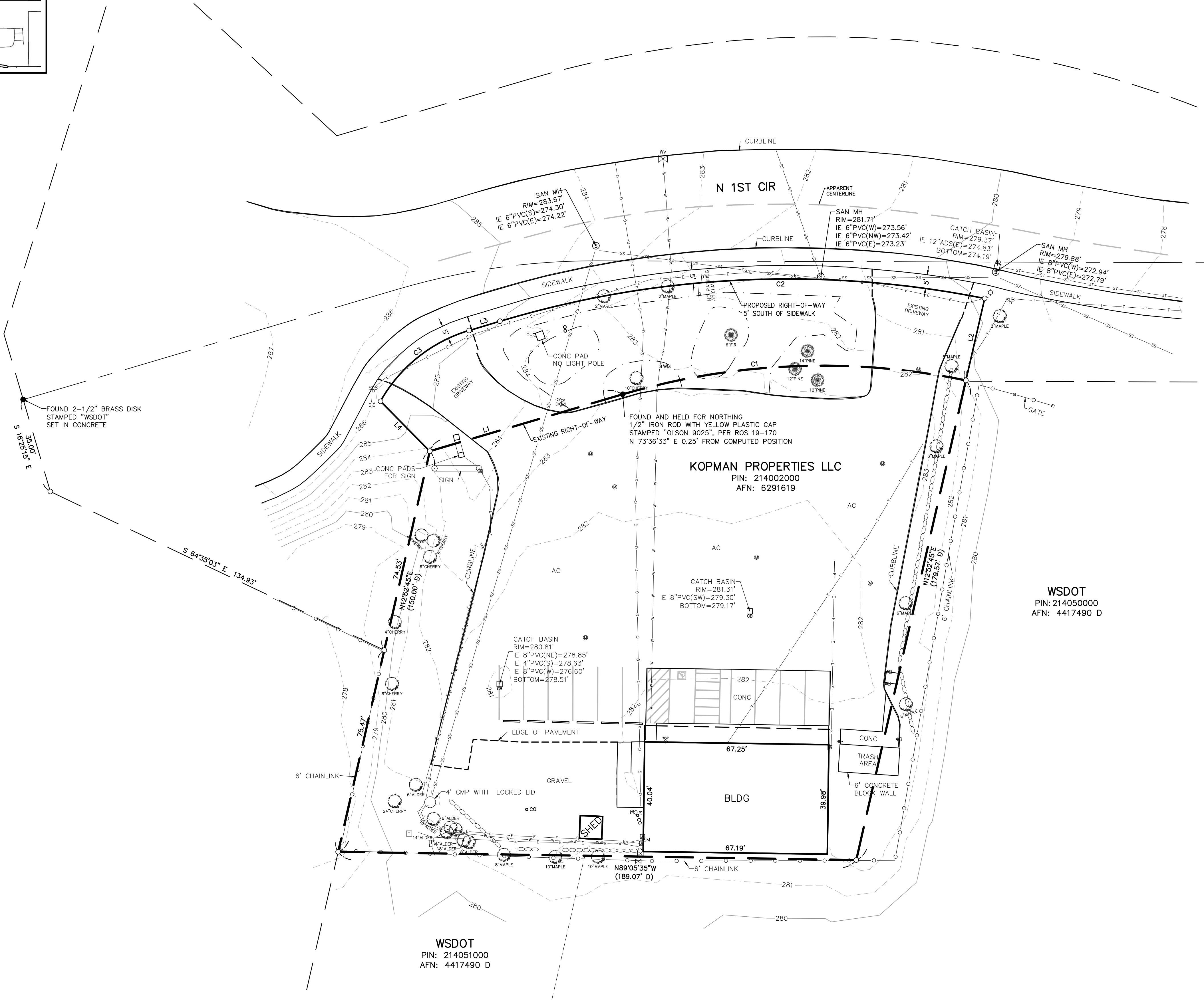
VERTICAL DATUM:
NGVD29-47 BASED ON WSDOT GP06005-32 (PID: 863) AND SUBTRACTING 3.45 FEET.

BENCH MARK:
WSDOT GP06005-32 (PID: 863)
ELEVATION = 279.186', NAVD_88 (WSDOT DATUM)

NOTE:
A UTILITY LOCATE WAS CALLED FOR ON 07/22/15 UNDER TICKET NUMBER 15214154. AN ONSITE PRIVATE LOCATE WAS PERFORMED ON 07/24/15 BY MOUNTAIN VIEW LOCATING INC. THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. M.G.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

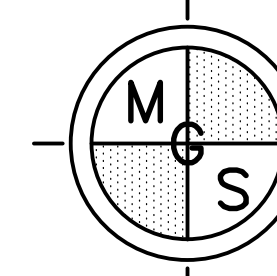
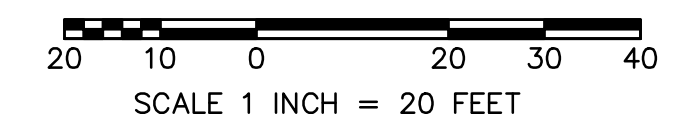
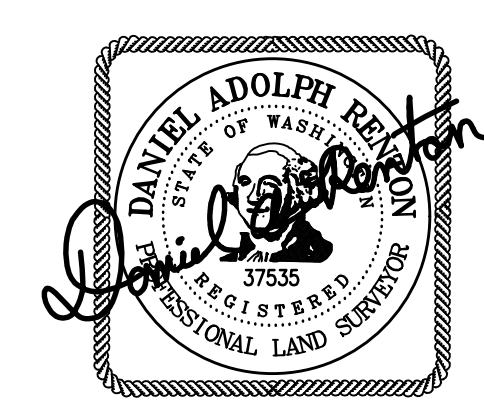
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73°34'45" E	73.15'
L2	N 12°52'45" E	30.69'
L3	S 73°16'58" W	11.73'
L4	S 44°38'55" E	25.57'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	258.33'	28°08'01"	126.85'	N 87°38'56" E	125.58'
C2	365.50'	28°02'09"	178.85'	S 87°18'02" W	177.07'
C3	55.50'	43°47'57"	42.43'	S 51°22'59" W	41.40'



WSDOT
PIN: 214050000
AFN: 4417490 D

WSDOT
PIN: 214051000
AFN: 4417490 D

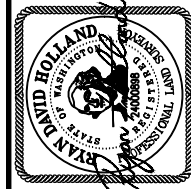


MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73°34'45" E	73.15'
L2	N 12°52'45" E	30.69'
L3	S 73°16'58" W	11.73'
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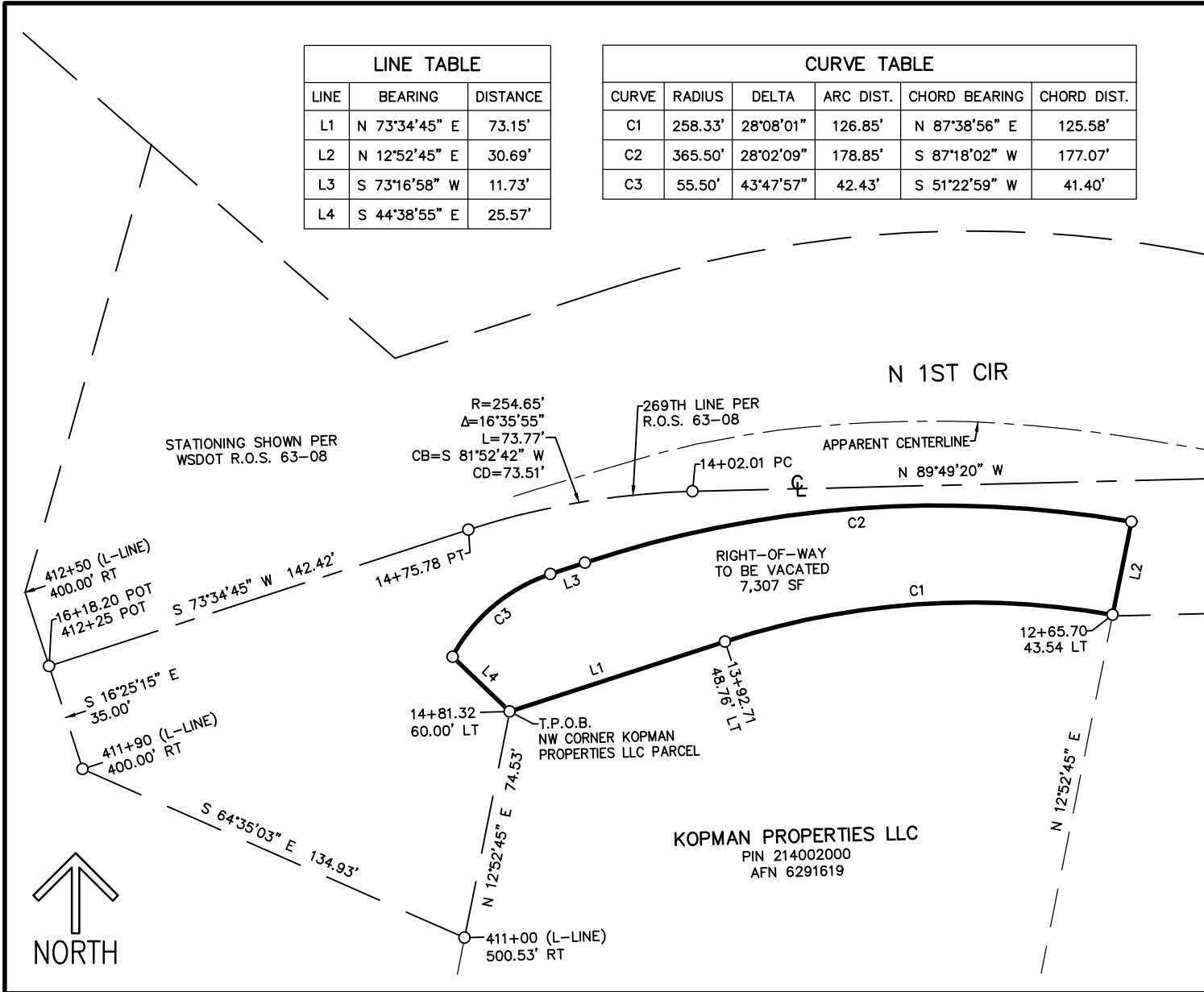
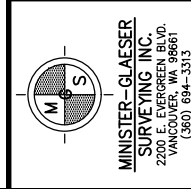
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 JOB NO. 26-056
 DATE: 2/25/2026
 DWG FILE: 26056L1
 DRAWN BY: RDH
 SHEET: 1 OF 1

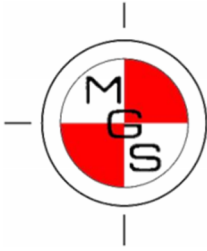


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EXHIBIT

RIGHT-OF-WAY VACATION

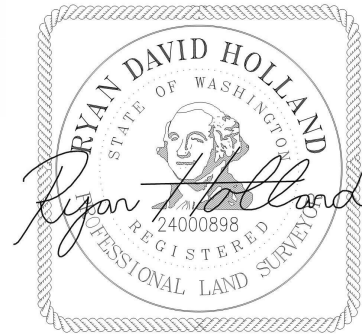




**MINISTER-GLAESER
SURVEYING INC.**

2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313

2/25/2026



FEBRUARY 25, 2026

EXHIBIT “ “

RIGHT-OF-WAY VACATION

A strip of land located in the Southeast quarter of the Northeast quarter of Section 21, Township 4 North, Range 1 East, Willamette Meridian, City of Ridgefield, Clark County, Washington, more particularly described as follows:

COMMENCING at a point on the East line of W.S.D.O.T. Right-of-Way of Interstate 5 at Station 411+00 (L-Line), 500.53 feet Right, as shown on Record of Survey, Book 63, Page 08, records of Clark County, said point being on the West line of the Kopman Properties LLC parcel as described under Statutory Warranty Deed Auditor's File Number 6291619, recorded December 9, 2025, records of Clark County;

Thence North 12°52'45" East, along said West line of the Kopman Properties LLC parcel, 74.53 feet to a point at Station 14+81.32 (269th Line), 60.00 feet Left as shown on said Record of Survey, also said point being the Northwest corner thereof and the **TRUE POINT OF BEGINNING:**

Thence North 73°34'45" East, along the South Right-of-Way line of N 1st Circle (Previously known as NW 269th Street), 73.15 feet;

Thence continuing along said South Right-of-Way line and along the arc of a tangent 258.33 foot radius curve turning to the right, for an arc distance of 126.85 feet, through a central angle of 28°08'01", the long chord of which bears North 87°38'56" East, for a chord distance of 125.58 feet;

Thence leaving said South Right-of-Way line North 12°52'45" East, 30.69 feet;

Thence along the arc of a non-tangent 365.50 foot radius curve turning to the left, for an arc distance of 178.85 feet, through a central angle of 28°02'09", the long chord of which bears South 87°18'02" West, for a chord distance of 177.07 feet;

Thence South 73°16'58" West, 11.73 feet;

Thence along the arc of a tangent 55.50 foot radius curve turning to the left, for an arc distance of 42.43 feet, through a central angle of 43°47'57", the long chord of which bears South 51°22'59" West, for a chord distance of 41.40 feet;

Thence South 44°38'55" East, 25.57 feet to said Station 14+81.32 and the **TRUE POINT OF BEGINNING.**

CONTAINING 7,307 square feet of land, more or less.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: March 12, 2026

AGENDA ITEM NAME: Motion to Approve the Elevated Eastside Reservoir Construction Contract

GOVERNING LEGISLATION

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

PREVIOUS COUNCIL ACTION TAKEN:

On March 5, 2024, Council approved a Professional Services Agreement with Consor North America, Inc. for Planning, Design and Bid Phase Services supporting the Eastside Elevated Water Reservoir.

SUMMARY/BACKGROUND:

SUMMARY/BACKGROUND:

The Eastside Elevated Water Reservoir will be located on a 5.3 acre city-owned parcel on South 5th Street, east of the intersection with South 78th Place.

The contract would be awarded to T. Bailey, LLC for the amount of \$17,196,384.00 plus an additional \$2,000,000.00 in contingency for a total of \$19,196,384.00. Contingency is for unknown conditions that may be encountered and evolving site security considerations.

This project is critical to addressing the short and long-term water supply needs for the City of Ridgefield. The new Eastside Elevated Water Reservoir will have a capacity of approximately 2.5 million gallons (MG) to provide water supply for the city. The project is estimated to take approximately 2 years to be constructed. When complete, the project will provide additional storage, increased resiliency, and provide water service to our residents in a more efficient manner.

Items of work include:

- 2.5 MG Composite Elevated Reservoir on a Continuous Flight Auger (CFA)Pile System
- Storm Management Facility Including Site Utilities
- Reservoir Mural
- Electrical and Instrumentation
- Site Grading and Earthwork
- Landscaping, Irrigation, Perimeter Fence and Gate
- Access Driveway



PERSPECTIVE VIEW - WEST
NTS



PERSPECTIVE VIEW - SOUTH
NTS

BUDGET/FINANCIAL IMPACTS:

The funding for this project consists of a combination of debt issuance for a Drinking Water State Revolving Fund (DWSRF) loan for \$15 million and Water System Development Charges (WSDC) for the balance of the construction and construction management expenses.

RECOMMENDED ACTION OR MOTION:

Council action is requested on this item.

A suggested motion is: "I move to approve awarding the contract for the construction of the Elevated Eastside Water Reservoir project to T. Bailey, LLC for the amount of \$17,196,384.00 plus an additional \$2,000,000.00 in contingencies, for a total of \$19,196,384.00."

STAFF CONTACT: Miranda Lange, PW Infrastructure Deputy Director

ATTACHMENTS:

None