



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, May 14, 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. 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.

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the April 16, 2026, April 23, 2026, April 30, 2026 Meeting**
- 3. Approval to Enter into an Interlocal Participation Agreement with BuyBoard National Purchasing Cooperative**
- 4. Approval of Award of Contract with MacKay Sposito for 2026 Parks, Recreation, and Opens Spaces (PROS) Plan Update**
- 5. Approval of Award of Contract with Aetta Architects for Additional Services Related to the Ridgefield Community and Recreation Center**
- 6. Approval of Interlocal Agreement between Clark County and Ridgefield for Prosecution Services**
- 7. Approval of the Water On-Call Services Contract**

IV. BUSINESS

- 1. Second Reading of Ordinance No. 1480 - 2026 Budget Amendment 2 - Kirk Johnson, Finance Director**

2. **Motion - Contract Award for the Construction of the Ridgefield Community and Recreation Center - Miranda Lange, PW Infrastructure Deputy Director**
3. **Motion - Approval of Sanderling Park Phase 4 Final Plat - Claire Lust, Community Development Director**

V. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No.1481 - Nye PUD Development Agreement - Claire Lust, Community Development Director**

VI. 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.

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

VIII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 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. May 14, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

May 14th, 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ACI PAYMENTS INC - EPAY	1701	1000158132	Public Works	Returned ACH Payment Processing Fee	5.95
ACI PAYMENTS INC - EPAY Total					5.95
ACTIVE CONSTRUCTION INC.	4038	C2024-019-21	Genl Govt/Facilities	02.2026 Pioneer Widening Construction	49,231.50
ACTIVE CONSTRUCTION INC. Total					49,231.50
APPLIED CONCEPTS INC	3542	476461	Genl Govt/Facilities	PD Vehicles Dash Radars	5,463.16
APPLIED CONCEPTS INC Total					5,463.16
ATEC WATER SYSTEMS LLC	4113	16251	Executive	Water Treatment Plant 4" Coupling Gasket	79.66
ATEC WATER SYSTEMS LLC Total					79.66
BACKWOOD BARK	3944	16366	Genl Govt/Facilities	Community Garden Mulch Nuggets & PWSTW Rain Gardens BSM Sample	32.64
			Administration	Community Garden Mulch Nuggets & PWSTW Rain Gardens BSM Sample	306.82
BACKWOOD BARK Total					339.46
Blake Lisa & Bradford	UB*01292	(blank)	Community Development	Refund Check 008156-000 1732 S 14th Ct	1.26
Blake Lisa & Bradford Total					1.26
BLUEROCK VENTURES LLC	4073	1020	Genl Govt/Facilities	04.2026 Rec Center Project Management	19,345.00
BLUEROCK VENTURES LLC Total					19,345.00
BPB HOLDING CORP	4061	P91151253	Genl Govt/Facilities	2016 Ford F250 63638D Key Fob Repair - PWSTW	0.69
			Public Works	2016 Ford F250 63638D Key Fob Repair - PWSTW	18.88
			Community Development	2016 Ford F250 63638D Key Fob Repair - PWSTW	1.03
BPB HOLDING CORP Total					20.60
Brame Brian	UB*01291	(blank)	Human Resources	Refund Check 017729-000 4407 N Ridgefield Woods Dr	85.99
Brame Brian Total					85.99
BRENT DANIELS	3825	3410	Genl Govt/Facilities	Brush Debris Pickup - PW Shop	294.80
			Public Works	Brush Debris Pickup - PW Shop	195.00
			Information Technology	Brush Debris Pickup - PW Shop	287.40
			Human Resources	Brush Debris Pickup - PW Shop	202.30
			Legal	Brush Debris Pickup - PW Shop	20.50
BRENT DANIELS Total					1,000.00
BRIDGETOWER OPCO LLC	3585	745863702	Community Development	Pioneer St Slope Stabilization & Slide Alleviation RQ	704.74
		745865368	Public Works	PD Recruitment Request for Qualification	797.58
		745862410	Administration	Kennedy Well Request for Qualification	692.08
BRIDGETOWER OPCO LLC Total					2,194.40
BSK ASSOCIATES	2119	VJ01016	Community Development	04.2026 Coliform Testing	713.00
BSK ASSOCIATES Total					713.00
Carter Tim	UB*01298	(blank)	Genl Govt/Facilities	Refund Check 009048-000 2215 S 13th Cir	7.11
Carter Tim Total					7.11
CASCADE CENTERS INC.	3969	CAN050126141-01	Genl Govt/Facilities	05.2026 Employee Assistance Program	248.87
			Public Safety	05.2026 Employee Assistance Program	15.23
			Public Works	05.2026 Employee Assistance Program	230.07
			Community Development	05.2026 Employee Assistance Program	45.04
			Information Technology	05.2026 Employee Assistance Program	6.33
			Council	05.2026 Employee Assistance Program	4.46
CASCADE CENTERS INC. Total					550.00
CASCADE MINI EXCAVATING INC.	4269	2146	Administration	Playground Repair Parts - Abrams Park	1,911.38

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CASCADE MINI EXCAVATING INC. Total					1,911.38
CHARGEPOINT INC	3734	IN413593	Community Development	2026 ChargePoint Electric Vehicle Annual Subscription	2,223.60
CHARGEPOINT INC Total					2,223.60
CINTAS CORPORATION NO 2	3497	5329818701	Public Safety	Electrolyte Packs - PW Shop	18.12
			Public Works	Electrolyte Packs - PW Shop	326.93
			Community Development	Electrolyte Packs - PW Shop	7.22
CINTAS CORPORATION NO 2 Total					352.27
CITY OF BATTLE GROUND	0092	INV00551	Public Safety	03.2026 Public Defender	6,400.00
			Judicial	03.2026 Court Costs	20,654.08
CITY OF BATTLE GROUND Total					27,054.08
CITY OF RIDGEFIELD - EPAY PERMITS	0095	ENG-26-0012	Public Works	Recreation Center Engineering/Grading Review	1,485.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					1,485.00
CLARK COUNTY	0102	CI086046	Public Works	03.2026 Pretrial Supervision & Investigations	3,588.42
		CI086026	Genl Govt/Facilities	Q1.2026 NetMotion Support	1,216.80
		CI086576	Public Works	03.2026 Whatley Decant Billing	2,211.04
		CI085943	Public Works	Q1.2026 Interpreter Costs	73.08
CLARK COUNTY Total					7,089.34
CLARK COUNTY FIRE DISTRICT #5	0104	500278	Genl Govt/Facilities	Invoice 50194 Q4.2025 Safety Consortium - Tax Only	2.38
				Invoice 500218 Confined Space Entry Greg Harvey - Tax Only	0.84
				Invoice 500218 Confined Space Entry Steve Klopman - Tax Only	2.55
				Invoice 50194 Q4.2025 Safety Consortium - Tax Only	113.65
		500295	Public Works	Invoice 500218 Confined Space Entry Greg Harvey - Tax Only	7.66
				Invoice 500218 Confined Space Entry Steve Klopman - Tax Only	5.95
				Invoice 500214 Confined Space Entry Ryan Smith - Tax Only	8.50
				Neighbors on Watch Flagging Training	309.80
CLARK COUNTY FIRE DISTRICT #5 Total					451.33
CLARK COUNTY TREASURERS OFFICE	0554	SIF202604	Council	School Impact Fees	270,080.00
CLARK COUNTY TREASURERS OFFICE Total					270,080.00
CLARK PUBLIC UTILITIES - EPAY	0110	34502096	Public Works	3707 S Willow Dr Light R41321316	145.04
		34502055	Public Works	1701 S 8th Way Light Replacement R41192304	174.04
		34444214	Public Works	Pioneer Widening	478,600.35
		34502059	Public Works	5499 S Wells Dr Lights R41284116-19 & R41284420-21	1,015.25
		34502060	Public Works	4312 S Settler Dr Fixture Replacement R41202103	377.10
		34470206	Public Works	411 S 47th Ave Light R41213401	4,786.19
		34502070	Public Works	3215 S Hillhurst Rd Lights R41321113/R41321104-06/R41321408-09	1,044.24
		34502080	Public Works	1612 S Dusky Dr Light R41301349	5,014.39
34470220	Public Works	4024 S Winery Way Light R41291148	319.08		
CLARK PUBLIC UTILITIES - EPAY Total					491,475.68
COLUMBIA RESOURCE COMPANY	0114	506698051	Public Works	Yard Debris - Abrams Park	28.91
COLUMBIA RESOURCE COMPANY Total					28.91
COLUMBIAN PUBLISHING CO	0116	55746	Public Works	Invitation to Bid Official Newspaper	32.40
				PD Recruitment RQ	577.50
		55698	Public Works	NYE PUD Development Agreement	75.60
		55718	Public Works	Pioneer St Slope Stabilization & Slide Alleviation RQ	508.20
		55680	Public Works	Ord 1479 - Urban Downs II Residential Comm Dev Agreement	46.80
				Kennedy Well Request for Qualification	501.60
55922	Public Works	NYE PUD Development Agreement	75.60		

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COLUMBIAN PUBLISHING CO Total					1,817.70
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	3404	8951-1118071	Community Development	Streetlights Replacement Parts	2,331.77
		8951-1120047	Genl Govt/Facilities	Streetlights Replacement Parts	2,109.22
		8951-1120048	Community Development	Streetlights Replacement Parts	2,872.14
		8951-1120045	Public Works	Streetlights Replacement Parts	5,954.50
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC Total					13,267.63
CONSOR NORTH AMERICA INC.	3949	W233613WA.00-25	Public Works	03.2026 Eastside Elevated Water Reservoir	8,994.38
		C240750WA.00-23	Genl Govt/Facilities	03.2026 Pioneer Widening Construction Mgmt	29,632.50
		D253491WA.00-4	Human Resources	03.2026 Pioneer/Hillhurst and Carty Rd Conceptual Desing	5,210.00
CONSOR NORTH AMERICA INC. Total					43,836.88
COREY CROWNHART	3997	3997-20260514	Human Resources	WRPA Annual Conference Mileage - Crownhart	84.70
COREY CROWNHART Total					84.70
CSD ATTORNEYS AT LAW P.S.	3294	135742	Public Works	03.2026 Park Laundry	2,126.00
CSD ATTORNEYS AT LAW P.S. Total					2,126.00
CT PUBLISHING	3753	3319323	Community Development	Kennedy Well Request for Qualification	197.20
		309586	Community Development	PD Recruitment Request for Qualification	215.90
		309546	Public Works	Invitation to Bid Official Newspaper	49.30
CT PUBLISHING Total					462.40
DATEC INC	0136	67370	Public Safety	PD Vehicle Printer & Barcode Scanner	(6.82)
			Public Works	PD Vehicle Printer & Barcode Scanner	3,716.90
DATEC INC Total					3,710.08
DeAngelo Robert & Sandi	UB*01295	(blank)	Public Safety	Refund Check 013381-000 3823 S 40th Pl	0.51
DeAngelo Robert & Sandi Total					0.51
DEPARTMENT OF COMMERCE STATE OF WASHINGT	2889	PWTFNT-461405	Genl Govt/Facilities	Downtown Stormwater Imprv. Construction Loan PC24-96103-018	3,823.22
			Public Works	Downtown Stormwater Imprv. Construction Loan PC24-96103-018	300.33
		PWTFNT-449161	Public Works	Downtown Stormwater Imprv. Construction Loan PC24-96103-018	2,270.13
			Community Development	Downtown Stormwater Imprv. Construction Loan PC24-96103-018	690.36
		PWTFNT-461315	Public Works	S Royle Rd Improvements Loan PR24-96103-007	31,888.89
		PWTFNT-406314	Genl Govt/Facilities	Downtown Stormwater Improvements Loan PR20-96103-012	3,411.58
			Public Works	Downtown Stormwater Improvements Loan PR20-96103-012	15,423.11
DEPARTMENT OF COMMERCE STATE OF WASHINGTON Total					57,807.62
DEPARTMENT OF LICENSING - EPAY	0154	RG0002045-2026	Public Works	CPL Fees	18.00
		RG0002043-2026	Community Development	CPL Fees	18.00
		RG0002044-2026	Public Works	CPL Fees	18.00
		RG0002049-2026	Public Works	CPL Fees	18.00
		RG0002051-2026	Public Works	CPL Fees	18.00
		RG0002050-2026	Public Works	CPL Fees	18.00
		RG0002046-2026	Public Works	CPL Fees	18.00
		RG0002048-2026	Public Works	CPL Fees	18.00
		RG0002047-2026	Genl Govt/Facilities	CPL Fees	21.00
DEPARTMENT OF LICENSING - EPAY Total					165.00
DIANA ALLEN	4015	4015-20260514	Administration	Empower 2026 Conference Mileage - Allen	32.20
DIANA ALLEN Total					32.20
DIGITAL ASSURANCE CERTIFICATION LLC	3592	80506	Information Technology	2026 Go Bonds Issuance Compliance Services	1,998.04
DIGITAL ASSURANCE CERTIFICATION LLC Total					1,998.04
DLT SOLUTIONS LLC	3903	SI734317	Genl Govt/Facilities	05.2026-04.2027 AutoCAD Licenses	560.78
			Public Works	05.2026-04.2027 AutoCAD Licenses	1,682.34

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DLT SOLUTIONS LLC	3903	SI734317	Community Development	05.2026-04.2027 AutoCAD Licenses	2,243.15
DLT SOLUTIONS LLC Total					4,486.27
ENCORE ONE LLC	3890	722560	Genl Govt/Facilities Public Works	04.2026 Janitorial Services - 487 S 56th Pl	412.15
				04.2026 Janitorial Services - 487 S 56th Pl	231.14
			Community Development	04.2026 Janitorial Services - 101 Mill Street Ste 210	350.00
				04.2026 Janitorial Services - 487 S 56th Pl	40.55
				04.2026 Janitorial Services - 101 Mill Street Ste 110	681.71
			Human Resources	04.2026 Janitorial Services - 230 Pioneer Street	278.69
ENCORE ONE LLC Total					1,994.24
EXPRESS SERVICES INC.	4012	33791384	Public Works	04.13.2026-04.19.2026 PWOM Admin Temp Services - Proshe	1,282.50
			Human Resources	04.13.2026-04.19.2026 PWOM Admin Temp Services - Proshe	67.50
		33765112	Genl Govt/Facilities	04.06.2026-04.12.2026 PWOM Admin Temp Services - Proshe	1,147.50
			Public Works	04.06.2026-04.12.2026 PWOM Admin Temp Services - Proshe	202.50
		33829056	Genl Govt/Facilities	04.20.2026-04.26.2026 PWOM Admin Temp Services - Proshe	1,012.50
			Public Works	04.20.2026-04.26.2026 PWOM Admin Temp Services - Proshe	135.00
			Community Development	04.20.2026-04.26.2026 PWOM Admin Temp Services - Proshe	202.50
EXPRESS SERVICES INC. Total					4,050.00
GAS & FOOD INC	4271	PLZ-26-0047	Public Works	PLZ-26-0047 Boundary Line Adjustment Refund	440.00
GAS & FOOD INC Total					440.00
GENERAL PACIFIC	2942	1541953	Public Works	PD Drone Parts - DJI Avata Propellers	39.24
GENERAL PACIFIC Total					39.24
GLOBAL SECURITY & COMMUNICATIONS INC.	3447	4722044	Genl Govt/Facilities	05.2026 Alarm Monitoring Services - PW Bldg	29.43
			Public Safety	05.2026 Alarm Monitoring Services - PW Bldg	7.62
			Public Works	05.2026 Alarm Monitoring Services - PW Bldg	82.77
			Community Development	05.2026 Alarm Monitoring Services - PW Bldg	2.48
			Executive	05.2026 Alarm Monitoring Services - PW Bldg	6.21
GLOBAL SECURITY & COMMUNICATIONS INC. Total					128.51
GRANICUS LLC	3863	228262	Public Works	Laserfiche Connector & SmartGov Project Management	4,113.04
GRANICUS LLC Total					4,113.04
GRAPHIC INFORMATION SYSTEMS INC.	2811	296074	Public Works	Envelopes - City Hall	459.41
		295613	Public Works	Business Cards - City of Ridgefield General	284.04
		295636	Administration	Business Cards - City of Ridgefield General	(0.52)
			Public Works	2026 Summer Event Mailer	2,692.83
GRAPHIC INFORMATION SYSTEMS INC. Total					3,435.76
GRAY AND OSBORNE INC	0207	23231.24-1	Public Works	04.2026 Quail Landing PLZ-26-0030	763.28
		26201.00-4	Public Works	04.2026 Water System Plan Analysis Update	642.79
GRAY AND OSBORNE INC Total					1,406.07
GROUNDWATER SOLUTIONS INC.	2971	00727.002-3REV	Genl Govt/Facilities	03.2026 Hydrological Study - Kennedy Wtr Rts	3,436.25
			Council	03.2026 Hydrological Study - Water Rights	742.50
				03.2026 Hydro Site Assessment - Refuge Park	4,143.75
GROUNDWATER SOLUTIONS INC. Total					8,322.50
H.D. FOWLER CO. INC.	2036	I7283164	Public Works	Fire Hydrant Parts - Hose Nozzle Cap Gasket	273.66
H.D. FOWLER CO. INC. Total					273.66
HD SUPPLY INC.	3886	INV01025853	Public Works	Tube Connectors & SpecCheck DPD Chlorine Standards	675.55
		INV01027599	Public Works	Vanton Pump & Oil - Water	1,810.44
HD SUPPLY INC. Total					2,485.99
HI-SCHOOL PHARMACY INC	4191	27301-1	Genl Govt/Facilities	Ford F-350 Switch - PWOM	5.60

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HI-SCHOOL PHARMACY INC	4191	27301-1	Public Works	Sanitary Supplies - PW Bldg	31.25		
				Misc. Supplies - PW Shop	19.75		
				Ford F-350 Switch - PWOM	3.91		
			Community Development Administration	Misc. Supplies - PW Shop	12.55		
				Sanitary Supplies - PW Bldg	11.71		
				Misc. Supplies - PW Shop	14.18		
			Human Resources Council Executive	Sanitary Supplies - PW Bldg	10.26		
				Sanitary Supplies - PW Bldg	2.70		
				Misc. Supplies - PW Shop	11.79		
			27329-1	Community Development	JB Weld Eposy & Broom Head Corn Whisk - Abrams Park		17.05
	27306-1	Public Works	Multi-Surface Spray/Windex/Fasteners - Storm		41.21		
HI-SCHOOL PHARMACY INC Total					181.96		
HOME DEPOT VISA - EPAY	1805	4902721	Genl Govt/Facilities	Steel/Broom - PW Shop	0.47		
				Public Works	Steel/Broom - PW Shop	21.38	
			Community Development	Saw Kit - PW Shop	40.38		
				Floor Coating - Events	57.31		
		Steel/Broom - PW Shop		1.18			
		Saw Kit - PW Shop		10.24			
			5033427	Public Works	Cable Ties - Streets		33.11
			7361814	Public Works	Trash Cans/Drum Liners - Parks		199.93
			5024295	Public Works	Operational Supplies - Stormwater		492.87
HOME DEPOT VISA - EPAY Total					856.87		
HONEY BUCKETS	0223	0555513089	Genl Govt/Facilities	04.28.2026-05.25.2026 Port-a-Potty - PW Shop		255.33	
				Public Works	04.28.2026-05.25.2026 Port-a-Potty - PW Shop		266.13
			Community Development	04.28.2026-05.25.2026 Port-a-Potty - PW Shop		322.98	
				Finance	04.28.2026-05.25.2026 Port-a-Potty - PW Shop		204.56
			0555495678	Public Works	04.17.2026-05.14.2026 Port-a-Potty - Davis Park		721.33
			0555495679	Public Works	2026 Spring Clean Up Port-a-Potty		355.00
HONEY BUCKETS Total					2,125.33		
HUMANE SOCIETY FOR SW WASHINGTON	0526	5846	Administration	Q1.2026 Animal Control		6,440.00	
HUMANE SOCIETY FOR SW WASHINGTON Total						6,440.00	
Hunt Andrew	UB*01293	(blank)	Genl Govt/Facilities	Refund Check 015179-000 337 S 69th PI		107.22	
Hunt Andrew Total						107.22	
HYDRAULICS INC	0227	SO110083	Genl Govt/Facilities	Paint Sprayer Parts - Streets		44.05	
HYDRAULICS INC Total						44.05	
INTERMEDIA.NET INC.	3804	2605032360	Public Works	04.2026 Voice Service Charges		92.88	
INTERMEDIA.NET INC. Total						92.88	
J2 BLUE PRINT SUPPLY CO	0243	AR180820	Genl Govt/Facilities	Spring Festival & General Event Signs		273.60	
		AR180416	Genl Govt/Facilities	04.2026 Plotter Contract		62.59	
		AR180150	Genl Govt/Facilities	Drug Take Back Event Signs		237.62	
J2 BLUE PRINT SUPPLY CO Total						573.81	
JAMES J. MAUL	3987	0000234	Community Development	01.2026-03.2026 Park Laundry Environmental Support		4,675.00	
JAMES J. MAUL Total						4,675.00	
JAMMIE'S ENVIRONMENTAL INC.	3786	260226	Genl Govt/Facilities	S 56th PI Water Plant Sludge Removal		34,485.87	
JAMMIE'S ENVIRONMENTAL INC. Total						34,485.87	
JANEAN PARKER	4262	4262-20260514	Genl Govt/Facilities	WA State Assoc. of Municipal Attorneys Mileage - Parker		349.45	
JANEAN PARKER Total						349.45	

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JASON VAN DYKE	3911	3911-20260514	Public Works	Flagging Initial Certification Mileage - Van Dyke	23.93
JASON VAN DYKE Total					23.93
JUDY CHIPMAN	3757	3757-20260514	Public Works	Mileage & Parking Fee Reimb - Chipman	236.37
JUDY CHIPMAN Total					236.37
KILLA BITES	3727	14337	Public Works	2026 May 1Sat Treats	716.25
KILLA BITES Total					716.25
KITTELSON & ASSOCIATES INC	2441	0164391	Public Works	03.2026 I-5 South Connector Planning	6,202.73
KITTELSON & ASSOCIATES INC Total					6,202.73
Kobayashi Kajiware Jasmin	UB*01289	(blank)	Genl Govt/Facilities	Refund Check 015831-000 2909 N Pioneer Canyon Dr	95.45
Kobayashi Kajiware Jasmin Total					95.45
KODEX INC.	4275	GQETDN4N-0001	Public Works	PD Record Request Fee	245.00
KODEX INC. Total					245.00
KRISTIN ASHENFELTER	4043	4043-20260514	Executive	Flagging Initial Certification Mileage - Ashenfelter	21.03
KRISTIN ASHENFELTER Total					21.03
KYLE HENKER	4181	4181-20260514	Community Development	CDL Reimb. - K Henker	119.00
KYLE HENKER Total					119.00
KYLE JOHNSON	3851	3851-20260514	Public Safety	WA Electrical License Renewal Reimb. - K Johnson	82.65
			Public Works	WA Electrical License Renewal Reimb. - K Johnson	4.35
KYLE JOHNSON Total					87.00
LAND EXPRESSIONS LLC	3703	7062-251005	Public Works	Overlook Park Splash Pad Winter Work	36,747.99
LAND EXPRESSIONS LLC Total					36,747.99
Langer Rod	UB*01288	(blank)	Genl Govt/Facilities	Refund Check 005154-001 937 N Gibert Ct	7.86
Langer Rod Total					7.86
LANGUAGE LINE SERVICES INC.	3122	11909891	Information Technology	04.2026 Interpreting Services - CH	11.36
LANGUAGE LINE SERVICES INC. Total					11.36
LEGACY TOWN CENTER LLC	4273	COM-25-0074	Public Safety	COM-25-0074 TIF Refund	12,058.86
LEGACY TOWN CENTER LLC Total					12,058.86
LES SCHWAB GROUP HOLDINGS LLC	4006	43700085235	Public Works	Ventrac Mower Tire Replacement	16.34
			Community Development	Ventrac Mower Tire Replacement	16.34
		43700083576	Community Development	2022 Ford Explorer 74571D - Oil Change & Wiper Blades	171.81
LES SCHWAB GROUP HOLDINGS LLC Total					204.49
Lisonbee Keith & Traci	UB*01296	(blank)	Public Works	Refund Check 016401-000 2911 N 3rd Way	76.65
Lisonbee Keith & Traci Total					76.65
Maddox William & Ingrid	UB*01290	(blank)	Community Development	Refund Check 012207-000 1516 S Dusky Dr	52.36
Maddox William & Ingrid Total					52.36
MAUL FOSTER ALONGI INC.	0834	73074	Public Works	03.2026 Park Laundry Site Cleanup & Environmental Services	17,344.89
		73085	Public Safety	04.2026 Park Laundry Site Cleanup & Environmental Services	1,295.00
MAUL FOSTER ALONGI INC. Total					18,639.89
MELISSA M COSGROVE NP LLC	4096	21135	Public Works	DOT Physical/Medical	100.00
		21249	Information Technology	DOT Drug Screen	55.00
MELISSA M COSGROVE NP LLC Total					155.00
MICHELLI MEASUREMENT GROUP INC	2264	INVKEN1438	Public Works	2026 PD Scale Calibration	718.78
MICHELLI MEASUREMENT GROUP INC Total					718.78
MIRANDA LANGE	4248	4248-20260514	Public Works	WA Traffic Incident Mgmt Training Mileage - Lange	60.90
MIRANDA LANGE Total					60.90
NAPA AUTO PARTS	0498	523516	Genl Govt/Facilities	Skit Steer Battery Replacement - PWOM	9.73
			Public Works	Skit Steer Battery Replacement - PWOM	251.97

City of Ridgefield

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NAPA AUTO PARTS	0498	522479	Genl Govt/Facilities	Brake Cleaner - PW Shop	4.18			
			Public Works	Brake Cleaner - PW Shop	7.64			
			Community Development	Brake Cleaner - PW Shop	3.20			
			Public Works	Brake Cleaner - PW Shop	0.82			
		522701	Genl Govt/Facilities	Backhoe Battery	3.11			
			Public Works	Backhoe Battery	148.79			
			Community Development	Grease EP & Towels - Storm	185.63			
		522389	Genl Govt/Facilities	Air Compressor Parts - PW Shop	6.09			
			Public Works	Air Compressor Parts - PW Shop	5.56			
			Community Development	Air Compressor Parts - PW Shop	7.19			
			Public Works	Air Compressor Parts - PW Shop	1.28			
			Finance	Air Compressor Parts - PW Shop	4.88			
		522483	Genl Govt/Facilities	2006 Ford F350 42809D Fuse - PWOM	5.10			
			Public Safety	2006 Ford F350 42809D Fuse - PWOM	8.00			
			Public Works	2006 Ford F350 42809D Fuse - PWOM	0.51			
		522455	Genl Govt/Facilities	Truck Headlight Bulb	82.31			
		Grease Gun	75.20					
		Public Works	Truck Headlight Bulb	1.67				
NAPA AUTO PARTS Total					812.86			
NATIONAL SAFETY INC	3571	0786889-IN	Genl Govt/Facilities	Air Monitor Calibration - Water	163.50			
NATIONAL SAFETY INC Total					163.50			
NETIT LLC	4272	504351433	Genl Govt/Facilities	Business License Refund 504351433	50.00			
NETIT LLC Total					50.00			
NEW DAY PEST MANAGEMENT LLC	4004	15578	Community Development	04.2026 Pest Control - 109 Division	107.91			
		15577	Genl Govt/Facilities	04.2026 Pest Control - Bennett Hall	107.91			
		15576	Public Safety	04.2026 Pest Control - City Hall	107.91			
NEW DAY PEST MANAGEMENT LLC Total					323.73			
ONE CALL CONCEPTS INC.	0326	6049108	Genl Govt/Facilities	04.2026 Excavation Notification/Modern Ticket Delivery	342.76			
ONE CALL CONCEPTS INC. Total					342.76			
ON-HOLD CONCEPTS INC	2217	698731	Genl Govt/Facilities	05.2026 On Hold Music Services	27.95			
ON-HOLD CONCEPTS INC Total					27.95			
Oppe Joshua	UB*01294	(blank)	Human Resources	Refund Check 012615-000 2790 S Red Tail Loop	87.54			
Oppe Joshua Total					87.54			
PACIFIC OFFICE AUTOMATION	2710	AR00322032	Genl Govt/Facilities	02.2026-04.2026 Copier Usage - PW Bldg	74.16			
			Public Works	02.2026-04.2026 Copier Usage - PW Bldg	88.44			
			Community Development	02.2026-04.2026 Copier Usage - PW Bldg	10.89			
				Public Works	02.2026-04.2026 Copier Usage - PW Bldg	51.53		
		AR00322282	Genl Govt/Facilities	04.2026 Copier Usage - PW Shop	10.72			
				04.2026 Copier Usage - PW Bldg	0.16			
			Public Works	04.2026 Copier Usage - PW Shop	32.78			
				04.2026 Copier Usage - RACC	86.26			
				04.2026 Copier Usage - PW Bldg	0.25			
				04.2026 Copier Usage - City Hall	117.17			
				04.2026 Copier Usage - PD	113.22			
			PACIFIC OFFICE AUTOMATION Total					585.58
			PACIFIC OFFICE AUTOMATION - LEASE	1564	596405553	Genl Govt/Facilities	05.2026 Copier Lease - PW Shop	47.23
		Public Works	05.2026 Copier Lease - PW Shop	3.45				

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PACIFIC OFFICE AUTOMATION - LEASE	1564	596405553	Community Development	05.2026 Copier Lease - PW Shop	16.30
		596660028	Administration	05.2026 Copier Lease - RACC/CH/PD/PWWTR	2,173.19
		596660219	Council	05.2026 Copier Lease - PW Bldg	543.57
		596660236	Public Works	05.2026 Copier Lease - PD	67.96
PACIFIC OFFICE AUTOMATION - LEASE Total					2,851.70
PBS ENGINEERING AND ENVIRONMENTAL LLC	0342	26005689-15273	Community Development	Parcel 6801900 & ROW Hogan-Hamblin & Wells Short Plat Surveys	22,141.00
		26004894-15272	Genl Govt/Facilities	03.2026 Royle Rd Hillhurst to Hay Field & Waterline	22,948.75
		25015144-15271	Public Safety	03.2026 Royle Rd Culvert Design	31,031.59
PBS ENGINEERING AND ENVIRONMENTAL LLC Total					76,121.34
Pederson Daniel	UB*01297	(blank)	Public Works	Refund Check 015717-001 1156 N 44th Pl	79.28
Pederson Daniel Total					79.28
PHOUNG T. TRAN	3529	26-3	Public Safety	04.11.2026 City Council Chat Coffee	(0.06)
			Public Works	04.11.2026 City Council Chat Coffee	31.56
PHOUNG T. TRAN Total					31.50
PORTLAND ENGINEERING INC	2082	13654	Public Works	04.2026 Q178V Ridgefield Cellular Telemetry	228.48
		13531	Public Works	02.2026 Q178V Ridgefield Cellular Telemetry	228.48
PORTLAND ENGINEERING INC Total					456.96
POSTMASTER	0348	0348-20260514	Public Works	Permit 40 Postage Replenishment - The Ridge Newsletter	1,511.66
POSTMASTER Total					1,511.66
PRAETORIAN DIGITAL	3484	INVPR11268911	Public Works	06.2026-05.2027 PoliceOne Academy Renewal	1,849.38
PRAETORIAN DIGITAL Total					1,849.38
Pulte Homes of Washington Inc	UB*01287	(blank)	Public Works	Refund Check 017485-002 8702 S 3rd Way	45.96
Pulte Homes of Washington Inc Total					45.96
QUALITY COUNTS LLC	4268	174782-1	Public Works	I-5 Connector Traffic Counts	3,385.00
QUALITY COUNTS LLC Total					3,385.00
RIAN DAVIS	4099	4099-20260514	Genl Govt/Facilities	01.2026-03.2026 Mileage Reimb - Davis	374.90
RIAN DAVIS Total					374.90
RIDGEFIELD SCHOOL DISTRICT 122	0378	0378-20260514	Genl Govt/Facilities	02.2026-03.2026 RACC Operating Expense - Electricity	2,572.94
				02.2026 RACC Operating Expense - Garbage	121.06
			Public Works	RACC Operating Expense - Wastewater	56.39
				02.2026-03.2026 RACC Operating Expense - Janitorial	1,695.86
				02.2026-03.2026 RACC Operating Expense - Electricity	1,429.76
				02.2026 RACC Operating Expense - Garbage	9.31
				RACC Operating Expense - Security Monitoring	67.91
			Community Development	02.2026-03.2026 RACC Operating Expense - Janitorial	2,260.88
RIDGEFIELD SCHOOL DISTRICT 122 Total					8,214.11
SEATTLE DAILY JOURNAL OF COMMERCE	3980	3419407	Public Works	PD Recruitment Request for Qualification	1,155.00
		3419194	Public Works	Pioneer St Slope Stabilization & Slide Alleviation RQ	1,034.00
SEATTLE DAILY JOURNAL OF COMMERCE Total					2,189.00
SIMPLIFILE - EPAY	2962	E6317568	Community Development	DA Urban Downs II Re-Recording	348.40
		E6317234	Community Development	DA Urban Downs II	348.40
SIMPLIFILE - EPAY Total					696.80
SIMPLOT AB RETAIL INC	3893	212146826	Public Works	Weed Control - Streets	1,227.26
SIMPLOT AB RETAIL INC Total					1,227.26
SOUND APPAREL INC	2871	TG5864	Genl Govt/Facilities	Custom PD Patches	(6.86)
			Public Works	Custom PD Patches	1,068.20
SOUND APPAREL INC Total					1,061.34

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STERLING TALENT INC.	4017	4017-20260514	Public Works	2026 The Big Paddle Music Performance - Final Payment	1,750.00
STERLING TALENT INC. Total					1,750.00
STEVE KLOPMAN	4149	4149-20260514B	Genl Govt/Facilities	DOT Physical Exam Fee Reimbursement	100.00
		4149-20260514A	Genl Govt/Facilities	Pesticide License Fee Reimb. - Klopman	75.00
STEVE KLOPMAN Total					175.00
STEVEN SAMPSON	4079	4079-20260505	Genl Govt/Facilities	PNWS-AWWA Conference Meals - Sampson	156.00
STEVEN SAMPSON Total					156.00
SYSTEMS FOR PUBLIC SAFETY LLC	1788	49867	Public Works	2025 Jeep Grand Cherokee Upfit	8,396.13
SYSTEMS FOR PUBLIC SAFETY LLC Total					8,396.13
TERESA D JOHNSON CPA INC.	0561	7913	Public Works	04.2026 Accounting Services	2,093.36
TERESA D JOHNSON CPA INC. Total					2,093.36
THE MASTER'S TOUCH LLC	1786	P102102	Public Works	04.2026 UB Final Bills - Postage	34.78
		101844	Genl Govt/Facilities	04.2026 UB Statements	(1.56)
			Public Works	04.2026 UB Statements	1,708.57
		P101844	Public Works	04.2026 UB Statements - Postage	2,255.56
		102102	Genl Govt/Facilities	04.2026 UB Final Bills	(0.18)
			Community Development	04.2026 UB Final Bills	192.67
			Finance	04.2026 UB Final Bills	(0.18)
		101886	Genl Govt/Facilities	Backflow Letters	357.20
			Public Safety	Backflow Letters	(0.65)
		P101886	Public Works	Backflow Letters - Postage	302.66
THE MASTER'S TOUCH LLC Total					4,848.87
THE PARR COMPANY	0964	1060208	Finance	Dog Ear Cedar Fencing - Storm	11.74
THE PARR COMPANY Total					11.74
TIMOTHY BAKER	4136	287	Public Works	2026 May 1Sat Caricature Drawings	500.00
TIMOTHY BAKER Total					500.00
TOWNZEN & ASSOCIATES INC.	3450	26-036	Genl Govt/Facilities	04.2026 Building Plans Review	8,183.37
TOWNZEN & ASSOCIATES INC. Total					8,183.37
TOYER STRATEGIC ADVISORS INC.	4253	2026-035	Public Works	03.2026 Transfer of Development Rights C2026-19	7,500.00
		2026-060	Public Works	04.2026 Transfer of Development Rights C2026-19	7,500.00
TOYER STRATEGIC ADVISORS INC. Total					15,000.00
TRAFFIC SAFETY SUPPLY CO INC.	432	INV090480	Public Works	Gree Creek Loop Signs	14,152.60
TRAFFIC SAFETY SUPPLY CO INC. Total					14,152.60
TRAFFIC SAFETY SUPPLY CO INC.	0432	INV090486	Genl Govt/Facilities	Street Sign	(5.59)
			Public Works	Street Sign	67.69
TRAFFIC SAFETY SUPPLY CO INC. Total					62.10
TRANSPO GROUP USA INCORPORATED	4112	37444	Public Works	03.2026 ADA Transition Plan	10,836.25
TRANSPO GROUP USA INCORPORATED Total					10,836.25
TRANSPORTATION SOLUTIONS INC.	4155	20363	Human Resources	03.2026-04.2026 TIA Review - Legacy Trails III PLZ-25-0110	636.00
		20356	Public Works	01.2026-04.2026 TIA Review - Carty Rd Subarea Analysis C2025-021	6,898.28
		20364	Public Works	02.2026-04.2026 TIA Review - Lookup Table Update	1,593.00
		20365	Human Resources	02.2026-04.2026 TIA Review - North County Animal Hospital	408.00
TRANSPORTATION SOLUTIONS INC. Total					9,535.28
TRI MOUNTAIN INVESTORS LLC	3866	2026-335	Public Works	05.2026 Estimated NNN Maint. - 101 Mill St Basement	367.93
				05.2026 Lease - 101 Mill St Ste 210	6,437.50
				03.2026 Electricity - 101 Mill St Ste 210	15.73
				03.2026 Sewer - 101 Mill St Ste 210	21.62

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TRI MOUNTAIN INVESTORS LLC	3866	2026-335	Public Works	03.2026 Natural Gas - 101 Mill St Ste 210	46.49
			Community Development	04.2026 Janitorial - 101 Mill St Ste 210	30.03
				05.2026 Estimated NNN Maint. - 101 Mill St Ste 210	1,226.44
			2026-334	Executive	05.2026 Lease - 101 Mill St Basement
		Genl Govt/Facilities		05.2026 Estimated NNN Maint. - 101 Mill St Ste 101	3,556.43
		Public Safety		05.2026 Lease - 101 Mill St Ste 101	31,817.58
		Public Works		04.2026 Janitorial - 101 Mill St Ste 101	65.52
				03.2026 Sewer - 101 Mill St Ste 101	62.68
TRI MOUNTAIN INVESTORS LLC Total					44,619.60
U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION	2237	3206029	Finance	RIDLTGO24 Bonds Interest	699,625.00
		3209258	Community Development	RIDLTGO17 RORC Bonds Interest	144,462.50
		3209366	Genl Govt/Facilities	RIDLTGO18 Bonds Interest	103,900.00
U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION Total					947,987.50
UNIFIRST CORPORATION	3904	2240345326	Public Works	04.28.2026 Floor Mats - PD	51.40
		2240342423	Genl Govt/Facilities	04.21.2026 Floor Mats - PW Bldg	12.37
				04.21.2026 Uniforms - PWWTR	25.06
			Public Safety	04.21.2026 Uniforms - PWSTW	60.04
				04.21.2026 Floor Mats - PW Bldg	51.35
				04.21.2026 Uniforms - PWSTW	2.07
				04.21.2026 Uniforms - PWO&M	67.96
				04.21.2026 Uniforms - PWWTR	1.32
				Community Development	04.21.2026 Uniforms - PWO&M
			Information Technology	04.21.2026 Floor Mats - PW Bldg	1.25
				Council	04.21.2026 Uniforms - PWO&M
		2240345331	Genl Govt/Facilities	04.28.2026 Uniforms - PWSTW	2.07
				04.28.2026 Floor Mats - PW Bldg	17.62
			Public Safety	04.28.2026 Uniforms - PWSTW	3.12
				04.28.2026 Uniforms - PWWTR	1.33
			Public Works	04.28.2026 Uniforms - PWO&M	57.93
				04.28.2026 Uniforms - PWSTW	57.12
				04.28.2026 Uniforms - PWWTR	25.26
				04.28.2026 Floor Mats - PW Bldg	32.01
			Community Development	04.28.2026 Uniforms - PWO&M	41.38
				04.28.2026 Floor Mats - PW Bldg	12.40
			Information Technology	04.28.2026 Floor Mats - PW Bldg	3.15
				2240342332	Public Safety
			Public Works	04.21.2026 Floor Mats - RACC	9.80
				2240339788	Genl Govt/Facilities
				04.14.2026 Uniforms - PWO&M	40.22
				Public Works	04.14.2026 Floor Mats - PW Bldg
				04.14.2026 Uniforms - PWSTW	56.94
				04.14.2026 Uniforms - PWWTR	26.39
				04.14.2026 Uniforms - PWO&M	36.14
				Community Development	04.14.2026 Uniforms - PWSTW
			Administration	04.14.2026 Uniforms - PWO&M	3.60
				Finance	04.14.2026 Floor Mats - PW Bldg
			Council	04.14.2026 Floor Mats - PW Bldg	18.02

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UNIFIRST CORPORATION	3904	2240339788	Council	04.14.2026 Uniforms - PWO&M	16.57
			Executive	04.14.2026 Uniforms - PWSTW	3.10
		2240345323	Public Works	04.28.2026 Floor Mats - RACC	6.89
			Council	04.28.2026 Floor Mats - RACC	9.18
		2240345325	Public Works	04.28.2026 Floor Mats - CH	23.33
		2240342333	Public Works	04.21.2026 Floor Mats - CH	22.51
		2240339774	Public Safety	04.14.2026 Floor Mats - RACC	5.45
			Community Development	04.14.2026 Floor Mats - RACC	1.09
			Council	04.14.2026 Floor Mats - RACC	8.71
		2240339778	Public Works	04.14.2026 Floor Mats - CH	22.51
		2240339783	Public Safety	04.14.2026 Floor Mats - PD	50.59
		2240342334	Genl Govt/Facilities	04.21.2026 Floor Mats - PD	50.59
UNIFIRST CORPORATION Total					1,048.79
W.W.GRAINGER INC.	0206	9888266138	Public Works	Tag/Valves/Pipe Elbows - Water	60.19
W.W.GRAINGER INC. Total					60.19
WA ST CRIMINAL JUSTICE TRAINING COMMISSION	2721	201142824	Community Development	Sudden Unexpected Infant Death Investigations Training - King	220.60
WA ST CRIMINAL JUSTICE TRAINING COMMISSION Total					220.60
WA STATE DEPARTMENT OF HEALTH	0148	62033	Public Works	Water System Capacity Analysis	220.00
WA STATE DEPARTMENT OF HEALTH Total					220.00
WELLWORKS FOR YOU	3414	44141	Public Works	04.2026 Wellness Program	795.70
WELLWORKS FOR YOU Total					795.70
WOODLAND SAW AND CYCLE INC.	2223	4724	Genl Govt/Facilities	Weed Eater Gearbox - Parks/Streets	53.95
			Finance	Weed Eater Gearbox - Parks/Streets	53.95
WOODLAND SAW AND CYCLE INC. Total					107.90
WSP USA INC.	3338	40350950	Genl Govt/Facilities	03.2026 Comprehensive Plan & System Plan Updates	14,995.21
WSP USA INC. Total					14,995.21
YULIYA FERRISS	1050	1050-20260514	Community Development	Empower 2026 Conference Mileage - Ferris	32.20
YULIYA FERRISS Total					32.20
Grand Total					2,352,364.56

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Approval of Minutes from the April 16, 2026, April 23, 2026, April 30, 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. 04-16-2026
2. 04-23-2026
3. 04-30-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 16, 2026**

Regular Meeting - 4:00 PM

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

Present:

Mayor Matt Cole
Council Member Lee Wells
Mayor Pro Tem Judy Chipman
Council Member Clyde Burkle
Council Member Katie Favela

1. Envision Ridgefield 2045: Implementation Plan and General Schedule Updates - Claire Lust, Community Development Director

Staff provided an overview of the implementation plan, including updates and next steps, followed by Council feedback and discussion.

II. ADJOURN

5:07PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 23, 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
Council Member Lee Wells
Mayor Pro Tem Judy Chipman
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

Absent:

Council Member Clyde Burkle

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

3. Late changes to the agenda

Sanderling Park Phase 4 Final Plat was removed from the agenda and will be presented to the Council for consideration at a future date.

II. PROCLAMATION

- 1. Lights Out for Birds Migration**
- 2. Mental Health Awareness 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 \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/City-Council/Meeting-Audio-Files).

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

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

- 1. **Approval of Claims And/Or Payroll**
- 2. **Approval of Minutes from the April 9, 2026 Meeting**

V. PRESENTATION

- 1. **Comprehensive Plan Amendment Updates - Claire Lust, Community Development Director**

David Toyer, Toyer Strategic Advisors, provided an update on the City’s preferred land use alternative for the Envision Ridgefield 2045 Comprehensive Plan. The update included proposed UGA expansions to support future jobs and housing, and the joint advocacy effort with La Center and Camas for Clark County to adopt a Transfer of Development Rights program. This work is in preparation for the Clark County Council’s April 27–28 public hearing on comprehensive plan land use alternatives.

VI. BUSINESS

- 1. **First Reading of Ordinance No. 1480 - 2026 Budget Amendment 2 - Kirk Johnson, Finance Director**

Council received an overview of the proposed 2026 budget amendment, which includes new and reappropriated expenditures, recognition of new revenue, and use of remaining 2024 LTGO Bond funds. Key elements include project reappropriations, funding for the Ridgefield Community and Recreation Center partnership, water infrastructure design work, and several general government requests. The total fund balance impact across all funds is \$4,311,100. Council discussed the amendment and provided feedback to staff.

- 2. **Motion to Approve the Sanderling Park Phase 4 Final Plat - Claire Lust, Community Development Director**

Sanderling Park Phase 4 Final Plat was removed from the agenda and will be presented to the Council for consideration at a future date.

VII. PUBLIC COMMENT

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

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

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. **Council**

Mayor Pro Tem Chipman requested clarification on the Council’s authority related to the Port of Ridgefield

Waterfront Project. City Manager Steve Stuart outlined the process. Attended the Civics Bee event held at the Middle School.

Council Member Hamilton acknowledged all who attended the meeting and provided testimony regarding the Port of Ridgefield Waterfront Project proposal. Congratulated Chief Doriot on her retirement announcement, and participated in the Spring Clean-Up event.

Council Member Wells acknowledged all who attended the meeting and provided testimony regarding the Port of Ridgefield Waterfront Project proposal. Attended the County Council work session and the Spring Clean Up event.

Council Member Davis recognized attendees and those who testified on the Port of Ridgefield Waterfront Project proposal. Attended the Civics Bee at the Middle School, the C-Tran meeting, the Spring Clean-Up event, and co-hosted an office hour with Jake Bredstrand from RSD.

Council Member Favela congratulated Chief Doriot on her retirement announcement, traveled to Washington, D.C., with City Manager Steve Stuart and Mayor Cole for lobbying efforts. Attended and participated in the Spring Clean-Up event.

2. Mayor

Mayor Cole acknowledged all who attended the meeting and provided testimony regarding the Port of Ridgefield Waterfront Project proposal, noting alignment with the remarks of other Council members. Participated in Take Your Kids to Work Day, traveled to Washington, D.C., for lobbying efforts, attended the Spring Clean-Up event, and congratulated Chief Doriot on her retirement announcement.

3. City Manager

City Manager Steve Stuart reported Spring Clean-Up vehicle participation, County Council's April 27–28 hearings on the Preferred Land Use Alternative, and the May 3 Ribbon Cutting Ceremony for the Community Nature Center at the Ridgefield National Wildlife Refuge.

Public Works Director Ryan Thamert reported that the Public Works Department received an APWA Project of the Year award for the Pioneer Widening project.

Finance Director Kirk Johnson reminded the City Council of the entrance audit meeting scheduled for the upcoming week.

Deputy City Manager Lee Knottnerus reminded Council of the upcoming May First Saturday event and the planned activities, including the opening of the splash pad.

Police Chief Cathy Doriot thanked everyone for their kind words regarding the announcement of her retirement. Also, a reminder that the Police Department will be participating in the multi-agency emergency preparedness exercise at Ridgefield High School.

IX. ADJOURN

9:15PM

Julie Ferriss, City Clerk

Matt Cole, Mayor



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 30, 2026**

Regular Meeting - 4:00 PM

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

Present:

Mayor Matt Cole
Council Member Lee Wells
Mayor Pro Tem Judy Chipman
Council Member Katie Favela
Council Member Meghan Hamilton

1. Critical Area Ordinance Updates and Comprehensive Plan Environment Element - Claire Lust, Community Development Director

The City is updating Ridgefield Development Code Chapter 18.280 (Critical Areas) as part of the state-required 10-year review. Consultants prepared proposed amendments based on staff input, legislative updates, Best Available Science, and stakeholder interviews. Key issues reviewed included avoidance, mitigation, buffer widths, and critical aquifer recharge areas. Draft materials were presented to the Planning Commission in February and March, followed by a public hearing on April 1, 2026. The Commission forwarded recommendations to Council, and staff initiated the required Department of Commerce review and SEPA comment period. Council reviewed the proposed amendments during the April 30 study session, and an updated draft will be presented at a public hearing on May 28, with final Council action targeted for June 25.

II. ADJOURN

5:18PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Approval to Enter into an Interlocal Participation Agreement with BuyBoard National Purchasing Cooperative

GOVERNING LEGISLATION

RCW 39.34 - Interlocal Cooperation Act;
Financial Policy #04: Procurement of Goods and Services

PREVIOUS COUNCIL ACTION TAKEN:

The Council has approved multiple Interlocal Cooperative Purchasing Agreements to provide flexibility and options for the procurement of goods and services.

SUMMARY/BACKGROUND:

The City's Finance Department and Procurement staff are requesting the City Council to approve a new option for an Interlocal Cooperative Purchasing Agreement with BuyBoard. The BuyBoard National Purchasing Cooperative is a cooperative formed by governmental entities to streamline the buying process for public schools, municipalities, and other governmental entities. Developed to assist members in complying with their purchasing legal requirements, BuyBoard vendors have been awarded contracts for products and services through a competitive procurement process, thereby giving members the opportunity for bulk discounts, combined with the ease of online, web-based shopping. The addition of the BuyBoard Purchasing Cooperative would provide another avenue for cost-competitive purchase of goods and services.

BUDGET/FINANCIAL IMPACTS:

The addition of an additional purchasing cooperative provides flexibility and efficiency for the procurement of goods and services and cost-effective agreements bid at competitive rates to assist government agencies in providing services to their residents.

RECOMMENDED ACTION OR MOTION:

If the Council chooses to approve the Interlocal Participation Agreement with BuyBoard National Purchasing Cooperative, a motion would be:

"I move to approve the consent agenda as published."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. BuyBoard National Purchasing Cooperative Interlocal Participation Agreement



NATIONAL PURCHASING COOPERATIVE INTERLOCAL PARTICIPATION AGREEMENT

This Interlocal Participation Agreement (“Agreement”) is made and entered into on the date indicated below by and between the National Purchasing Cooperative (“Cooperative”), an administrative agency of cooperating local governments and other governmental entities, acting on its own behalf and the behalf of all participating governmental entities, and the undersigned governmental entity (“Cooperative Member”).

I. RECITALS

WHEREAS, the National Purchasing Cooperative was formed on May 26, 2010, by certain local governments that entered into an Organizational Interlocal Agreement; and

WHEREAS, the purpose of the Cooperative is to facilitate compliance with state procurement requirements, to identify qualified vendors of commodities, goods and services, to relieve the burdens of the governmental purchasing function, and to realize potential economies of scale, including administrative cost savings, for Cooperative Members;

NOW THEREFORE, in consideration of the mutual covenants, promises and obligations contained herein, the undersigned Cooperative Member and the Cooperative agree as follows:

II. TERMS AND CONDITIONS

1. **Adopt Organizational Interlocal Cooperation Agreement.** The Cooperative Member by the execution or acceptance of this Agreement hereby adopts and approves the Organizational Interlocal Agreement, as last amended and restated, which agreement is incorporated herein by reference (and is available from the Cooperative upon request). The Organizational Interlocal Agreement establishes the Cooperative as an administrative agency of its collective participants, and Cooperative Member agrees to become a participant or additional party to the Organizational Interlocal Agreement.

2. **Term.** The initial term of this Agreement shall commence on the date it is executed by both parties and shall automatically renew for successive one-year terms unless sooner terminated in accordance with the provisions of this Agreement. If the Cooperative Member is an existing Cooperative Member that joined the Cooperative by executing a participation agreement which authorized amendment upon the Cooperative providing prior written notice, then this Agreement will be deemed an Amendment by Notice, effective on the 61st day that the Cooperative Member is sent notice of this Agreement. In addition, this Agreement will continue to automatically renew for successive one-year terms on the anniversary date of the Cooperative Member’s initial term (not the effective date of the amendment), unless the Agreement is sooner terminated in accordance with the provisions herein.

3. Termination.

(a) **By the Cooperative Member.** This Agreement may be terminated by the Cooperative Member at any time by 30 days prior written notice to the Cooperative as provided in Article III, Section 14, provided any amounts owed to any vendor have been fully paid.

(b) **By the Cooperative.** The Cooperative may terminate this Agreement by:

(1) Giving 10 days notice as provided in Article III, Section 14, to the Cooperative Member if the Cooperative Member breaches this Agreement; or

(2) Giving 30 days notice as provided in Article III, Section 14, to the Cooperative Member with or without cause.

(c) **Termination Procedure.** If the Cooperative Member terminates its participation under this Agreement or breaches this Agreement, or if the Cooperative terminates participation of the Cooperative Member, the Cooperative Member shall bear the full financial responsibility for all of its purchases made from vendors under or through this Agreement. The Cooperative may seek the whole amount due, if any, from the terminated Cooperative Member. In addition, the Cooperative Member agrees it will not be entitled to any distribution which may occur after the Cooperative Member terminates from the Cooperative.

4. **Payments by Cooperative Member.** The Cooperative Member will make timely payments to the vendor for the goods, materials and services received in accordance with the terms and conditions of the bid invitation, instructions, and all other applicable procurement documents. Payment for goods, materials and services and inspections and acceptance of goods, materials and services ordered by the procuring Cooperative Member shall be the exclusive obligation of the procuring Cooperative Member, and not the Cooperative. Furthermore, the Cooperative Member is solely responsible for negotiating and securing ancillary agreements from the vendor on such other terms and conditions, including provisions relating to insurance or bonding, that the Cooperative Member deems necessary or desirable under federal, state or local law, local policy or rule, or within its business judgment.

5. **Payments by Vendors.** The parties agree that the Cooperative will require payment from vendors which are selected to provide goods, materials or services to Cooperative Members. Such payment (hereafter "Vendor Fees") may be up to two percent (2%) of the purchase price paid by Cooperative Members or a flat fee amount that may be set from time to time by the Cooperative Board of Directors. Cooperative Member agrees that these Vendor Fees fairly compensate the Cooperative for the services and functions performed under this Agreement and that these Vendor Fees enable the Cooperative to pay the administrative, licensing, marketing, and other expenses involved in successfully operating a program of electronic commerce for the Cooperative Members. Further, Cooperative Member affirmatively disclaims any rights to such Vendor Fees, acknowledging all such fees are the property of the Cooperative. Similarly, in no event shall a Cooperative Member be responsible for payment of Vendor Fees.

6. **Distribution.** From time to time, and at the sole discretion of the Cooperative Board of Directors, the Cooperative may issue a distribution to Cooperative Members under a plan developed by the Cooperative Board of Directors. The Cooperative Member acknowledges that a distribution is never guaranteed and will depend on the overall financial condition of the Cooperative at the time of the distribution and the purchases made by the Cooperative Member.
7. **Administration.** The Cooperative may enter into contracts with others, including non-profit associations, for the administration, operation and sponsorship of the purchasing program provided through this Agreement. The Cooperative will provide reports, at least annually, to the Cooperative Member electronically or by mail. Cooperative Member will report purchase orders generated under this Agreement to the Cooperative or its designee, in accordance with instructions of the Cooperative.
8. **BuyBoard®.** Cooperative Member will have a non-exclusive license to use the BuyBoard electronic purchasing application during the term of this Agreement. Cooperative Member acknowledges and agrees that the BuyBoard electronic application and BuyBoard trade name are owned by the Texas Association of School Boards, Inc. ("TASB"), and that neither the Cooperative nor the Cooperative Member has any proprietary rights in the BuyBoard electronic application or trade name. The Cooperative Member will not attempt to resell, rent, or otherwise distribute any part of BuyBoard to any other party; nor will it attempt to modify the BuyBoard programs on the server or acquire the programming code. The Cooperative Member may not attempt to modify, adapt, translate, distribute, reverse engineer, decompile, or disassemble any component of the application. The Cooperative Member will use BuyBoard in accordance with instructions from the Cooperative (or its designee) and will discontinue use upon termination of participation in the Cooperative. The Cooperative Member will maintain equipment, software and conduct testing to operate the BuyBoard system at its own expense.

III. GENERAL PROVISIONS

1. **Amendment by Notice.** The Board may amend this Agreement, provided that prior written notice is sent to the Cooperative Member at least 60 days prior to the effective date of any change described in such amendment and provided that the Cooperative Member does not terminate its participation in the Cooperative before the expiration of said 60 days.
2. **Authorization to Participate and Compliance with Local Policies.** Each Cooperative Member represents that its governing body has duly authorized its participation in the Cooperative and that the Cooperative Member will comply with all state and local laws and policies pertaining to purchasing of goods and services through its membership in the Cooperative.
3. **Bylaws.** The Cooperative Member agrees to abide by the Bylaws of the Cooperative, as they may be amended, and any and all written policies and procedures established by the Cooperative that apply to Cooperative Members. The Cooperative shall provide written notice to the Cooperative Member of any amendment to the Bylaws of the Cooperative and any written policy or procedure of the Cooperative that is intended to be binding on and applicable to the Cooperative Member. In addition to any other notice method specified in this Agreement, notice under this Section may be satisfied by posting of the applicable bylaws,

policy, or procedure on the Cooperative's website or BuyBoard application landing page for Cooperative Members.

4. **Cooperation and Access.** The Cooperative Member agrees that it will cooperate in compliance with any reasonable requests for information and/or records made by the Cooperative. The Cooperative reserves the right to review and audit the relevant and available records of any Cooperative Member. Any breach of this provision shall be considered material and shall make the Agreement subject to termination on 10 days written notice to the Cooperative Member.

5. **Coordinator.** The Cooperative Member agrees to appoint a program coordinator who shall have express authority to represent and bind the Cooperative Member, and the Cooperative will not be required to contact any other individual regarding program matters. Any notice to or any agreements with the coordinator shall be binding upon the Cooperative Member. The Cooperative Member reserves the right to change the coordinator as needed by giving written notice to the Cooperative. Such notice is not effective until actually received by the Cooperative.

6. **Current Revenue.** The Cooperative Member hereby represents that all payments, fees, and disbursements required of it hereunder shall be made from current revenues budgeted and available to the Cooperative Member.

7. **Defense and Prosecution of Claims.** The Cooperative Member authorizes the Cooperative to handle the commencement, defense, intervention, or participation in a judicial, administrative, or other governmental proceeding or in an arbitration, mediation, or any other form of alternative dispute resolution, or other appearances of the Cooperative (as an entity) in any litigation, claim or dispute which arises from the services provided by the Cooperative. Neither this provision nor any other provision in this Agreement will create a legal duty for the Cooperative to provide a defense or prosecute a claim; rather, the Cooperative may exercise this right in its sole discretion and to the extent permitted or authorized by law. The Cooperative Member shall reasonably cooperate and supply any information necessary or helpful in such prosecution or defense. Subject to specific revocation, the Cooperative Member hereby designates the Cooperative to act as a class representative on its behalf in matters arising out of this Agreement and pertaining to the collective or predominant interest of Cooperative Members. Nothing herein grants the Cooperative any rights to file, defend, or settle any claim on behalf of the Cooperative Member in its individual capacity.

8. **Governance.** The Board of Directors (Board) will govern the Cooperative in accordance with the Bylaws.

9. **Legal Authority.** The Cooperative Member represents to the Cooperative the following:

a) The Cooperative Member has conferred with legal counsel and determined it is duly authorized by the laws of the jurisdiction in which the Cooperative Member lies to participate in cooperative purchasing, and specifically, the National Purchasing Cooperative.

b) The Cooperative Member possesses the legal authority to enter into this Agreement and can allow this Agreement to automatically renew without subsequent action of its governing body.

c) Purchases made under this Agreement will satisfy all procedural procurement requirements that the Cooperative Member must meet under all applicable local policy, regulation, or state law.

d) All requirements—local or state—for a third party to approve, record or authorize the Agreement have been met.

10. **Disclaimer.** THE COOPERATIVE, ITS ENDORSERS, SPONSORS, AND SERVICING CONTRACTORS, WHETHER CURRENT OR FORMER AND INCLUDING TASB, (“COOPERATIVE AND ASSOCIATES”) DO NOT WARRANT THAT THE OPERATION OR USE OF COOPERATIVE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE.

THE COOPERATIVE AND ASSOCIATES HEREBY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, IN REGARD TO ANY INFORMATION, PRODUCT OR SERVICE FURNISHED UNDER THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

11. **Limitation of Liability.** To the extent permitted by law and without waiver of the disclaimer or other limitation of liability in this Agreement, the parties agree that:

- a) Neither party waives any immunity from liability afforded under law;
- b) In regard to any lawsuit or formal adjudication arising out of or relating to this Agreement, neither party shall be liable to the other under any circumstance for special, incidental, consequential, or exemplary damages;
- c) The maximum amount of damages recoverable will be limited to the amount of fees which the Cooperative received as a direct result of the Cooperative Member’s purchase activity, within 12 months of when the lawsuit or action was filed; and
- d) In the event of a lawsuit or formal adjudication the prevailing party will be entitled to recover reasonable attorney’s fees.

Without waiver of the disclaimer or other limitation of liability in this Agreement, the parties further agree to limit the liability of Cooperative and Associates up to the maximum amount each received from or through the Cooperative, as a direct result of the undersigned Cooperative Member’s purchase activity, within 12 months of the filing of any lawsuit or action.

12. **Limitation of Rights.** Except as otherwise expressly provided in this Agreement, nothing in this Agreement is intended to confer upon any person, other than the parties hereto, any benefits, rights, or remedies under or by reason of this Agreement.

13. **Merger/Entirety.** This Agreement, together with the Cooperative’s Bylaws and Organizational Interlocal Agreement, as amended and restated, represents the complete understanding of the Cooperative and Cooperative Member. To the extent there exists any conflict between the terms of this Agreement and that of prior agreements, the terms of this Agreement shall control and take precedence over all prior participation agreements.

14. **Notice.** Any written notice to the Cooperative may be given by email to BuyBoard Administrator at membership@buyboard.com; by U.S. mail, postage prepaid, and delivered to the National Purchasing Cooperative, P.O. Box 400, Austin, Texas 78767-0400; by overnight courier or hand delivery to National Purchasing Cooperative, 12007 Research Blvd., Austin, Texas 78759; or by other mode of delivery typically

used in commerce and accessible to the intended recipient. Notices to Cooperative Member may be given by email to the Cooperative Member's Coordinator or other email address of record provided by the Cooperative Member; by U.S. mail, postage prepaid, and delivered to the Cooperative Member's Coordinator or chief executive officer (e.g., superintendent, city manager, county judge or mayor); or by other mode of delivery typically used in commerce and accessible to the intended recipient.

15. **Severability.** If any portion of this Agreement shall be declared illegal or held unenforceable for any reason, the remaining portions shall continue in full force and effect.

16. **Signatures/Counterparts.** The failure of a party to provide an original, manually executed signature to the other party will not affect the validity, enforceability or binding effect of this Agreement because either party may rely upon an electronic or facsimile signature as if it were an original, including any Cooperative Member signature executed by click and accept or similar electronic signature and acceptance. Furthermore, this Agreement may be executed in several separate counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

17. **Authority.** By the execution and delivery of this Agreement, the undersigned individual represents that the individual is duly authorized by all requisite administrative action required to enter into and bind the entity that is a party to this Agreement.

[Signature page follows.]



WHEREFORE, the parties, acting through their duly authorized representatives, accept this Agreement.

NATIONAL PURCHASING COOPERATIVE:

By: _____
Dan Troxell, Ph.D.
Assistant Secretary

Date: _____

COOPERATIVE MEMBER:

[Signature required unless accepted as an Amendment by Notice as described in the Agreement.]

City of Ridgefield, Washington
(Government Entity Name)

By: _____
Signature of authorized representative of Cooperative

Date: _____

Member Steve Stuart, City Manager
Printed name and title of authorized representative

Coordinator for the Cooperative Member is:

Melissa Irwin
Name

Procurement Coordinator
Title

PO Box 608
Mailing Address

Ridgefield
City

Washington 98642
State Zip Code

(360) 857-5048
Telephone

Fax

Melissa.Irwin@Ridgefieldwa.us
Email

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Approval of Award of Contract with MacKay Sposito for 2026 Parks, Recreation, and Opens Spaces (PROS) Plan Update

GOVERNING LEGISLATION

Revised Code of Washington Title 35 – Cities and Towns

Revised Code of Washington Chapter 36.70a.130(4)(c) - Growth Management Act

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

The City's Parks, Recreation, and Open Space (PROS) Plan guides long-term planning, investment, maintenance, and development of Ridgefield's parks, trails, recreation facilities, natural areas, and open space system. The current plan is due for a comprehensive update in 2026 to reflect community growth, changing recreation needs, trail connectivity priorities, asset preservation, capital project planning, and long-term financial sustainability.

Following the City's procurement process, MacKay Sposito was selected as the preferred consultant to complete the 2026 PROS Plan Update. Approval of this contract will allow the City to begin the update process and develop an actionable, grant-eligible planning document.

BUDGET/FINANCIAL IMPACTS:

Funding for the 2026 Parks, Recreation, and Open Space Plan Update was approved as part of the 2026 Budget cycle. The contract with MacKay Sposito is for \$120,000, as outlined in the final scope and fee included as an attachment to this agenda item. This work is anticipated to be completed within the 2026 budget cycle and will support long-term capital planning, grant eligibility, recreation service planning, asset preservation, trail connectivity, and future investment strategies for the City's parks, trails, recreation facilities, natural areas, and open space system.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the 2026 Parks, Recreation, and Open Space Plan Update contract to MacKay Sposito. A suggested motion is:

"I move to award the 2026 Parks, Recreation, and Open Space Plan Update contract to MacKay Sposito in the amount not to exceed \$120,000."

STAFF CONTACT:

ATTACHMENTS:

1. PROS Plan Ridgefield Proposal

May 11, 2026

Attn: Corey Crownhart and Melissa Irwin
City of Ridgefield
487 S. 56th Place
Ridgefield, WA 98642

Re: Parks & Rec Open Space & Trails Plan - Scope of Work

MacKay Sposito is pleased to submit this scope of work and fee proposal to support the City of Ridgefield in the development of the 2026 Parks, Recreation, and Open Space (PROS) Plan.

Ridgefield is at a critical point in its growth. Continued development, expansion east of I-5, and the advancement of the Community and Recreation Center are reshaping how parks, trails, and recreation services must function as a connected and cohesive system. This PROS Plan is not simply an update, but an opportunity to establish a clear, implementable framework that aligns capital investment, operational capacity, and community priorities.

Our team will deliver an actionable, defensible PROS Plan that provides clear direction for capital investment, system connectivity, and long-term implementation.

The attached scope of services (Exhibit A), fees (Exhibit B) and rates (Exhibit C) identify the scope of work and the associated costs for each task based on anticipated services outlined in the RFQ requirements and the information we discussed in our recent scoping meeting. Once you have had an opportunity to review the following proposal, we would like to schedule a review meeting to discuss this proposal to ensure the scope of work aligns with the City's expectations.

We appreciate the opportunity to continue working with the City and look forward to advancing this important effort.

Sincerely,

Emily Mills, PLA

Project Manager

INTRODUCTION

Project Understanding and Background

The City of Ridgefield is at a critical point in its evolution. Rapid population growth, continued residential expansion east of I-5, and increasing expectations for recreation services are transforming how the City's parks, trails, and open space system must function. The traditional neighborhood park model is no longer sufficient on its own. Instead, Ridgefield is transitioning toward an integrated system that combines parks, trails, recreation programming, community events, natural areas, and major civic facilities into a cohesive network that serves both daily use and long-term community identity.

A central component of this transition is the development of the Ridgefield Community and Recreation Center, which will function as the organizing hub of the City's future recreation system. The 2026 PROS Plan must clearly define how this facility integrates with existing parks, trails, and programs, ensuring that capital investments and service delivery models work together rather than operating independently.

At the same time, the City's park system continues to expand through a combination of public investment and private development. In addition to City-owned parks and trails, a growing number of facilities are being constructed as part of residential developments and maintained by homeowners associations. While privately owned, these facilities are publicly accessible and play a critical role in the overall system. As a result, the PROS Plan must evaluate the full network of assets, not just those owned by the City, to understand how connectivity, access, and service delivery function across the community.

The City has also recently completed a Parks Capital Facilities Plan, which establishes near-term capital priorities and identifies key investments in parkland acquisition, trail development, and facility improvements. While the PROS Plan must align with this document, it serves a broader purpose. The PROS Plan is intended to function as a long-range policy and decision-making framework that guides system expansion, recreation programming, funding strategies, and operational planning over the next 20 years.

Key system components to be evaluated and integrated include:

- **Parks System**
 - Community, neighborhood, and pocket parks
 - Special use facilities including dog parks, waterfront access, and civic spaces

- Undeveloped and future park sites
- **Trails and Connectivity Network**
 - Multi-use and neighborhood trail systems
 - Regional connections including Gee Creek and waterfront corridors
 - Privately developed trails that function as public infrastructure
 - Opportunities for systemwide connectivity and gap closure
- **Open Space and Natural Areas**
 - Conservation lands, riparian corridors, and habitat areas
 - Sensitive areas such as Gee Creek and Flume Creek corridors
 - Integration of environmental stewardship and recreation access
- **Recreation Programs and Community Events**
 - City-led and partner-led programs
 - Community events and facility-based services
 - Future programming aligned with the Community Center
- **Community and Recreation Center**
 - Role as a central hub for recreation services
 - Integration with park system and program delivery
 - Alignment with community needs and operational capacity

The PROS Plan must also be grounded in the realities of implementation. As discussed during the pre-scoping meeting, the City’s priorities include identifying high-impact, cost-effective improvements, ensuring that planning priorities align with staffing and maintenance capacity, and developing clear guidance for how and when projects should be delivered. The City has emphasized the importance of prioritizing trail connectivity, leveraging development to expand the system, and creating a plan that generates momentum and can be actively implemented.

Key stakeholders who will inform and guide this process include:

- City leadership and staff (Parks, Public Works, Operations, Communications)
- Parks Board and City Council
- Community groups and residents
- Youth sports organizations and recreation partners
- Ridgefield School District
- Port of Ridgefield, Clark County, and regional partners
- Developers and HOA representatives

The 2026 PROS Plan must ultimately serve as a practical, defensible, and action-oriented tool. It must translate community priorities and technical analysis into clear policies, prioritized projects, and feasible funding strategies that guide Ridgefield’s parks and recreation system as the City continues to grow.

GENERAL PROJECT ASSUMPTIONS:

The following general assumptions apply to the scope of work and are intended to clarify the level of effort and overall project approach:

- All deliverables identified under individual tasks, including technical summaries, maps, and supporting materials, are assumed to be incorporated into the Draft PROS Plan and Final PROS Plan. Separate standalone memoranda or reports are not included unless specifically requested by the City.
- The scope of work reflects a planning-level effort consistent with development of a Parks, Recreation, and Open Space (PROS) Plan and does not include detailed engineering, site-specific design, or advanced technical analysis.
- The Consultant will rely on data, mapping, and background information provided by the City and will not independently verify all data for accuracy or completeness.
- All analysis, including Level of Service (LOS), demographic assessment, and funding strategy, is conducted at a conceptual or planning level and is not intended to support detailed design, budgeting, or construction.
- Funding and grant-related work, including RCO considerations, is limited to planning-level strategy and does not include grant application preparation, agency coordination, or detailed evaluation of funding competitiveness.
- Implementation guidance, performance measures, and funding strategies are provided as advisory planning tools only. Ongoing implementation, monitoring, reporting, or staff support following plan adoption is not included.
- Work will be performed based on timely input, coordination, and decision-making from the City. Delays in providing information, feedback, or direction may result in schedule adjustments.
- Requests for additional services beyond the scope described, including expanded analysis, additional deliverables, or changes in level of effort, may require a scope amendment and adjustment to the project fee.
- Graphics, mapping, and exhibits are provided at a level appropriate for planning and adoption purposes and are not intended for design, permitting, or construction

SCOPE OF WORK

(Exhibit "A")**Parks & Rec Open Space & Trails Plan
City of Ridgefield, WA**

1.0 PROJECT MANAGEMENT AND COORDINATION

This task includes overall project management, coordination, and administrative oversight to ensure the PROS Plan is delivered on schedule, within budget, and aligned with City expectations. Project management activities are structured to support an efficient planning process with clear communication, defined responsibilities, and consistent coordination with City staff.

1.1 PROJECT ADMINISTRATION

This subtask includes overall project administration, including development and maintenance of the project schedule, budget tracking, and coordination of internal resources. The team will establish and manage the project schedule with milestone tracking and will monitor progress throughout the project. This subtask also includes implementation of internal quality control procedures and ongoing identification and management of project risks and issues to maintain consistency and quality across all deliverables.

Assumptions:

- *The City's Internal Team will commit to an agreed-upon milestone schedule.*
- *Schedule updates are limited to periodic refinements*
- *Internal QA/QC is included; no third-party review required*

Deliverable:

- *Project Management Plan*
- *Project Schedule, (2) updates*

1.2 PROJECT STATUS REPORTING AND INVOICING

This subtask includes preparation of progress updates and coordination with invoicing. Status reporting will be provided as part of each invoice and will summarize work completed, budget status, key issues, and upcoming tasks. A separate phase-based status report will also be provided for the City's internal coordination.

Assumptions:

- *Assume an 8-month project timeline.*
- *Reporting is tied to invoicing*
- *No additional standalone reporting requirements*

Deliverable:

- *Monthly Invoices and Status Report (8) total*
- *Phase-based status report delivered at each phase*

1.3 PROJECT COORDINATION AND MEETINGS

This subtask includes coordination and facilitation of regular project meetings with City staff to review progress, discuss upcoming work, and address key decisions. Meetings will be structured to support efficient coordination and timely decision-making throughout the project.

Assumptions:

- *Bi-weekly meetings (approximately 30 minutes)*
- *Virtual format unless otherwise required*
- *Project manager to attend all bi-weekly meetings. Other support staff will attend as needed.*
- *24 Hours of coordination*

Deliverable:

- *Meeting agendas and summaries*

1.4 KICK-OFF MEETING

This subtask includes preparation and facilitation of a kickoff meeting with City staff to confirm project objectives, scope, schedule, and communication protocols. The kickoff meeting will establish the foundation for project coordination and decision-making.

Assumptions:

- *One kickoff meeting, 1.5 Hours (Virtual Meeting)*

Deliverable:

- *Kickoff meeting agenda and summary*

2.0 DETAILED SCOPING AND WORK PROGRAM REFINEMENT

2.1 DATA COLLECTION AND DOCUMENT REVIEW

This subtask includes review of existing plans and supporting documents, including the Comprehensive Plan, Capital Facilities Plan, and prior PROS Plan and any current developer plans. The team will identify key policies, constraints, and planning considerations that inform the project approach.

Assumptions:

- *City provides all relevant existing documents*
- *No significant data gaps*

2.2 WORK PROGRAM DEVELOPMENT

This subtask includes refinement of the project scope, schedule, and deliverables based on City input and findings from document review. The team will confirm key milestones, decision points, and coordination needs.

Assumptions:

- One review cycle by City

Deliverables:

- Draft Work Plan
- Updated Schedule

3.0 EXISTING CONDITIONS, SYSTEM INVENTORY, AND BASELINE ASSESSMENT

3.1 SYSTEM INVENTORY

This subtask includes compiling and verifying a comprehensive inventory of parks, trails, and facilities, including both City-owned assets and publicly accessible infrastructure developed by private entities. The team will document classifications, amenities, and general conditions.

Assumptions:

- *City provides GIS and asset lists*
- *Limited field verification*
- *Assume 8 hours to compile inventory*
- *3 days for site visits, 2 staff*

Deliverables:

- *Inventory database*
- *Inventory summary tables*

3.2 MAPPING AND SPATIAL ANALYSIS

This subtask includes preparation of GIS-based maps illustrating system assets, geographic distribution, and connectivity. The analysis will focus on identifying service areas and relationships between facilities.

Assumptions:

- *GIS data provided by City*
- *The city will provide documentation for existing properties or planning efforts that may be used for inclusion in the PROS plan (ie: future utility developments).*
- *Standard mapping level*

Deliverables:

- *System maps*
- *Connectivity diagrams*

3.3 LEVEL OF SERVICE (LOS) ANALYSIS

This subtask includes development of LOS metrics using NRPA standards and comparable local and regional relevant measures. The analysis will evaluate park acreage, facility distribution, and access to determine system performance.

Assumptions:

- *Based on available data*
- *No advanced modeling*

Deliverables:

- *LOS analysis summary and exhibits*

3.4 OPERATIONS AND SYSTEM PERFORMANCE

This subtask includes evaluation of operations and maintenance practices, staffing capacity, and system constraints. The team will identify key gaps and considerations affecting long-term feasibility.

Assumptions:

- *Based on existing operations and maintenance practices, staffing, and system constraints data provided by the City.*
- *If data is incomplete, additional interviews may be required (assumption of 6 hours).*

Deliverables:

- *Operations summary*
- *System gap analysis*

4.0 GROWTH, DEMOGRAPHICS, AND RECREATION DEMAND

4.1 DEMOGRAPHIC ANALYSIS

This subtask includes analysis of population, growth patterns, and development trends, with a focus on how growth will impact parks and recreation needs.

Assumptions:

- *This data will be provided by the City and will be used for future park and trail system growth projections.*

Deliverables:

- *Demographic summary*

4.2 RECREATION DEMAND ASSESSMENT

This subtask includes evaluation of recreation demand using demographic trends, participation data, and peer comparisons to identify future needs using NRPA standards and comparable local and regional relevant measures.

Assumptions:

- *Based on available benchmarks*

Deliverables:

- *Demand assessment summary*

5.0 SERVICE DELIVERY MODEL EVALUATION

5.1 SERVICE DELIVERY MODEL EVALUATION

This subtask includes conducting a planning-level review of recreation programs and high-level service delivery considerations to understand how existing and future parks, trails, recreation facilities, and the future Community & Recreation Center support recreation opportunities within the City. The review will focus on identifying general recreation facility and service considerations associated with future system growth and long-term implementation.

This task will include review of existing recreation programs and facility use patterns to understand how current facilities support recreation programming and where future recreation facility considerations may be needed to support long-term system growth.

Community events and event-related facility needs may be considered at a planning level only to understand how future parks and recreation facilities can support community gathering opportunities. However, this scope does not include evaluation or operational analysis of the City's events program, which is managed separately by another department.

Assumptions:

- *Analysis is limited to planning-level evaluation and does not include detailed operational analysis, participation modeling, staffing studies, or financial analysis.*
- *Event programming is outside the scope of this effort and will only be referenced as necessary to evaluate facility and recreation system support considerations.*
- *The City will provide available recreation program and facility use information necessary to support this task.*

Deliverables:

- *Recreation programs and service delivery summary*
- *High-level recreation service considerations and opportunities summary*

6.0 COMMUNITY ENGAGEMENT AND PUBLIC INVOLVEMENT

6.1 ENGAGEMENT PLANNING

This subtask includes development of a project-specific engagement strategy that defines goals, target audiences, outreach methods, and success measures. The plan will align with City expectations and support meaningful input into decision-making.

Assumptions:

- One engagement plan review cycle
- The City will be responsible for outreach, coordinating stakeholder groups and setting up meetings.

Deliverables:

- Draft Engagement Plan and Schedule
- Final Engagement Plan and Schedule

6.2 COMMUNITY SURVEY

This subtask includes preparation and analysis of a community-wide survey to gather input on recreation needs, priorities, and preferences. Results will be summarized and used to inform planning decisions.

Assumptions:

- Online survey format
- MacKay will prepare the survey content, City will prepare and post the survey.
- City will provide survey summary

Deliverables:

- Survey content

6.3 PUBLIC OUTREACH (OPEN HOUSE)

This subtask includes planning and facilitation of one public open house to present information, gather input, and refine project direction. Meeting will be structured to support input focused feedback.

Assumptions:

- 1 In person open house (up to 3 staff, 3 hours for open house)
- The City will coordinate reservations and pay for any reservation and advertisement fees.
- Facilitation will be a joint effort between the City and MacKay.

Deliverables:

- Open house materials (up to 8 presentation boards)
- Meeting summaries

6.4 STAKEHOLDER COORDINATION

This subtask includes participation in targeted stakeholder meetings intended to inform development of the PROS Plan and gather input regarding system needs, opportunities, and priorities. Stakeholder coordination, scheduling, meeting logistics, and meeting facilitation will be led by the City. MacKay will provide formal stakeholder discussion questions in advance and attend virtual meetings to support discussion and collect input relevant to the planning process..

Assumptions:

- City-led stakeholder coordination, scheduling, and meeting facilitation
- Up to four (4) one-hour virtual stakeholder meetings
- MacKay will provide stakeholder discussion questions in advance of meetings

Deliverables:

- Stakeholder discussion questions
- Stakeholder meeting summary notes

6.5 CITY COUNCIL AND PARKS BOARD UPDATES

This subtask includes participation in Parks Board and City Council meetings to support presentation of key findings, planning priorities, and plan updates associated with the PROS Plan process. The City will lead preparation and delivery of presentation materials and presentations for each meeting. MacKay will provide supporting text outlines, graphics, and technical content as needed to support City-led presentations and will attend meetings virtually to support discussion and respond to questions.

Assumptions:

- Anticipate up to four (4) virtual meetings total, including draft and final planning priorities and plan updates
- City Staff will prepare PowerPoint presentation materials and lead presentations
- MacKay will provide supporting text outlines, graphics, and technical content for incorporation into City-prepared presentations
- MacKay will attend meetings virtually and provide technical support and responses to questions as needed

Deliverables:

- Supporting presentation text outlines and graphics
- Virtual attendance and presentation support for up to four (4) Parks Board and City Council meetings

6.6 INPUT INTEGRATION

This subtask includes synthesis of all engagement input into clear themes and findings. The team will document how public and stakeholder input informs plan direction and priorities.

Assumptions:

- One consolidated summary document

Deliverables:

- Public Involvement Summary

7.0 SYSTEM ALTERNATIVES, NEEDS, AND STRATEGIC FRAMEWORK

This task includes evaluation of system alternatives at a planning level to inform refinement of the preferred strategic framework.

7.1 VISION AND POLICY PLANNING

This subtask includes development of a vision statement, guiding principles, and policy framework that reflect community input and City priorities. The work will align with existing City plans and provide a clear foundation for decision-making.

Assumptions:

- Two review cycles

Deliverables:

- Vision and policy framework summary

7.2 PARKS AND FACILITY NEEDS ASSESSMENT

This subtask includes identification of facility needs and opportunities based on inventory findings, LOS analysis, and community input. The analysis will consider park types, amenities, and system gaps.

Assumptions:

- Based on previously developed and projected data

Deliverables:

- Facility needs summary

7.3 TRAIL CONNECTIVITY STRATEGY

This subtask includes development of a citywide trail framework identifying missing links, priority corridors, and opportunities to improve connectivity between neighborhoods, parks, and regional systems.

Assumptions:

- No detailed engineering design included

Deliverables:

- Trail connectivity maps and framework

7.4 LAND ACQUISITION STRATEGY

This subtask includes identification of priority park land acquisition areas based on growth patterns, access gaps, and opportunity areas to support future park and recreation system needs. The evaluation will include general acquisition considerations intended to support long-term planning and future system expansion.

Assumptions:

- High-level planning evaluation only
- Detailed acquisition decision-making tools, scoring systems, and site-specific acquisition analysis are not included

Deliverables:

- Acquisition strategy summary identifying priority acquisition areas and general acquisition considerations

7.5 EQUITY AND ACCESS ANALYSIS

This subtask includes evaluation of geographic access to parks and recreation facilities, identifying underserved areas and developing strategies to improve equitable access.

Assumptions:

- Based on GIS and LOS data and existing park inventory data.

Deliverables:

- Equity analysis summary

8.0 PHASING, PRIORITIZATION, AND CAPITAL ROADMAP

8.1 PHASING STRATEGY

This subtask includes development of criteria to evaluate and rank projects based on factors such as cost, impact, equity, and feasibility. It includes development of a phased implementation plan identifying short-, mid-, and long-term priorities.

In addition, this task will provide general order-of-operations guidance for newly acquired park properties, including early site readiness and phased development considerations.

Phasing approach will include general coordination between future recreation facilities, operational capacity, and implementation priorities.

Assumptions:

- Single evaluation framework
- Based on prioritization results

Deliverables:

- Prioritization criteria and scoring matrix
- Phasing plan

9.0 GRANT AND FUNDING SOURCES

9.1 IDENTIFY FUNDING AND REVENUE SOURCES

This subtask includes a planning-level review and summary of general funding and revenue sources potentially applicable to future parks, trails, recreation facilities, and related capital improvements identified through the PROS Plan. Funding sources may include local funding tools, state and regional programs, federal funding opportunities, and grant programs commonly associated with parks and recreation projects.

This task will also include general consideration of Washington Recreation and Conservation Office (RCO) planning requirements necessary to support continued grant eligibility associated with the PROS Plan.

Assumptions:

- *Funding review is limited to planning-level identification of general funding sources and does not include detailed grant analysis, grant strategy development, or funding competitiveness evaluation.*
- *RCO coordination is limited to general planning-level eligibility considerations only.*
- *No grant application preparation, financial analysis, or direct coordination with funding agencies is included.*
- *The City will provide available information regarding existing funding tools and prior grant experience.*

Deliverables:

- *General funding sources summary*
- *Planning-level RCO eligibility considerations summary.*

9.2 FUNDING STRATEGY CONSIDERATIONS

This subtask includes preparation of high-level funding and implementation considerations associated with future capital improvements and long-term system implementation. This task will focus on general coordination between project prioritization, funding opportunities, and future implementation considerations identified through the PROS Plan process.

Assumptions:

- *Funding and implementation approaches are planning-level only and do not include detailed financial modeling, implementation planning, or funding prioritization analysis.*
- *Coordination with City Staff is limited to standard project meetings*

Deliverables:

- *High-level funding and implementation considerations summary*

10.0 DRAFT PLAN, FINAL PLAN, AND ADOPTION SUPPORT

10.1 DRAFT PLAN PREPARATION

This subtask includes preparation of the draft PROS Plan, integrating all technical analysis, engagement results, and planning strategies into a cohesive document.

Assumptions:

- *One full draft.*
- *Draft document is based on tasks identified above.*

Deliverables:

- *Draft PROS Plan.*

10.2 REVIEW AND REVISION

This subtask includes incorporating City and stakeholder feedback provided during draft review and preparing revised document.

Assumptions:

- *Two review cycles.*

Deliverables:

- *Revised draft(s)*

10.3 FINAL PLAN AND ADOPTION SUPPORT

This subtask includes preparation of the Final PROS Plan and executive summary incorporating City review comments and finalized planning strategies developed through the planning process. The City will lead preparation and delivery of City Council adoption presentations utilizing presentation materials developed during earlier phases of the project.

Assumptions:

- *City Staff will revise and present previous presentation materials for final City Council adoption meetings*
- *MacKay will not attend City Council adoption meetings unless requested as an additional service*
- *Scope includes incorporation of final City review comments and preparation of final adoption-ready plan documents only*

Deliverables:

- *Final PROS Plan*
- *Executive summary*

FEE

(Exhibit "B") Fees

**Parks & Rec Open Space & Trails Plan
City of Ridgefield, WA**

1.0 PROJECT MANAGEMENT AND COORDINATION	\$18,449.00
2.0 DETAILED SCOPING AND WORK PROGRAM REFINEMENT	\$5,000.00
3.0 EXISTING CONDITIONS, SYSTEM INVENTORY, AND BASELINE ASSESSMENT	\$17,753.50
4.0 GROWTH, DEMOGRAPHICS, AND RECREATION DEMAND	\$6,052.00
5.0 SERVICE DELIVERY MODEL EVALUATION	\$3,460.00
6.0 COMMUNITY ENGAGEMENT AND PUBLIC INVOLVEMENT	\$28,857.50
7.0 SYSTEM ALTERNATIVES, NEEDS, AND STRATEGIC FRAMEWORK	\$14,832.00
8.0 PHASING, PRIORITIZATION, AND CAPITAL ROADMAP	\$6,672.00
9.0 GRANT AND FUNDING SOURCES	\$3,088.00
10.0 DRAFT PLAN, FINAL PLAN, AND ADOPTION SUPPORT	\$14,632.00
Subtotal	\$118,796.00
*EXPENSES (mileage, materials, studies)	\$735.00
Grand Total	\$119,531.00

RATES

(Exhibit "C") Rates
Parks & Rec Open Space & Trails Plan
City of Ridgefield, WA

2026 HOURLY RATE SCHEDULE

Southern Washington

Title	Regular	Title	Regular
Senior Principal	\$374	Natural Resource Specialist III	\$156
Principal	\$306	Natural Resource Specialist II	\$140
Engineering Manager	\$268	Natural Resource Specialist I	\$126
Project Manager II - Civil	\$252	Survey Manager	\$238
Project Manager I - Civil	\$238	Project Manager II - Survey	\$228
Project Engineer II	\$226	Project Manager I - Survey	\$220
Project Engineer I	\$218	Land Surveyor IV	\$202
Engineer IV	\$200	Land Surveyor III	\$188
Engineer III	\$182	Land Surveyor II	\$174
Engineer II	\$166	Land Surveyor I	\$160
Engineer I	\$148	Survey Technician IV	\$158
Design Technician IV	\$174	Survey Technician III	\$142
Design Technician III	\$160	Survey Technician II	\$128
Design Technician II	\$144	Survey Technician I	\$114
Design Technician I	\$128	Survey Aid	\$100
Landscape Manager	\$228	Chief of Parties	\$188
Project Manager II - Landscape	\$210	Senior Party Chief	\$178
Project Manager I - Landscape	\$194	Senior Party Chief - Out of Town	\$184
Landscape Architect II	\$174	Survey Party Chief	\$170
Landscape Architect I	\$154	Survey Party Chief - Out of Town	\$176
Landscape Designer IV	\$158	Senior Instrument Person	\$130
Landscape Designer III	\$144	Senior Instrument Person - Out of Town	\$136
Landscape Designer II	\$132	Survey Instrument Person	\$120
Landscape Designer I	\$120	Survey Instrument Person - Out of Town	\$126
Land Development Manager	\$272	UAV Pilot	\$174
Planning Manager	\$248	GIS Mapping Specialist II	\$178
Project Manager II - Planning	\$236	GIS Mapping Specialist I	\$170
Project Manager I - Planning	\$224	Stormwater Analyst	\$158
Senior Planner	\$200	Project Controls Manager	\$264
Planner IV	\$188	Contract Administrator	\$198
Planner III	\$176	Project Coordinator II	\$158
Planner II	\$162	Project Coordinator I	\$144
Planner I	\$148	Accounting Manager	\$234
Planning Technician	\$136	Project Accountant	\$162
Land Development Assistant	\$124	Administrative Manager	\$162
Environmental Manager II	\$214	Administrative Assistant	\$124
Environmental Manager I	\$188	Clerical	\$104
Natural Resource Specialist IV	\$170		

The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum. %

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Approval of Award of Contract with Aetta Architects for Additional Services
Related to the Ridgefield Community and Recreation Center

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:

The Council approved a contract with Johansson Wing Architects (Aetta) in 2021 to begin site planning. Council approved a contract design and construction ready plans with Aetta Architects in 2025.

SUMMARY/BACKGROUND:

Aetta Architects have submitted a proposal for additional site and design work to address comments from the Washington State Department of Ecology. The additional work will address scope in the attached exhibit. The additional work will be funded by the issuance of a Limited Tax General Obligation (LTGO) Bond.

BUDGET/FINANCIAL IMPACTS:

The additional contract amount will be \$406,300 and will be funded by issuance of an LTGO bond.

RECOMMENDED ACTION OR MOTION:

If the City Council chooses to approve the contract, a motion would be:

"I move to approve a contract with Aetta Architects for additional services in the amount of \$406,300."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. 24043 - Ridgefield Rec Center - Additional Services 04



Additional Services Proposal – 04

Site Redesign Services

Date: April 28, 2026

To: Steve Stuart, City Manager
City of Ridgefield
230 Pioneer Street
Ridgefield, WA 98642

Subject: Additional Services Proposal - 04
Ridgefield Recreation and Community Center
Aetta Architects Project # 24043

Steve,

We are pleased to submit the following fee proposal and Amendment to the Professional Services Agreement for the Ridgefield Recreation and Community Center to provide site redesign services for the project. This redesign is required in response to comments received from the Washington State Department of Ecology regarding the wetlands on the site and their required buffers. This fee covers the costs associated with redesigning the site to avoid the 100 foot buffer from the creek as indicated in the attached sketch.

Scope of Work:

- **Architectural Site and Project Management Scope:**
 - Revise site design per the attached site sketch. This drafted version will serve as the base linework for all new civil and landscape architecture design.
 - Manage and oversee the site revisions and coordinate the revision with other consultants. Work with the Owner to coordinate the revisions with the relevant AHJ's to help facilitate approval of the redesigned site.
- **Land Surveying Scope:**
 - Provide Topographical services including surveying all existing above ground features as well as elevations with one-foot contour intervals as shown on the attached survey limits map.
 - Prepare a boundary line adjustment exhibit, for an approximate 1 acre tract to be included with the City's property, to be attached to the BLA application that will be prepared by the Apex planning group.
 - Prepare legal descriptions and exhibits for the boundary line adjustment that will be part of the BLA deed document to be prepared by City staff and recorded at Clark County.
 - Set pins at the BLA property corners and file a Record of Survey with the Clark County Surveyor's Office.
 - Land Surveying Assumptions:

- Recording/agency fees will be paid by the client.
- **Geotechnical Engineering Scope:**
 - Subsurface Exploration - Subsurface conditions within the northern region of the site will be explored with a combination of drilled borings and cone penetration tests (CPTs).
 - Borings - Two borings will be completed using a track-mounted drill rig. Borings will be advanced to depths of up to 40 feet below the existing ground surface (bgs) or practical refusal of the drilling equipment, whichever occurs first. In situ, standard penetration tests will be performed at 2.5- to 5-foot intervals. The borings will be logged, observed groundwater levels noted, and representative soil samples collected by a member of the Apex geotechnical engineering staff
 - Cone Penetration Tests (CPTs) - Two CPTs will be completed using a track-mounted rig. CPTs will be advanced to depths ranging from 60 to 80 feet bgs or practical refusal, whichever occurs first. Shear wave velocity testing will be completed in one of the CPTs and pore pressure dissipation testing will be completed in each CPT to estimate groundwater depths
 - Soils Testing - Samples will be returned to our laboratory and classified by the Unified Soil Classification System (ASTM D2487) and/or the Visual-Manual Procedure (ASTM D2488). Laboratory tests may include natural moisture contents, Atterberg limits, and grain-size analyses, as appropriate.
 - Geotechnical Engineering Analyses - The data collected during the additional subsurface exploration and testing will be analyzed to develop geotechnical recommendations for design and construction of the northern region of the site.
 - Geotechnical Engineering Limitations of Scope:
 - This scope is based upon the condition that the Client fully accepts limitation of professional liability and indemnification as stated in the attached Proposal Agreement Terms and Conditions.
 - Soil samples collected during the investigation will be stored for a minimum of 60 days after completion of subsurface exploration. Additional storage time may be requested for a monthly fee.
 - Apex will complete both a “one call” public utility notification and subcontract a private utility locate prior to beginning subsurface explorations
 - Ground Disturbance During Exploration - All reasonable efforts will be made not to damage any existing slabs, asphalt, landscaping, or underground utilities or sprinklers, etc.; however, Apex will not be responsible for repair costs associated with any damage to such improvements.
- **Natural Resources Scope**
 - Wetland Delineation & Permitting Updates

An additional area located north of the current project limits will be evaluated to determine the presence or absence of wetlands and other critical areas. This work will include field reconnaissance and wetland delineation conducted in accordance

with applicable federal, state, and local guidelines, along with documentation and mapping of any identified critical areas and associated buffers.

Minimal documentation will be required to demonstrate that wetlands are not present (data sheets, short memo).

Project design updates have modified the extent of impacts to critical areas and their buffers, requiring revisions to previously prepared permitting documents. This effort will include updates to the Critical Areas Report to reflect revised impacts, revisions to the Bank Use Plan as applicable, updates to the JARPA, completion of a Buffer Enhancement Plan as requested by Agencies, and updates to project figures and exhibits depicting critical areas, buffers, and impact areas. Coordination and revisions to the wetland delineation report will be completed as necessary to support agency requirements, along with support for resubmittal of updated materials to the appropriate regulatory agencies.

- **Natural Resources Assumptions**

- There are no wetlands or other critical areas in the additional project area.
- The additional study area does not exceed one (1) acre.
- Apex will have site access and no access constraints or delays are anticipated.
- The site conditions are suitable for standard wetland delineation methods (e.g., not fully inundated, no hazardous conditions, vegetation observable).
- Regulatory agency requirements will not substantially change beyond typical update/revision requests.
- Agency review timelines and approvals are outside of the consultant's control.
- No mitigation design, compensatory mitigation, or permitting beyond document updates is included.
- Work is limited to the defined project area; evaluation of adjacent or off-site areas is not included.
- Any additional fieldwork beyond the one-acre assumption will require a scope and fee adjustment

- **Land Use Planning Scope**

Major work items under this task are to coordinate and gather needed information from the project team and assemble and submit the Type I Post Decision Review to the City. Apex planner will take the lead role to put the application packet together and make the submittal. Specific task and submittal items are listed below:

- Coordinate with Client, project team, and the City as required to complete the work tasks.
- Attend, if needed, up to five, one-hour project meetings.
- Prepare the master land use application, post decision review checklist, and written narrative for describing the changes in design, including how the project complies to applicable City standards.

- Compile/coordinate receipt of the following to include in the land use application package:
 - Post Decision Application form (completed by Apex planner)
 - Post Decision Checklist project narrative (completed by Apex planner)
 - Site Plan (see Civil Engineering scope)
 - Mailing labels for public notification (coordinate obtaining)
 - Copy Original Decision
 - Civil Plans (see Civil Engineering scope)
 - Landscape Plans (see Landscape Architecture scope)
 - Storm Drainage Report (see Civil Engineering scope)
 - Exterior Lighting Plan (coordinate obtaining from project architect)
 - Building elevations and exterior building materials, as necessary (coordinate obtaining from project architect)
- Coordinate with City for efficient submittal and processing of the Type II Post Decision Review application package, including coordination of addressing incomplete comments.
- Provide City's staff report to Client and project team and review to coordinate project elements and conditions of approval.
- Land Use Planning Assumptions
 - The property owner will provide to Apex planner an updated Title Report for the site, current within 30 days of the date of land use application submittal.
 - The project architect will provide to Apex planner the architectural elevations with dimensions, total square footage for each building and trash enclosure, elevations showing types of exterior material, colors, and finishes, and types of construction per the International Building Code for inclusion with the Type II Post Decision Review submittal package, as necessary.
 - There will be one Type II Post Decision Review application submittal, any further submittals will require additional and fee.
 - No neighborhood meetings and no public hearings will be required to be held as part of the application.

- **Civil Engineering Scope**

Major work items will be to coordinate and prepare a modified civil engineering plan submittal that is consistent with the City of Ridgefield Type II Site Plan application. The following is included in this task:

- Provide support and consultation by phone, Teams meetings, and e-mail with Client and design team members.
- Post Decision Review Submittal: Update the current engineering plans and technical information report (stormwater report) to reflect an updated site plan prepared by Aetta Architects to include as the Post Decision drawings (60% design) in coordination with the Client.

- Upon receipt of a notice to proceed with the site plan for the Post Decision Review, the site, building layout and door locations will not be altered in a way that affects services or site grading.
- Final Engineering Submittal: Develop final civil engineering plans per the City's conditions of approval. Submittal are anticipated to City of Ridgefield and Clark Regional Wastewater District for review and approval. Assume three rounds of review for each agency review process.
- The NPDES construction stormwater permit will require being updated for the project area revision. Updates would include project information on the on-line application as well as a revised site plan. Coordinate with Washington State Department of Ecology to update the project's NPDES permit.
- Civil Engineering Assumptions:
 - The land use application triggered by the site plan changes will be a post decision review.
 - There will be no additional traffic study or report required.
 - No pedestrian/site connection will be proposed to the onsite gravel trail within the Clark Regional Wastewater District easement.
 - Only plan and profiles will be provided for walls for reference. Contractor will be providing the design.
 - Stormwater discharge will be proposed in a similar location, within the wetland buffer
 - No frontage improvements will be proposed, other than driveway connection to existing roadway.
 - The driveway will be proposed to tie into the existing roadway, and will not require a road extension.

- **Landscape Architecture Scope**

Major work items will be to coordinate and prepare a modified landscape plan submittal that is consistent with the City of Ridgefield Type II Site Plan application. The following is included in this task:

- Provide support and consultation by phone, Teams meetings, and e-mail with Client and design team members.
- Landscape Architecture Assumptions:
 - Upon receipt of a notice to proceed, the general site, building layout, and door locations will not be altered in a way that affects Apex services or overall landscape design.
 - Landscape architecture design will be completed once for the post-decision and will be submitted with the civil plans.
 - Irrigation plans will be design/build and will only be shown as conceptual.
 - City standard details will be utilized as applicable.
 - Original plant palette and site furnishing will remain.
 - Assume specifications will be reused.

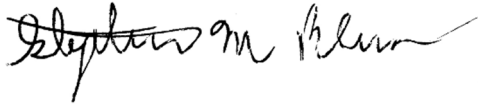
COMPENSATION:

Basic Services are provided on a Lump Sum Fee basis of **\$406,300**.

Service	Fee
Architectural Site and Project Management	\$92,000
Land Surveying	\$19,300
Geotechnical Engineering Services	\$43,000
Natural Resources Services	\$38,500
Land Use Planning Services	\$23,100
Civil Engineering Services	\$160,100
Landscape architecture Services	\$30,300
Total	\$406,300

Should you have any questions, or need further clarification, please do not hesitate to contact us. If you agree with this proposal, please sign below and return one (1) copy to our office.

Sincerely,



Stephen M. Black, AIA
Principal

ACCEPTANCE OF PROPOSAL:

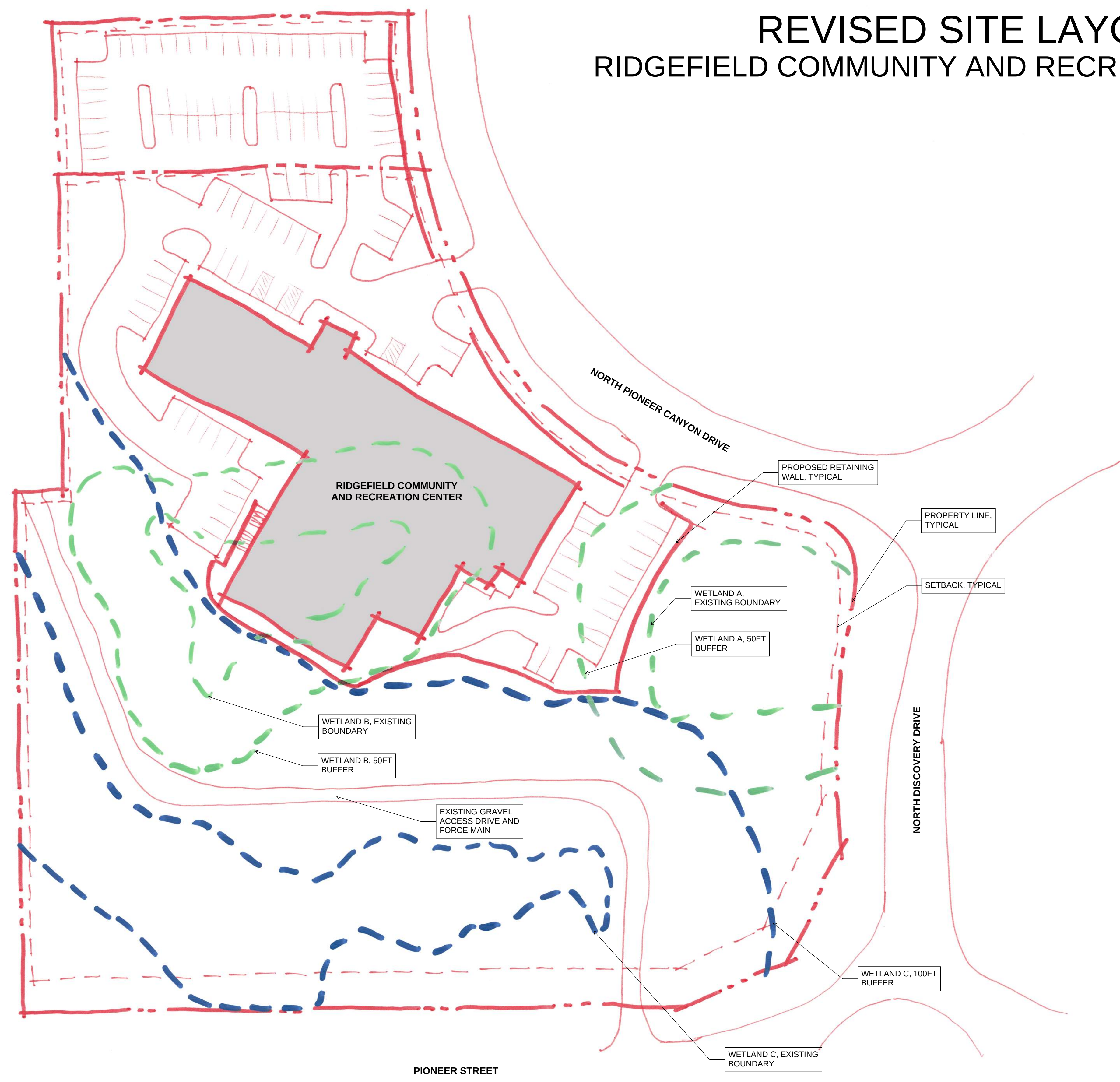
Signature _____ Date _____

Printed Name _____

Copy: *Project File*

Attachments: *Revised Site Sketch*

REVISED SITE LAYOUT
RIDGEFIELD COMMUNITY AND RECREATION CENTER



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Approval of Interlocal Agreement between Clark County and Ridgefield for Prosecution Services

GOVERNING LEGISLATION

RCW 39.34—Interlocal Cooperation Act

PREVIOUS COUNCIL ACTION TAKEN:

Interlocal Agreement with County from 2001

SUMMARY/BACKGROUND:

State law requires that a person arrested without a warrant must have a “probable cause hearing” to establish whether there is probable cause to hold the person in custody longer than 48 hours. Vancouver, as well as Battle Ground, La Center, Ridgefield, Camas and Washougal have contracted with Clark County since at least 2001 for the County to represent the jurisdictions in these probable cause hearings on Friday afternoons and Sundays at the County District Court as a matter of longstanding efficiency. This agreement has not been updated nor has the fee structure changed since 2001. The County has notified the City that unless an updated agreement is reached, the County will no longer perform these services. The City has worked with Battle Ground, who provides the City’s general prosecution services to evaluate whether there are reasonable alternatives to the County’s proposal, but could not find a suitable alternative.

Under the original agreement an annual amount of \$13,000 has been proportionally allocated based on population. The City paid \$714.88 in 2025. The proposed agreement increases the annual amount for all the cities collectively to \$65,000, again to be proportionally allocated based on population. The City’s proportional allocation for 2026 would be \$3,592.00, paid quarterly.

The agreement also removes some reporting requirements that were not previously utilized, and adds a five year term and expiration, instead of automatic renewals, but overall the substance of the agreement is largely unchanged.

BUDGET/FINANCIAL IMPACTS:

Increased fees for services from \$714.88 to \$3,592.00 for the term, adjusted for proportional population changes.

RECOMMENDED ACTION OR MOTION:

Staff recommends that Council approve the agreement as presented by making the following motion:

“I move to approve the interlocal agreement with Clark County for prosecution services substantially in the form attached and authorize the City Manager to enter into the Agreement.”

STAFF CONTACT:

ATTACHMENTS:

1. RF.Interlocal Agreement between Clark County and Ridgefield.2026--JP Edits

**INTERLOCAL AGREEMENT BETWEEN CLARK COUNTY, WASHINGTON,
AND THE CITY OF RIDGEFIELD, WASHINGTON, FOR THE PROVISION OF
PROSECUTION SERVICES, DATED AS OF JULY 1, 2026**

THIS AGREEMENT is made and entered into by and between Clark County, a governmental subdivision of the State of Washington (the “County”), and the City of Ridgefield, a municipal corporation of the State of Washington (the “City”). The City and the County may be each referred to as a “Party” and collectively referred to as “the Parties” to this Agreement.

RECITALS

Whereas, RCW 39.34.180 provides that each city is responsible for the prosecution of misdemeanor and gross misdemeanor offenses committed by adults in its jurisdiction and referred from its law enforcement agency, whether filed under state law or city ordinance, and may elect to carry out this responsibility by entering into an interlocal agreement to provide this service; and

Whereas, CrR 3.2.1 provides that persons arrested without a warrant and held in custody are entitled to have a neutral magistrate determine within 48 hours after arrest whether probable cause exists to continue to hold such persons, with the result that weekend probable cause hearings must be held Friday afternoons and Sundays, and sometimes on other days during holiday weeks; and

Whereas, the most efficient way to prosecute probable cause hearings for the mutual benefit of the City, the County, and the Court is to centralize and consolidate prosecution of city cases at those hearings; and

Whereas, the Clark County Prosecuting Attorney’s Office (the “Prosecutor’s Office”) has provided prosecution services for weekend probable cause hearings since 2001 to the Cities of Battle Ground, Camas, La Center, Ridgefield, Vancouver, and Washougal pursuant to statute and an interlocal agreement with each of those cities that set a total annual compensation to the Prosecutor’s Office for these services from all of these cities together of \$13,000, or \$250 a week, divided among the cities based upon their relative populations; and

Whereas, the terms of the interlocal agreement between the City and the County have not been revised since 2001; and

Whereas, the work required of a Deputy Prosecuting Attorney to provide services for one weekend’s probable cause hearings is estimated at approximately six hours, for which the County must compensate the Deputy Prosecuting Attorney; and

Whereas, the Parties now desire to revise and update the terms of their interlocal agreement regarding prosecution services for weekend probable cause hearings to more accurately reflect

conditions in the current year, including changes in population, the effects of inflation, and fair current compensation for attorneys working on weekends and holidays; and

Whereas, more reasonable total annual compensation from all the cities for weekend and holiday probable cause prosecution services would be \$65,000, or \$1,250 a week; and

Whereas, the Clark County Council and the Ridgefield City Council have determined that it is in the interest of the public health, safety, and welfare to enter into this Agreement.

Now, therefore, in consideration of the terms, conditions, and covenants contained herein, the Parties hereby agree as follows:

AGREEMENT

Section 1 – Adoption of Recitals. The foregoing recitals are hereby agreed up, ratified, and confirmed as being true and correct, and they are hereby made part of this Agreement.

Section 2 – Purpose of Agreement.

2.1 Purpose. The purpose of this Agreement is to set forth the terms pursuant to which the Prosecutor will represent the City in probable cause hearings before Clark County District Court that occur on Friday afternoons, Sundays, and sometimes other days of the week during holiday weeks.

2.2 Mutual intent. The Parties mutually intend and agree that implementation of the City's obligation to prosecute misdemeanors and gross misdemeanors over the weekends is most efficiently performed by the Prosecutor's Office in exchange for fair compensation and other consideration from the City as set forth below.

Section 3. – Duration of Agreement.

3.2 Effective date. The effective date of this Agreement is July 1, 2026, provided that it is filed with the Clark County Auditor by that date, or if the filing date is later, on that date.

3.3 Expiration. The duration of the Agreement is until July 1, 2031, on which date it expires.

3.4 Negotiated extensions. Except as provided by RCW 39.34.180(3), this Agreement does not automatically renew. The Parties agree to negotiate updated and appropriate terms to extend the Agreement prior to January 31, 2031, and every five years following an extension.

3.5 Arbitration; notice. If the Parties cannot agree on the levels of compensation for prosecution services when negotiating an update and extension of this Agreement, either party may invoke binding arbitration pursuant to RCW 39.34.180(3) by issuing notice to the other Party at least 120 days prior to the Agreement's expiration.

3.6 Termination. Except as provided by Section 3.4, Section 3.5, and RCW 39.34.180(3), either Party may terminate this Agreement for any reason or no reason by giving six months' written notice to the other Party.

Section 4 – Duties of the Prosecutor's Office.

4.1 Probable cause hearings. The Prosecutor's Office shall provide Deputy Prosecuting Attorneys to represent the City and the other cities in the County at probable cause determination hearings scheduled on Friday afternoons, Sundays, and other days of the week as required for compliance with CrR 3.2.1 during holiday weeks.

4.2 Declaration of probable cause. The Deputy Prosecuting Attorney representing the City at such a hearing shall present to the Court the declaration of probable cause to arrest the defendant authored by the arresting law enforcement officer. If the Deputy Prosecuting Attorney determines that the declaration of probable cause is insufficient, the Deputy Prosecuting Attorney shall, prior to submitting the probable cause statement to the magistrate, make reasonable efforts to contact the law enforcement agency that authored the declaration to request a supplemental statement of probable cause. If the Deputy Prosecuting Attorney does not receive a supplemental statement from that law enforcement agency before probable cause statements are due, the case will be exonerated, and the defendant will be released on that case.

Section 5 – Compensation for Prosecution Services.

5.1 Quarterly fee. As compensation for the services provided to the City by the Prosecutor's Office, each quarter the City shall pay the Prosecutor's Office its proportionate percentage share of \$16,250 (one-quarter of \$65,000), as set forth in Sections 5.2 and 5.3.

5.2 Proportionate payment. The City shall pay the Prosecutor's Office the percentage portion of the total quarterly fee of \$16,250 that is equal to the portion that its population bears to the total populations of the following incorporated cities in Clark County: Battle Ground, Camas, La Center, Ridgefield, Vancouver, and Washougal. The Parties agree that those percentages are as follows:

INSERT TABLE

County	Jurisdiction	2020 Population Census	2021 Population Estimate¹	2022 Population Estimate	2023 Population Estimate	2024 Population Estimate	2025 Population Estimate	Percent %	\$ / Week	\$ / Quarter	\$ / Year
Clark	Clark County	503,311	513,100	520,900	527,400	536,300	542,400				
Clark	Unincorporated Clark County	233,048	236,200	237,650	240,155	243,830	245,750				
Clark	Incorporated Clark County	270,263	276,900	283,250	287,245	292,470	296,650				
Clark	Battle Ground	20,743	21,160	21,780	21,910	22,470	22,790	7.73%	\$ 96.64	\$ 1,256.32	\$ 5,025.27
Clark	Camas	26,065	26,870	27,250	27,420	27,660	27,970	9.49%	\$ 118.61	\$ 1,541.87	\$ 6,167.48
Clark	La Center	3,424	3,605	3,835	3,890	4,045	4,270	1.45%	\$ 18.11	\$ 235.39	\$ 941.55
Clark	Ridgefield	10,325	11,910	13,640	15,180	15,790	16,290	5.53%	\$ 69.08	\$ 898.00	\$ 3,592.00
Clark	Vancouver	190,915	194,400	197,600	199,600	202,600	205,100	69.56%	\$ 869.72	\$ 11,306.31	\$ 45,225.25
Clark	Washougal	17,039	17,200	17,390	17,490	18,150	18,360	6.23%	\$ 77.85	\$ 1,012.11	\$ 4,048.44
Clark	Woodland (part)	84	85	85	85	85	85				
Clark	Yacolt	1,668	1,670	1,670	1,670	1,670	1,785				
							TOTAL	100.00%	\$1,250	\$ 16,250.00	\$ 65,000.00

5.3 Payment dates. For services rendered pursuant to this Agreement, the County shall bill the City quarterly, and the City shall remit its quarterly payment to the County according to the percentage shown in the table above, within 30 days of receipt of the quarterly bill.

5.4 Billing and payment information. Billings and payments shall be either emailed, or mailed by first-class mail if appropriate, postage prepaid, to the addresses set forth as follows:

a. If to the City:

City of Ridgefield
Kirk Johnson, Finance Director
510 Pioneer Street
P.O. Box 608
Ridgefield WA, 98642
Phone 360-887-3908
Email kirk.johnson@ridgefieldwa.us

b. If to the County:

Clark County
Dave Ratliff, Payroll and Accounts Receivable Manager
1300 Franklin St. Suite 575
Vancouver, WA 98660
564-397-4693
dave.ratliff@clark.wa.gov

Section 6 – Administration of Agreement.

6.1 No new entity. No separate legal or administrative entity exists or will be created to administer the provisions of this Agreement.

6.2 Representatives of the Parties. The Parties agree that their representatives responsible for administering the terms of this Agreement are as follows:

- a. **For the City:** The City's Mayor, or the Mayor's designee.
- b. **For the County:** The Clark County Prosecuting Attorney or the Prosecuting Attorney's designee.

6.3 Notices: All notices shall be in writing and deemed received on the day the notice is personally served or emailed, or three (3) days after the date the notice is mailed by first-class mail. Either Party may change the name and address to which notices shall be directed by giving the other Party notice of the change as provided in this Section.

a. Notice to the City:

City of Ridgefield
Kirk Johnson, Finance Director
510 Pioneer Street
P.O. Box 608
Ridgefield WA, 98642
Phone 360-887-3908
Email kirk.johnson@ridgefieldwa.us

b. Notice to the County:

Tony Golik, Clark County Prosecuting Attorney
Mailing address _____

Phone _____
Email tony.golik@clark.wa.gov

With a copy to:

Gayle Hutton, Prosecuting Attorney's Administrator

Mailing address _____

Phone _____

Email gayle.hutton@clark.wa.gov

Section 7 – Property. Any real or personal property acquired, held, or used to effectuate this Agreement shall become the sole property of the Party that provided the property, and the Party that owns the property may dispose of it according to that Party’s lawfully exercised discretion.

Section 8 – Budget. No joint fund will be established, and no joint budget will be prepared, to carry out this Agreement. Each Party shall be responsible for budgeting its own projected and actual financial impacts from the activities described in this Agreement.

Section 9 – Indemnification and Defense. To the maximum extent permitted by law, the City shall defend, indemnify and hold harmless the County, its officers, officials, employees, and agents, or any of them, from any and all claims, injuries, actions, liabilities, suits, damages, losses, fees, expenses, and costs of any nature whatsoever, including attorney fees and costs on appeal, resulting from or arising out of duties performed pursuant to this Agreement, except to the extent caused by the sole negligence of the County. The foregoing indemnification obligations of the City are a material inducement to the County to enter into this Agreement, are reflected in the consideration afforded to each Party hereunder, and have been mutually negotiated by the Parties. The County reserves the right, but not the obligation, to participate in the defense of any claim, damages, losses or expenses and such participation shall not constitute a waiver of City’s indemnity obligations under this Agreement. The provisions of this section shall survive the expiration or termination of this Agreement.

Section 10 – Miscellaneous Provisions.

10.1 Further cooperation. The Parties shall cooperate in good faith and execute such documents as reasonably necessary and take all additional actions which are reasonably necessary and appropriate to give full force and effect to the provisions and intent of this Agreement.

10.2 Entire agreement. This Agreement contains the entire understanding between the Parties and supersedes any prior agreements relating to the subject matter hereof.

10.3 Amendments. This Agreement may be amended only by an instrument in writing that is formally approved and executed by the Parties subsequent to the date hereof.

10.4 Assignment. No Party hereto shall assign its rights or obligations under this Agreement without the prior written consent of the other Party.

10.5 Ratification. Acts taken in conformity with this Agreement prior to its execution or filing with the County Auditor are hereby ratified and affirmed by the Parties.

10.6 Governing law and venue. This Agreement shall be governed by the laws of the State of Washington. Any action arising out of this Agreement shall be brought in the Clark County Superior Court.

10.7 Waiver. Waiver by any Party of the right to strict performance of any provision of this Agreement or of any breach of this Agreement shall not constitute a waiver of any other provision or breach.

10.8 No employment relationship created. The Parties agree that nothing in this Agreement shall be construed to create an employment relationship between one Party and any employee, agent, representative or contractor of the other Party.

10.9 No rights conveyed to others. It is understood and agreed that this Agreement is solely for the benefit of the Parties hereto and that it conveys no right to any other person or entity. There are no indirect or third-party beneficiaries to this Agreement. The Parties do not intend by this Agreement to assume contractual obligations to any person or entity other than the Parties named in this Agreement.

10.10 Section headings. Section and subsection headings contained in this Agreement are included solely for the convenience of the reader, and are not intended to be a part of this Agreement.

10.11 Severability. In the event any term or condition of this Agreement or the application thereof to any Party, person or circumstance is held invalid or unenforceable, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid or unenforceable term, condition or application. To this end, the terms and conditions of this Agreement are declared severable.

10.12 Drafting. The Parties have mutually and fully negotiated the provisions of this Agreement. Therefore, the Agreement shall be construed according to its fair meaning without regard to which Party drafted a particular provision.

IN WITNESS WHEREOF, the City of Ridgefield and Clark County have executed this Agreement on the dates indicated below.

DRAFT

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Approval of the Water On-Call Services 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:

SUMMARY/BACKGROUND:

The City of Ridgefield is entering into a contract with Gray and Osborne, Inc. for on-call water system engineering services. These services are expected include:

- Assist and review with water system plan update.
- Provide water system forecasting
- Review and advise on water engineering plans, specifications and estimates as needed
- Water design, water system improvements, technical information reports, and modeling/calculations
- Communicate as-needed directly with City’s contractors and consultants on direction from Public Works Director or their designee.
- Develop a water system risk and resiliency plan to comply with State requirements
- Review water quality reports as needed and provide suggestions for improvement or correction
- Review and revise water conservation strategy based on learned conditions from 2025.
- Small design for water treatment such as, but not limited to chlorine injection and ATEC filtration
- Review production operations and SCADA operational settings, provide recommendations for improvement or adjustment when needed
- Advise and assist city staff on matters of DOH (Department of Health) and Department of Ecology compliance
- Advise and review current and new water source, conveyance pipes, valves, pumps, treatment, and storage. Provide suggestions for improvement or correction when needed.

BUDGET/FINANCIAL IMPACTS:

The funding for this contract comes from the water system fees collected from water users. The contract work will be covered by the existing budget for the water fund.

RECOMMENDED ACTION OR MOTION:

Council approval is requested on this item.

STAFF CONTACT: Ryan Thamert, Public Works Director

ATTACHMENTS:

1. P26003_RFQ Final On-Call Water System Engineering Services
2. Notice of Selection and Intent to Negotiate



City of Ridgefield, WA Request for Qualifications

P26003: On-Call Water System Engineering Services

<u>Request for Qualifications Information:</u> Contact Person: Melissa Irwin Email Address: melissa.irwin@ridgefieldwa.us Contact Phone: 360-857-5048 Project Estimate: \$300,000 per consultant selected, throughout the life of the contract Questions Due: March 25, 2026 at 4 p.m. Submittals Due: April 2, 2026 at 4 p.m.	<u>Submit Submittals to:</u> https://procurement.opengov.com/portal/ridgefieldwa Bidders are required to register for a free account via the City's e-Procurement Portal hosted by OpenGov Procurement.
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Attachments:

City of Ridgefield, WA Professional Services Contract

Section 1: Instructions and Contract Information

A. Request for Qualifications

The City of Ridgefield is seeking qualifications from highly qualified firms to provide on-call, concierge water system engineering services, as designated by City staff. The City would be interested to onboard up to two (2) consultants to perform this work. Historical and current knowledge of the City of Ridgefield water system plan, sources, storage, and water operations preferred.

The Work shall be for two (2) years, amounting up to \$300,000 for each firm throughout the life of the contract, with an option to renew for up to three (3) additional one (1) year terms under additional approved funding.

Request for Qualifications packets may be viewed and downloaded via the City's e-Procurement Portal at <https://procurement.opengov.com/portal/ridgefieldwa>. Respondents are required to register for a free account via the City's e-Procurement Portal hosted by OpenGov Procurement. Once respondent has completed registration, you will have access to download the Request for Qualifications and will receive addenda notifications to your email by clicking "Follow" on this project. Ultimately, it is sole responsibility of each respondent to periodically check the site for any addenda at <https://procurement.opengov.com/portal/ridgefieldwa>.

All project or contract language specific questions, requests for substitutions or changes, or requests for clarification must be submitted via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/ridgefieldwa> by 4:00 p.m. on **Wednesday, March 25, 2026**. Incomplete or late inquiries may not be considered.

Proposers will have the option of submitting their packets online via the City's e-Procurement Portal hosted by OpenGov Procurement, by hand delivery, or United States Postal Service.

If choosing to submit online, electronic submittals must be received by the City through the City's e-Procurement Portal located at <https://procurement.opengov.com/portal/ridgefieldwa> no later than 4:00 PM (Pacific Time) **Thursday, April 2, 2026**. This is the preferred method. Submittals received after the specified time will not be accepted. The City's e-Procurement Portal Clock is the official clock for the determination of all deadline dates and times. Without exception, responses will not be accepted after the submittal deadline regardless of any technical difficulties such as poor internet connections. The city strongly recommends completing your response well ahead of the deadline. Submittals received by fax or E-mail will not be accepted.

If the electronic submittal process is not an option, the City will also accept hand-delivered or mailed submittals that shall be placed in a sealed envelope that clearly states the name of the proposer, the date of the submittal opening, and the title “On-Call Water System Engineering Services”. Hand-delivered submittals shall be delivered to Ridgefield Administrative and Civic Center (RACC) building, 510 Pioneer Street, Suite B, Ridgefield, Washington 98642. Submittals that are not received by **proposal closing of 4:00 p.m. local time, Thursday, April 2, 2026**, will not be considered complete and will be forfeited.

Submittals delivered via United States Postal Service shall be enclosed in another envelope that is addressed to the attention of the Procurement Coordinator, City of Ridgefield, P.O. Box 608, Ridgefield, Washington 98642. Mail to the City of Ridgefield is received by 10:00 a.m. each day. Proposers may call the Procurement Coordinator to verify receipt of their submittal. Submittals that are mailed and not received by **proposal closing of 4:00 p.m. local time, Thursday, April 2, 2026**, will not be considered complete and will be forfeited.

The City of Ridgefield is committed to providing equal opportunities to State of Washington-certified Minority, Disadvantaged, and Women's Business Enterprises in contracting activities.

The City of Ridgefield, in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability in all of its programs and activities. This material can be made available in an alternate format by contacting Melissa Irwin, Bids@ridgefieldwa.us or 360-857-3557.

The City of Ridgefield in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252,42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

The City reserves the right to cancel this request or reject any and all Submittals or to waive any minor formalities of this call if the best interest of the City would be served.

Melissa Irwin

Melissa Irwin, Procurement Coordinator

B. Introduction/Background

The City of Ridgefield, incorporated in 1909, is a rapidly growing community located in northern Clark County, Washington, approximately 10 miles north of Vancouver, Washington. Over the next 20 years, the City of Ridgefield expects to grow to a population of over 25,000 people with an employment base of over 13,000 jobs.

C. Scope of Work

The City of Ridgefield is seeking qualifications from highly qualified firms to provide on-call, concierge water system engineering services, as designated by City staff. The City would be interested to onboard up to two (2) consultants to perform this work. Historical and current knowledge of the City of Ridgefield water system plan, sources, storage, and water operations preferred.

If awarded the contract, the work will be scoped for each assignment. The following tasks are anticipated, dependent upon the actual work requested. Not all tasks will be included in each assignment:

- Assist and review with water system plan update.
- Provide water system forecasting
- Review and advise on water engineering plans, specifications and estimates as needed
- Water design, water system improvements, technical information reports, and modeling/calculations
- Communicate as-needed directly with City's contractors and consultants on direction from Public Works Director or their designee.
- Develop a water system risk and resiliency plan to comply with State requirements
- Review water quality reports as needed and provide suggestions for improvement or correction
- Review and revise water conservation strategy based on learned conditions from 2025.
- Small design for water treatment such as, but not limited to chlorine injection and ATEC filtration
- Review production operations and SCADA operational settings, provide recommendations for improvement or adjustment when needed
- Advise and assist city staff on matters of DOH (Department of Health) and Department of Ecology compliance
- Advise and review current and new water source, conveyance pipes, valves, pumps, treatment, and storage. Provide suggestions for improvement or correction when needed.

D. Approximate Timeline

Solicitation Issued:	Thursday, March 19, 2026
Questions Due:	Wednesday, March 25, 2026 at 4 p.m. PDT
Addendum Due:	Thursday, March 26, 2026
Submittals Due:	Thursday, April 2, 2026 at 4 p.m. PDT
Interviews (if needed):	Thursday, April 9, 2026
Council Approval (if needed):	Thursday, April 23, 2026
Estimated Notice to Proceed:	Monday, April 27, 2026

E. Information

All project or contract language specific questions, requests for substitutions or changes, or requests for clarification must be submitted via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/ridgefieldwa> by 4:00 p.m. on **Wednesday, March 25, 2026**. Incomplete or late inquiries may not be considered.

F. Addendum

It is the sole responsibility of the proposer to learn of Addenda, if any. Such information may be obtained via the City's e-Procurement Portal (OpenGov Procurement), located at <https://procurement.opengov.com/portal/ridgefieldwa>, or for any addendum releases, the City's e-Procurement Portal will email notification to vendors who are following the project, downloaded the project or started the solicitation. The addendum email sent from OpenGov Procurement includes a link to the addendum in the body of the email.

The City of Ridgefield accepts no responsibility or liability and will provide no accommodation to respondents who fail to check for addendums and submit inadequate or incorrect responses. The final Addenda is expected to be released no later than **Thursday, March 26, 2026**.

G. General Information Form

The general information form on the next page is designed to serve as the cover sheet. Do not attach cover letters, title pages, or blank sheets ahead of this form, nor substitute letterhead paper for it. If additional space is needed, the plain paper may be attached to this form. This form must be signed by a person authorized to submit submittals and enter into contract negotiations on behalf of your firm. **Failure to submit this form may result in your Submittal being deemed non-responsive and rejected.**

Section 2: Proposal Submittal And Evaluation Information

General Information Form

P26003: On-Call Water System Engineering Services

The proposer, under penalty of perjury, hereby certifies that said person(s), firm, association, LLC, or corporation has (have) not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted. To be considered for this project, the submittals must be completed in accordance with this solicitation and this cover sheet must be attached.

The proposer shall insert the number and date of each Addendum received; leave blank if none received. Proposer is responsible for verifying the actual number of addenda issued prior to submitting a Submittal.

No.____ Date: _____ No.____ Date: _____ No.____ Date: _____
No.____ Date: _____

Authorized Official (Signature)

Date

Print Name of Authorized Official

Title of Authorized Official

Company Name

Contact Person

Address

City, State, Zip

Phone Number

Fax Number

E-Mail Address

Federal Tax ID #

A. Submittal Requirements & Procedure

Submittals should be concise and only include the following information:

- Firm name
- Phone and fax numbers
- Name of Principal-in-Charge
- Name of Project Manager
- Number of employees in each firm proposed for the project

Please limit submittals to no more than twenty (20) double-sided 8.5x11 pages, plus two (2) 11x17 pages for graphics or exhibits if desired. Any charts, graphs, table of organizations, etc. must be of readable size. Cover sheet does not count in the page limits. Additionally, resumes for key staff can be attached, limited to no more than two (2) additional pages. Front and back covers of the statement of qualifications and resumes of key personnel are not included in the page limits. Qualifications and resumes of key personnel should be limited to 10 pages total.

Request for Qualifications packets may be viewed and downloaded via the City's e-Procurement Portal at <https://procurement.opengov.com/portal/ridgefieldwa>. Proposers are required to register for a free account via the City's e-Procurement Portal hosted by OpenGov Procurement. Once the proposer has completed registration, you will have access to download the Request for Qualifications and will receive addenda notifications to your email by clicking "Follow" on this project. Ultimately, it is sole responsibility of each proposer to periodically check the site for any addenda at <https://procurement.opengov.com/portal/ridgefieldwa>.

All project or contract language specific questions, requests for substitutions or changes, or requests for clarification must be submitted via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/ridgefieldwa> by 4:00 p.m. on **Wednesday, March 25, 2026**. Incomplete or late inquiries may not be considered.

Proposers will have the option of submitting their packets online via the City's e-Procurement Portal hosted by OpenGov Procurement, by hand delivery, or United States Postal Service.

If choosing to submit online, electronic submittals must be received by the City through the City's e-Procurement Portal located at <https://procurement.opengov.com/portal/ridgefieldwa> no later than 4:00 PM (Pacific Time) **Thursday, April 2, 2026**. This is the preferred method. Submittals received after the specified time will not be accepted. The City's e-Procurement

Portal Clock is the official clock for the determination of all deadline dates and times. Without exception, responses will not be accepted after the submittal deadline regardless of any technical difficulties such as poor internet connections. The City strongly recommends completing your response well ahead of the deadline. Submittals received by fax or E-mail will not be accepted.

If the electronic submittal process is not an option, the City will also accept hand delivered or mailed submittals that shall be placed in a sealed envelope which clearly states the name of the proposer, the date of the submittal opening, and the title “On-Call Water System Engineering Services”. Hand delivered submittals shall be delivered to Ridgefield Administrative and Civic Center (RACC) building, 510 Pioneer Street, Suite B, Ridgefield, Washington 98642. Submittals that are not received by **proposal closing of 4:00 p.m. local time, Thursday, April 2, 2026**, will not be considered complete and will be forfeited.

Submittals delivered via United States Postal Service shall be enclosed in another envelope that is addressed to the attention of the Procurement Coordinator, City of Ridgefield, P.O. Box 608, Ridgefield, Washington 98642. Mail to the City of Ridgefield is received by 10:00 a.m. each day. Proposers may call the Procurement Coordinator to verify receipt of their submittal. Submittals that are mailed and not received by **proposal closing of 4:00 p.m. local time, Thursday, April 2, 2026**, will not be considered complete and will be forfeited.

- Submittals submitted by Email or Fax will not be accepted.
- Submittals shall allow enough time for delivery to occur. Official software time/date stamp shall be the sole means used to determine time/date of receipt/acceptance of bid.
- Submittals received after the listed date and time will not be accepted.
- Submittals that may have difficulty submitting an electronic submittal may request an alternative method prior to the Question Deadline.
- No hourly rates, costs, or fees whatsoever may be submitted with your submittal.

B. Evaluation Process

The City will determine the most qualified firm based on the evaluation criteria listed below using predetermined weights and the responsiveness of the Submittal. A subsequent round of interviews may be used to evaluate finalists.

The City reserves the right to conduct interviews of a short list of proposers. If the City decides to conduct interviews, the interview sessions will be evaluated in a manner similar to the response. Topics covered in the interview session shall include

the topics listed under the “Evaluation Criteria” section plus any additional, relevant topics which may arise during both the formal presentation and the question and answer portions of the interview. If interviews are conducted and if your firm is selected for an interview, you will be contacted by the City for next steps.

C. Evaluation Criteria and Scoring

The City’s choice of Consultant will be made by evaluating the Submittal submitted. Each Submittal received in response to this Solicitation will be evaluated and scored as follows:

1. Firm Profile (up to 20 points)
2. Professional Qualifications and Expertise of Key Personnel (up to 25 points)
3. Recent Experience with Similar Projects (up to 30 points)
4. Project Approach (up to 15 points)
5. References (up to 10 points)

D. Award of Contract

Once selected, the city will negotiate a scope of services and a fee that is fair and reasonable, as noted above. The City will attempt to reach a final agreement with the highest-scoring responding proposer. However, the City may, at its sole discretion, terminate negotiations and reject the Submittal if it appears agreement cannot be reached. The City may then attempt to reach a final agreement with the next highest-scoring proposer and may continue on, in the same manner, with the remaining proposers until an agreement is reached.

Award of the contract shall be made with reasonable promptness by giving verbal and written notice to the proposer whose Submittal best conforms to the request, receives the highest score through the evaluation process, and which will be the most advantageous to the City. It is the intent of the City to award a contract on a fair and competitive basis. All performance and technical standards stated in the solicitation must be met as a condition of Submittal acceptance.

The successful proposer will be required to enter into a written agreement with the City in which the proposer will undertake certain obligations. These obligations include but are not limited to the City of Ridgefield, WA Professional Service Contract, which are meant to be non-negotiable but may be modified at the City’s sole discretion. This solicitation and the successful Proposer’s response shall be incorporated into and become a part of the final contract.

The City will include a management/contingency reserve of up to 10% of the negotiated contract value. This will only be available upon approval by the City's Project Manager.

In the event a proposer has concerns with said Contract, they must address those concerns within the question timeframe. Requests to modify the Contract after the solicitation's closing date and time will not be considered. The City will consider all concerns but is not obligated to change any part of said terms & conditions.

For a contract exceeding \$100,000, upon successful completion of contract negotiations, a recommendation will be forwarded to the City Council for approval. Until approved by the City Council, no contract can be executed, and no award is final.

E. Solicitation General Terms and Conditions

Reimbursement

The City will not reimburse proposers for any costs involved in the preparation and submission of responses to this Solicitation or in the preparation for and attendance at subsequent interviews. Furthermore, this Solicitation does not obligate the City to accept or contract for any expressed or implied services. The City reserves the right to request any Proposer to clarify their Submittal or to supply any additional material deemed necessary to assist in the evaluation of the Proposer.

City Business License

Pursuant to Ridgefield Municipal Code Chapter 5.04 Consultants will be required to get a City of Ridgefield business license endorsement when performing work within the City of Ridgefield, unless allowable exemptions apply, for additional information, please visit: <https://ridgefieldwa.us/businesses/business-license/>.

eVerify

Consultant shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Contract. Consultant shall ensure all Consultant employees and any sub-Consultant(s) assigned to perform Work are eligible to work in the United States. Consultant shall provide verification of compliance upon City request. Failure by Consultant to comply with this subsection shall be considered a material breach.

Cooperative Purchasing

The Washington State Interlocal Cooperation Act, Ch. 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By

responding to this RFP, Firms/Suppliers agree that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City of Ridgefield incurring any financial or legal liability for such purchases. The City of Ridgefield agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City of Ridgefield is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

Public Records and Proprietary Material

Proposers should be aware that any records they submit to the City or that are used by the City even if the proposers possess the records may be public records under the Washington Public Records Act (RCW 42.56). The City must promptly disclose public records upon request unless a statute exempts them from disclosure. Proposers should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed. Exemptions, including those for trade secrets and "valuable formula," are narrow and specific.

Proposers should clearly mark any record they believe is exempt from disclosure.

Upon receipt of a request for public disclosure, the City will notify the solicitation proposer of any public disclosure request for the proposer's Submittal. If the proposer believes its records are exempt from disclosure, it is the proposer's sole responsibility to pursue a lawsuit under RCW 42.56.540 to enjoin disclosure. It is the proposer's discretionary decision whether to file such a lawsuit. However, if the proposer does not timely obtain and serve an injunction, the City will disclose the records, in accordance with applicable law.



City of Ridgefield, WA
Professional Services Contract

THIS CONTRACT made and entered into and made effective this _____ day of _____, 2026, by and between the City of Ridgefield, WA, a municipal corporation, hereinafter referred to as "the City", and _____, hereinafter referred to as the "Consultant", and hereinafter referred to as "Parties."

WITNESSETH:

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

I) Description of Work.

- 1.1 Work.** The Consultant agrees to provide (Project Name) _____ per Solicitation No. _____ and Consultant's response to said Solicitation in accordance with the terms of this Contract, and as described in the Contract Documents, which are by this reference incorporated herein and made a part hereof, hereinafter the "Work".
- 1.2 Compliance with Laws.** All duties of the Consultant shall be performed in accordance with all applicable federal and state laws and city ordinances as now existing or hereafter adopted or amended.
- 1.3 Performance Standard.** All duties performed by the Consultant or its designees shall be performed in a good workmanlike manner, consistent with accepted practices for other similar services, performed to the City's satisfaction, within the time period prescribed by this Contract and pursuant to the direction of the City Manager or designee.

II) Term.

- 2.1 Contract Term.** The term of this Contract shall commence on the Effective Date of this Contract and shall be fully complete no later than _____. This Contract may be extended for four (4)

additional one (1) year terms. Any extension of time shall be mutually agreed and executed by the Parties via written Amendment pursuant to Section IX Amendments of this Contract.

III)Termination.

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

controversy or claim arising out of or relating to this Contract or the alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute is not resolved through mediation, it shall be submitted to binding arbitration in accordance with the rules and procedures set forth in Chapter 7.04A RCW. The Parties agree to pay their own attorneys' fees and expenses.

IV) Compensation.

4.1 City's Obligation. In consideration of the promises and agreements of the Consultant as set forth herein, and in consideration of the faithful performance and furnishing of the Work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Consultant in the manner and at the times provided hereinafter and in the Contract Documents, and in accordance with the ordinances of the City of Ridgefield and the laws of the State of Washington, the following sum as indicated, which includes Washington State Sales Taxes as applicable: \$

-----.

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

4.2 Payment to the Consultant. Progress payments to the Consultant shall be made within 30 days of the City's receipt of Consultant's invoice and the Consultant's and any subConsultant's full compliance with all contractual requirements. The City reserves the right to require Consultant to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Consultant agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Consultant agrees to issue a refund of any overages paid in error by the City.

V) Payment of Labor.

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

- 5.2 Travel Expenses.** Travel expenses are limited to airfare, or mileage at the current IRS rate, and lodging at the U.S. General Services Administration rates. Consultant is solely responsible for its staff's travel time, including travel to and from the project site. The City will reimburse all pre-approved miscellaneous expenses at-cost upon submission of a detailed receipt.
- 5.3 Progress Submissions.** The Consultant may be required to submit progress vouchers to the City once per month during the progress of the Work for payment for project completed to date. Vouchers submitted shall include the Contract Number designated by the City.
- 5.4 Final Payment.** Final payment of any balance due the Consultant of the total Contract price earned will be made promptly upon the City's ascertainment and verification after the completion of the Work.
- 5.5 Consultant Records.** The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and of the State of Washington for a period of three (3) years after final payment. Copies shall be made available upon request.

VI)Discrimination Prohibited.

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

VII) Insurance.

- 7.1 **Insurance Term.** The from commencement of the Consultant's work through the term of the Contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.
- 7.2 **No Limitation.** Consultant's maintenance of insurance as required by this Contract shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- 7.3 **Minimum Scope of Insurance.** Consultant shall obtain insurance of types and amounts described below:
- i) Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 - ii) Professional Liability insurance appropriate to the Consultant's profession.
- 7.4 **Minimum Amounts of Insurance.** Consultant shall maintain the following insurance limits:

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

Each Claim	\$1,000,000
Aggregate	\$2,000,000

- 7.5 Other Insurance Provision.** Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- 7.6 Consultant's Insurance for Other Losses.** The Consultant shall assume full responsibility for all loss or damage from any cause whatsoever to any tools, Consultant's employee owned tools, machinery, equipment, or motor vehicles owned or rented by the Consultant, or the Consultant's agents, suppliers, Consultants or subConsultants as well as to any temporary structures, scaffolding and protective fences.
- 7.7 Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.
- 7.8 Verification of Coverage.** Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.
- 7.9 Notice of Cancellation.** The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of their receipt of such notice.
- 7.10 Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

VIII) Indemnity.

- 8.1 Indemnity Statement.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all liability including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including

costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Consultant pursuant to this Contract, except for injuries and damages caused by the sole negligence of the City. In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Consultant, the City retains the right to participate in said suit.

Should a court of competent jurisdiction determine that this Contract is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this Section shall survive the expiration or termination of this Contract.

IX) Amendments.

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

X) Contract Documents.

- 10.1 Contract Documents and Order of Precedence.** The complete Contract includes these parts and any inconsistency in the parts of the Contract shall

be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

1. Amendments to the Contract,
2. This Contract,
3. Proposer's Response to Request for Proposals/Qualifications,
4. The Request for Proposals/Qualifications,
5. Special Provisions,
6. Contract Plans,
7. General Provisions,
8. City right of way, or other required City permit.

10.2 Conflicting Provisions. In the event of a conflict between the terms of any Contract Documents, the City Manager or designee shall issue an interpretation to resolve the conflict, which shall be final and binding.

XI) Consultant Responsibilities.

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

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

- i) The Consultant, defined as the primary participant and its principals, certifies by signing this Contract that to the best of its knowledge and belief that they:
 - (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency.
 - (2) Have not within a three (3) year period preceding this Contract, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public or private agreement or transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - (3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2) of this section; and

- (4) Have not within a three (3) year period preceding the signing of this contract had one or more public transactions (federal, state, or local) terminated for cause of default.
- (5) Where the Consultant is unable to certify to any of the statements in this contract, the Consultant shall attach an explanation to this Contract.
- (6) The Consultant agrees by signing this Contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the City.
- (7) The Consultant further agrees by signing this contract that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," as follows, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:
 - (a) The lower tier Consultant certifies, by signing this Contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
 - (b) Where the lower tier Consultant is unable to certify to any of the statements in this contract, such Consultant shall attach an explanation to this Contract.
 - (c) The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this section, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. You may contact the City for assistance in obtaining a copy of these regulations.

XII) Intellectual Property.

- 12.1 Warranty of Noninfringement.** Consultant represents and warrants that the Consultant is either the author of all deliverables to be provided under this Contract or has obtained and holds all rights necessary to carry out this Contract. Consultant further represents and warrants that the Services to be provided under this Contract do not and will not infringe any copyright, patent, trademark, trade secret or other intellectual property right of any third party.

- 12.2 Rights in Data.** Unless otherwise provided, data which originates from this Contract shall be a "work for hire" as defined by the U.S. Copyright Act of 1976 and shall be owned by the City. Data shall include, but not be limited to reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, films, tapes, and sound reproductions. Ownership includes the right to copyright, patent, register, and the ability to transfer these rights.
- 12.3 Confidentiality.** The Consultant agrees that all materials containing confidential information received pursuant to this Contract shall not be disclosed without the City's express written consent. Consultant agrees to provide the City with immediate written notification of any person seeking disclosure of any confidential information obtained for the City.

XIII) General Terms and Conditions.

- 13.1 Modification.** No provisions of this Contract may be amended or modified except by written Contract signed by the Parties.
- 13.2 Waiver and Remedies.** Any provision of this Contract which is declared invalid or illegal, shall in no way affect or invalidate any other provision hereof and such other provisions shall remain in full force and effect. City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition, or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.
- 13.3 Assignment.** Neither the Consultant nor the City shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Party.
- 13.4 Successors in Interest.** Subject to the foregoing Subsection, the rights and obligations of the Parties shall inure to the benefit of and be binding upon their respective successors in interest, heirs and assigns.
- 13.5 Attorney Fees.** In the event either party brings a lawsuit to enforce the terms of this Contract, or arising from a breach of this Contract, the prevailing party shall be entitled to its costs and attorneys' fees for bringing or defending against the action.
- 13.6 Jurisdiction/Venue.** This Contract Governing shall be governed by and interpreted in accordance with the laws of the State of Washington. The

venue for any dispute related to this Contract or for any action to enforce any term of this Contract shall be Clark County, Washington.

- 13.7 Authority.** Each individual executing this Contract certifies that the person signing is legally authorized to enter into this binding Contract on behalf of the City and the Consultant represents and warrants that such individuals are duly authorized to execute and deliver this Contract on behalf of the Consultant or the City.
- 13.8 Ownership of Records and Documents.** Any and all work product prepared by the Consultant in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Consultant hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Consultant. Previously owned intellectual property of Consultant or any third party, and any know-how, methodologies or processes used by Consultant to provide the services or project deliverables under this Contract shall remain property of the original owner.
- 13.9 Use of City's Name.** Consultant may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.
- 13.10 Public Disclosure Compliance.** The Parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Consultant to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Consultant, the City shall notify the Consultant of such request and withhold disclosure of such information for not less than five (5) business days, to permit the Consultant to seek judicial protection of such information, provided that the Consultant shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.
- 13.11 Cooperative Purchasing.** The Washington State Inter-local Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively

purchase goods and services if all parties agree. By having executed this Contract, the Consultant agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

- 13.12 Independent Consultant.** The Consultant and the City agree that the Consultant is an independent Consultant with respect to the services provided pursuant to this agreement. Nothing in this Contract shall be considered to create the relationship of employer and employee between the parties hereto.

Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Contract. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.

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

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

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

Notices to Consultant shall be sent to the following address:

Consultant name
Company
Mailing Address
City, State, Zip

Phone:

Email:

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

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

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

DATED this _____ day of _____, 20_____.

Executed by the Consultant on
_____, 20____.

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

Signature

Signature

Printed Name

Printed Name

Title

Title

Attest:

City Clerk

Exhibit “A”

Title VI Assurances

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

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

AGENCY shall impose such AGREEMENT sanctions as it, the STATE or the FHWA may determine to be appropriate, including, but not limited to:

- Withholding of payments to the CONSULTANT under the AGREEMENT until the CONSULTANT complies, and/or;
- Cancellation, termination, or suspension of the AGREEMENT, in whole or in part.

7. Incorporation of Provisions: The CONSULTANT shall include the provisions of paragraphs (1) through (5) in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the REGULATIONS, or directives issued pursuant thereto. The CONSULTANT shall take such action with respect to any sub-Consultant or procurement as the AGENCY, STATE, or FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance.

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



THE CITY OF RIDGEFIELD

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

April 21, 2026

Attn: Proposers for Project P26003: On-Call Water System Engineering Services

Re: **NOTICE OF SELECTION AND INTENT TO NEGOTIATE**

To Whom It May Concern,

NOTICE IS HEREBY GIVEN that, after careful review and analysis of the submittals, the City of Ridgefield has identified **Gray & Osborne, Inc.** as having provided the highest rated submittal and intends to enter negotiations with the firm for the consultant contract. Should negotiations reach a successful conclusion, and the total contract amount exceeds \$100,000, staff will present an action item to City Council to award the contract for this project.

Should negotiations with the top-rated firm be unsuccessful, the City will terminate negotiations with the top-rated firm and move to negotiate with the next highest rated firm, Grayling Engineers, PLLC, respectively.

Parties who consider themselves as potentially aggrieved may submit a timely protest of this determination and Notice of Intent by 2:00pm on Thursday, April 23, 2026 to the City's Procurement Coordinator Melissa Irwin.

Sincerely,

Melissa Irwin
Procurement Coordinator
City of Ridgefield

CC:
Submitters
Steven Sampson, Utilities Supervisor
Miranda Lange, PW Infrastructure Deputy Director
Ryan Thamert, Public Works Director
Kirk Johnson, Finance Director

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Second Reading of Ordinance No. 1480 - 2026 Budget Amendment 2

GOVERNING LEGISLATION

Revised Code of Washington Chapter 35A.33 Budgets in Code Cities
City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 1469 pertaining to the 2026 budget on December 4, 2025. Council adopted Ordinance No. 1477 amending the 2026 Adopted Budget on March 26, 2026. Council conducted the first reading of Ordinance No. 1480 on April 23, 2026.

SUMMARY/BACKGROUND:

The 2026 budget amendment includes \$26,887,200 in new and reappropriated expenditures, the recognition of new revenue in the amount of \$22,082,000 and the use of remaining 2024 LTGO Bond funds in the amount of \$2,485,000. The budget request includes \$74,100 in ongoing expenses and the balance of the amendment is related to capital or one-time expenses.

The amendment includes a reappropriation of \$3,410,000 in funding for projects that were in process in 2025 and had been expected to be further along in the process by the end of the year. In addition to the reappropriated expense, the amendment reappropriates the receipt of previously recognized grant funding in the amount of \$22,000. New 2026 funding requests include the recognition of the expense and the offsetting revenue for the private portion of the joint project for the Ridgefield Community and Recreation Center in the amount of \$22,000,000. There is an additional \$1.1 million in new water infrastructure projects for design of the Kennedy well system and professional services for the water fund. New expenses in general government include \$250,000 for the design of Sergeant to Main improvements, the striping of 4th Street for \$15,000, and the completion of an energy plan for the Public Works Operation Center for \$20,000.

The total fund balance impact for all funds is \$4,805,200, including the General Fund in the amount of \$206,100, the REET Fund in the amount of \$32,000, Transportation Impact Fees in the amount of \$700,000, the Transportation Benefit District in the amount of \$275,000, the General Governmental Capital Fund at \$2.485 million, Water Operations at \$100,000, Stormwater Operations in the amount of \$7,100 and the Water System Development Charge Fund \$1 million.

Refer to the attached exhibit "A" for Ordinance No. 1480, for a list of revenue impacts and appropriation requests.

BUDGET/FINANCIAL IMPACTS:

Please refer to Exhibit "A" attached to Ordinance No.1455 and the presentation for details on the

amendment.

RECOMMENDED ACTION OR MOTION:

If the City Council chooses to adopt Ordinance No. 1480, a motion would be:

"I move to adopt Ordinance No. 1480 amending the 2026 budget as presented."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Exhibit A - 2026 Budget Amendment 2
2. 2026 Budget Amendment 2- Presentation

ORDINANCE NO. 1480

An Ordinance of the City of Ridgefield, Washington Amending Ordinance No. 1469 and Ordinance No. 1477 Pertaining to the 2026 Budget

WHEREAS, the Ridgefield City Council, at its regular meeting on December 4, 2025, adopted Ordinance No. 1469, which adopted the City of Ridgefield 2026 budget; and

WHEREAS, the Ridgefield City Council, at its regular meeting on March 26, 2026, adopted Ordinance No. 1477, which amended the City of Ridgefield 2026 budget; and

WHEREAS, the City of Ridgefield deems it necessary to adjust its forecast for revenue and appropriate additional expenditures in 2026 to the funds that are identified in the attached Exhibit "A" of the 2026 budget amendment; and

WHEREAS, these expenditures were not anticipated at the time of the adoption of the 2026 budget.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend the 2026 budget to account for revenues and expenditures that were not anticipated at the time of adoption.

Section 2. Budget Amendment Adopted. Ordinance No. 1469 and Ordinance No. 1477 and the budget of the City of Ridgefield for fiscal year 2026 shall be amended to include the additional receipt and/or reduction of funds and the additional and/or reduction of expenditures addressing the funds shown in the attached Exhibit "A".

Section 3. 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 4. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make the 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. Effective date. This ordinance shall be in full force and effect five (5) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 14TH DAY OF MAY,

2026.

Matt Cole, Mayor

ATTEST:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	April 23, 2026
Second Reading	May 14, 2026
Date of Publication:	May 19, 2026
Effective Date:	May 24, 2026



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
Carry Forward Projects													
1	Splashpad	-	60,000	60,000	-	60,000	60,000	-	-	-	General Capital Fund	Developer Bond	Complete repairs to splashpad to meet DOH permit requirements. Developer bond is expected to cover repairs.
2	Pioneer Widening Construction	-	700,000	700,000	-	-	-	700,000	-	(700,000)	General Capital Fund	2024 Bond Issuance / TIF / Developer Mitigation Payment	Complete remaining work on Pioneer St and Discovery Dr. Complete 2026 mitigation work.
3	CCFR Mitigation	-	2,005,000	2,005,000	-	-	-	-	-	(2,005,000)	General Capital Fund	2024 Bond Issuance	Carry forward mitigation expense of \$2 million and closing costs to purchase land for CCFR fire station.
4	CPU Electrical - Pioneer Widening	-	480,000	480,000	-	-	-	-	-	(480,000)	General Capital Fund	2024 Bond Issuance	Recognize carry forward expense for relocation and undergrounding of electrical services related to Pioneer Widening project.
5	Parks Revenue Program	-	38,000	38,000	-	-	-	-	-	(38,000)	General Fund - Parks	General Fund	Carry forward remaining 2025 budget and contract amount for the parks revenue program.

Exhibit "A"



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
6	ADA Transition Plan	-	27,000	27,000	-	22,000	22,000	5,000	22,000	(5,000)	Street Fund	General Fund, Federal Grant	Carry forward remaining 2025 budget and contract amount for the completion of the ADA Transition Plan.
7	Pioneer/Hillhurst Concept Design	-	75,000	75,000	-	-	-	75,000	-	(75,000)	General Capital Fund	General Fund	Carry forward remaining 2025 budget and contract to complete concept design for the Pioneer/Hillhurst Roundabout and Carty Rd/ Hillhurst trail.
8	Onslow Nature Play Area	-	25,000	25,000	-	-	-	25,000	-	(25,000)	General Capital Fund	General Fund	Carry forward remaining 2025 budget to complete park upgrade project.
New Projects/Requests - Operations													
9	City Attorney Budget - Professional Development/ Supplies/ Etc.	-	25,000	25,000	-	-	-	-	-	(25,000)	General Fund	General Fund	Provide funding for ongoing licensing, ongoing training requirements and office supplies.
10	TIF Credit Waiver	-	18,100	18,100	-	-	-	-	-	(18,100)	General Fund	General Fund	Transfer Transportation Impact Fees to cover a credit waiver approved by Council for Cheeky Noodles.



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
11	PW Ops Energy Plan	-	20,000	20,000	-	-	-	-	-	(20,000)	General Fund	General Fund	New request to complete an energy plan review to meet state requirements for clean building standards for facilities over 20,000 sq ft.
12	Professional Services - Water Operations	25,000	125,000	100,000	-	-	-	-	-	(100,000)	Water Fund	Water Fund	Expense request to increase professional services to complete multiple studies in 2026. One time increase.
13	Striping of 4th Street	50,000	65,000	15,000	-	-	-	-	-	(15,000)	TBD	TBD	Additional request to increase striping budget to complete traffic flow changes for 4th Street in the downtown core.
14	Professional Services - TBD	5,000	15,000	10,000	-	-	-	-	-	(10,000)	TBD	TBD	Additional request to add professional service to complete required bridge inspections as part of preservation projects and additional module in Street Saver software to track and forecast sidewalk preservation plan.
New Projects/Requests - Capital													
16	Ridgefield Community & Recreation Center	15,000,000	37,000,000	22,000,000	15,000,000	37,000,000	22,000,000	-	-	-	General Capital Fund	Private Partner	Recognize additional expense and revenue related to recreation center expense and private partner funding.

Exhibit "A"



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
17	Kennedy Well - Design	-	1,000,000	1,000,000	-	-	-	1,000,000	-	(1,000,000)	Water Utility Capital	WSDC	New request to commit design funds for Kennedy Well design for well production and treatment.
18	Sergeant to Main Design	-	250,000	250,000	-	-	-	250,000	-	(250,000)	General Capital Fund	TBD	New request to allocate funding to complete design for the Sergeant to Main project. Construction expected in 2027 and includes a CDBG grant for partial funding.
New Projects/Requests - Debt Service													
16	PWB Loan S Royle Rd - Design	-	32,000	32,000	-	-	-	32,000	-	(32,000)	Debt Service	REET	Recognize 2026 debt service payment for initial draw on loans for the design of S Royle Rd.
17	PWB Loan Downtown Storm Improvements	-	7,100	7,100	-	-	-	-	-	(7,100)	Stormwater Operations	Stormwater Operations	Recognize 2026 debt service payment for initial draw on loans for the final design and construction of downtown storm improvements.
		15,080,000	41,967,200	26,887,200	15,000,000	37,082,000	22,082,000	2,087,000	22,000	(4,805,200)			



2026 Budget Amendment 2 – Ordinance No. 1480
First Reading April 23, 2026



2026 Budget Amendment 2 – Ordinance No. 1480

2026 Policy Reserves

Fund Balance Source	2026 Reserves	2025 Reserves	% Change	Reserve % to 2026 Budget
General Fund	\$4,154,667	\$4,165,939	(-0.3%)	30%
Community Development (Building Activities)	Policy \$540,270 Actual \$131,047	\$552,158	(-2.2%)	4%
Water Fund	\$1,909,763	\$1,818,822	5.0%	53%
Storm Water Fund	\$992,823	\$975,492	1.2%	38%
Total Policy Reserves (Operating Funds)	\$7,597,524	\$7,512,411	2.1%	
Real Estate Excise Tax (Debt Service GO Bonds)	Remaining Fund Balance	Remaining Fund Balance		



2026 Budget Amendment 2 – Ordinance No. 1480

Funding Sources

Fund Source	Amount
General Fund (Includes Street Fund)	\$206,100
Water Operations	\$100,000
Stormwater Operations	\$7,100
Real Estate Excise Tax (REET)	\$32,000
Transportation Impact Fee (TIF)	\$700,000
Transportation Benefit District (TBD)	\$275,000
Water System Development Charges (WSDC)	\$1,000,000
Remaining 2024 LTGO Bonds	\$2,485,000
Grants (Carry Forward Existing Grants)	\$22,000
Developer Bond	\$60,000
Partner Funding (Ridgefield Recreation Center)	\$22,000,000
Total Funding	\$26,887,200



2026 Budget Amendment 2 – Ordinance No. 1480

Carry Forward Projects 2025 to 2026

Project	Funding Source	2026 Existing Budget	2025 Carry Forward	2026 Updated Budget	New Revenue	Description
Splashpad	Developer Bond	\$0	\$60,000	\$60,000	\$60,000	Complete repairs to splashpad to meet DOH permit requirements. Developer bond is expected to cover repairs.
Pioneer Widening Construction	2024 LTGO Bond Issuance	0	700,000	700,000	0	Complete remaining work on Pioneer St and Discovery Dr. Updated amount from first reading. No change to contract.
CCFR Mitigation	2024 LTGO Bond Issuance	0	2,005,000	2,005,000	0	Finalize mitigation for Clark Cowlitz Fire Rescue to purchase land for a fire station.
CPU Electrical – Pioneer Widening	2024 LTGO Bond Issuance	0	480,000	480,000	0	Recognize carry forward expense for relocation and undergrounding of electrical services related to Pioneer Widening project. Updated from first reading to account for sales tax.

2026 Budget Amendment 2 – Ordinance No. 1480

Carry Forward Projects 2025 to 2026

Project	Funding Source	2026 Existing Budget	2025 Carry Forward	2026 Updated Budget	New Revenue	Description
Parks Revenue Program	General Fund	\$0	\$38,000	\$38,000	\$0	Carry forward remaining 2025 budget and contract amount for the parks revenue program.
ADA Transition Plan	General Fund, Grant	0	27,000	27,000	22,000	Carry forward remaining 2025 budget and contract amount for the completion of the ADA Transition Plan.
Pioneer/Hillhurst Concept Design	General Fund	0	75,000	75,000	0	Carry forward remaining 2025 budget and contract to complete concept design for the Pioneer/Hillhurst Roundabout and Carty Rd/ Hillhurst trail. Updated to include additional amount for ROW Deed survey.
Onslow Nature Play Area	General Fund	0	25,000	25,000	0	Carry forward remaining 2025 budget to complete park upgrade project.

2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Operations

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
City Attorney Professional Development & Supplies	General Fund	\$0	\$25,000	\$25,000	\$0	Provide funding for ongoing licensing, ongoing training requirements and office supplies.
TIF Credit Waiver	General Fund	0	18,100	18,100	0	Transfer Transportation Impact Fees to cover a credit waiver approved by Council for Cheeky Noodles.
PW Op Center Energy Plan	General Fund	0	20,000	20,000	0	New request to complete an energy plan review to meet state requirements for clean building standards for facilities over 20,000 sq ft.
Professional Services – Water Fund	Water Fund	25,000	100,000	125,000	0	Expense request to increase professional services to complete multiple studies in 2026. One time increase.



2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Operations

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
Striping – 4 th Street Striping Project	TBD	\$50,000	\$15,000	\$65,000	\$0	Additional request to increase striping budget to complete traffic flow changes for 4th Street in the downtown core.
Professional Services – TBD	TBD	5,000	10,000	15,000	0	Additional request to add professional service to complete required bridge inspections as part of preservation projects and additional module in Street Saver software to track and forecast sidewalk preservation plan.



2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Capital

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
Ridgefield Community & Recreation Center	Private Partner	\$15,000,000	\$22,000,000	\$37,000,000	\$22,000,000	Recognize additional expense and revenue related to recreation center expense and private partner funding.
Kennedy Well Field & Treatment Design	WSDC	0	1,000,000	1,000,000	0	New request to commit design funds for Kennedy Well design for well production and treatment.
Sergeant to Main Improvement Design	TBD	0	250,000	250,000	0	New request to allocate funding to complete design for the Sergeant to Main project. Construction expected in 2027 and includes a CDBG grant for partial funding.



2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Debt Service

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
PWB Loan – S Royle Rd – Design	REET	\$0	\$32,000	\$32,000	\$0	Recognize 2026 debt service payment for initial draw on loan for the design of S Royle Rd from 19 th St to Hillhurst.
PWB Loan – Downtown Storm Improvement	Storm Operations	\$0	7,100	7,100	0	Recognize 2026 debt service payment for initial draw on loan for the final design and construction of downtown storm improvements.
	Total	\$15,080,000	\$26,887,200	\$41,967,200	\$22,082,000	



2026 Budget Amendment 2 – Ordinance No. 1480

Funding	Expense	Revenue
Ongoing Requests	\$74,100	\$0
One-Time Requests (New and reappropriated requests)	26,813,100	22,060,000
2024 LTGO Bond (Remaining bond funds on hand)	0	2,485,000
Transfers to Support Budget Amendment	2,087,000	2,087,000
Fund Balance Impact (Includes fund transfers and bond funds on hand to support capital projects)	(\$4,805,200)	



2026 Budget Amendment 2 – Ordinance No. 1480 Fund Balance Impact

Fund	Beginning Fund Balance	Expense/ Transfer Out	Revenue/ Transfers In	Fund Balance Impact	Ending Fund Balance	Policy Reserves
General Fund/ Street Fund	\$3,823,096	(-\$206,100)	\$0	(-\$206,100)	\$3,616,996	\$4,154,667
Real Estate Excise Tax (REET)	1,331,344	(-32,000)	0	(-32,000)	1,299,344	NA
Transportation Impact Fees (TIF)	2,130,283	(-700,000)	0	(-700,000)	1,430,283	NA
Transportation Benefit District (TBD)	1,445,980	(-275,000)	0	(-275,000)	1,170,980	NA
General Capital	3,331,304	(-25,595,000)	23,110,000	(-2,485,000)	846,304	NA
Water Operations	3,321,709	(-100,000)	0	(-100,000)	3,221,709	1,909,763
Stormwater Operations	773,070	(-7,100)	0	(-7,100)	765,970	992,823
Water SDC (WSDC)	9,203,545	-1,000,000	0	(-1,000,000)	8,203,545	NA





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Motion - Contract Award for the Construction of the Ridgefield Community and Recreation Center

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:

Ordinance No. 1475 – Adopted March 26, 2026, approved the bonding for the Ridgefield Community and Recreation Center.

SUMMARY/BACKGROUND:

Council action is requested to approve the construction contract with Tapani Underground for the Ridgefield Community and Recreation Center project. The total contract amount for construction is proposed at \$31,619,810.00, with an additional \$1,000,000 identified as project contingency.

This contract provides for the construction of the Ridgefield Community and Recreation Center in accordance with the City's approved plans, specifications, and applicable standards. The contractor will be responsible for furnishing all labor, materials, equipment, and incidentals necessary to complete the project, as well as coordinating construction activities and ensuring compliance with all regulatory and contractual requirements.

BUDGET/FINANCIAL IMPACTS:

Funding for the Ridgefield Community and Recreation Center project is through bond proceeds designated for this project. The city plans to secure \$15 Million in bond issuance.

The following prices are my estimate of probable cost for the Accounting Pricing Items listed below:

Phase	Description	Estimated Cost
Site Development	Site development work as indicated in Architectural Site and Civil drawings and specifications.	\$4,765,000
Community Center	Community Center: All new construction North of Gridline 6 and not included in Site Development and Recreation Center	\$8,201,900
Recreation Center	Athletic Center: All new construction South of Gridline 6 and not included in Site Development and Community Center.	\$15,232,100
Alternates	Covered Outdoor Space	\$452,000
	Trench Excavation Safety Provisions	
Unit Price Allowances	Excavation and Export of Unsuitable Soils	\$358,000
	Import and Placement of Select Structural Fill	
	Import and Placement of CDF Backfill	
Sales Tax		\$2,610,810
Total		\$31,619,810

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 Ridgefield Community and Recreation Center project to Tapani Underground in the amount of \$31,619,810, plus an additional \$1,000,000 in contingency, split equally between the public-private partnership, for a total amount of \$32,619,810."

STAFF CONTACT: Miranda Lange, PW Infrastructure Deputy Director

ATTACHMENTS:

1. RCRCRequestForCouncilActionCN-FINAL
2. RCRC CN Bid Tabs

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Motion - Contract Award for the Construction of the Ridgefield Community and Recreation Center

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BUDGET/FINANCIAL IMPACTS:

Funding for the Ridgefield Community and Recreation Center project is through bond proceeds designated for this project. The city plans to secure \$15 Million in bond issuance.

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Phase	Description	Estimated Cost
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Community Center	Community Center: All new construction North of Gridline 6 and not included in Site Development and Recreation Center	\$8,201,900
Recreation Center	Athletic Center: All new construction South of Gridline 6 and not included in Site Development and Community Center.	\$15,232,100
Alternates	Covered Outdoor Space Trench Excavation Safety Provisions	\$452,000
Unit Price Allowances	Excavation and Export of Unsuitable Soils Import and Placement of Select Structural Fill Import and Placement of CDF Backfill	\$358,000
Sales Tax		\$2,610,810
Total		\$31,619,810

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 Ridgefield Community and Recreation Center project to Tapani Underground in the amount of \$31,619,810, plus an additional \$1,000,000 in contingency, split equally between the public-private partnership, for a total amount of \$32,619,810."

STAFF CONTACT: Miranda Lange, Public Works Infrastructure Deputy Director

ATTACHMENTS: Bid Tab Summary

Ridgefield Community & Recreation Center				Engineers Estimate		AC Schommer & Sons 6421 NE Colwood Way, Portland, OR 97218		Apollo No Bid		JTM Construction 5900 Airport Way S., Suite 110, Seattle, WA 98108		Perlo Construction No Bid		Robertson & Olson 4857 NW Lake Rd., #320, Camas, WA 98607		Swinerton No Bid									
Item	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price								
Base Bid																									
1	Base Bid No. 1	1	EA		\$ -	#####	\$ 29,562,347.00		\$ -	#####	\$ 34,981,897.00		\$ -	#####	\$ 30,855,000.00		\$ -								
Sales Tax (9%)							\$ 2,660,611.23		\$ -		\$ 3,148,370.73		\$ -		\$ 2,776,950.00		\$ -								
Base Bid Total					\$ -		\$ 32,222,958.23		\$ -		\$ 38,130,267.73		\$ -		\$ 33,631,950.00		\$ -								
Alternate Bid #1																									
2	Covered Outdoor Space	1	EA		\$ -	\$ 591,060.00	\$ 591,060.00		\$ -	\$ 639,262.00	\$ 639,262.00		\$ -	\$ 391,126.00	\$ 391,126.00		\$ -								
Sales Tax (9%)					\$ -		\$ 53,195.40		\$ -		\$ 57,533.58		\$ -		\$ 35,201.34		\$ -								
Alternate Bid #1 Total					\$ -		\$ 644,255.40		\$ -		\$ 696,795.58		\$ -		\$ 426,327.34		\$ -								
Miscellaneous																									
3	Trench Excavation Safety Provisions	1	EA		\$ -	\$ 72,000.00	\$ 72,000.00		\$ -	\$ 50,000.00	\$ 50,000.00		\$ -	\$ -	\$ -		\$ -								
Sales Tax (9%)					\$ -		\$ 6,480.00		\$ -		\$ 4,500.00		\$ -		\$ -		\$ -								
Miscellaneous Total					\$ -		\$ 78,480.00		\$ -		\$ 4,500.00		\$ -		\$ -		\$ -								
Unit Prices and Allowances																									
4	Excavation and Export of Unsuitable Soils	1	EA			\$ 43,200.00	\$ 43,200.00			\$ 100,000.00	\$ 100,000.00			\$ 58,000.00	\$ 58,000.00										
5	Import and Placement of Select Structural F	1	EA			\$ 84,000.00	\$ 84,000.00			\$ 140,000.00	\$ 140,000.00			\$ 82,000.00	\$ 82,000.00										
6	Import and Placement of CDF Backfill	1	EA			\$ 22,200.00	\$ 22,200.00			\$ 18,900.00	\$ 18,900.00			\$ 21,000.00	\$ 21,000.00										
7	Access Control System	1	EA			\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	\$ 80,000.00										
8	Video Surveillance System	1	EA			\$ 70,000.00	\$ 70,000.00			\$ 70,000.00	\$ 70,000.00			\$ 70,000.00	\$ 70,000.00										
9	Intrusion Detection System	1	EA			\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	\$ 20,000.00										
Unit Prices and Allowances Subtotal											\$ 319,400.00								\$ 428,900.00				\$ 331,000.00		
Sales Tax (9%)											\$ 28,746.00								\$ 38,601.00				\$ 29,790.00		
Unit Prices and Allowances Total											\$ 348,146.00								\$ 467,501.00				\$ 360,790.00		
Construction Total (Base Bid + Bid Alt #1)					\$ -		\$ 33,293,839.63		\$ -		\$ 39,299,064.31		\$ -		\$ 34,419,067.34		\$ -								

Lowest Bidder

2nd Lowest Bidder

3rd Lowest Bidder

Ridgefield Community & Recreation Center				Tapani		Triplett Wellman		Truebeck Construction	
				1705 SE 9th Ave, Battle Ground, WA 98604		1717 Mount Jefferson Ave, Woodburn, OR 97071		3720 N Vancouver Ave, Suite 300, Portland, OR 97227	
Item	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Base Bid									
1	Base Bid No. 1	1	EA	#####	\$ 28,199,000.00	#####	\$ 29,635,999.00	#####	\$ 31,121,044.00
Sales Tax (9%)					\$ 2,537,910.00		\$ 2,667,239.91		\$ 2,800,893.96
Base Bid Total					\$ 30,736,910.00		\$ 32,303,238.91		\$ 33,921,937.96
Alternate Bid #1									
2	Covered Outdoor Space	1	EA	\$ 438,000.00	\$ 438,000.00	\$ 550,000.00	\$ 550,000.00	\$ 550,452.00	\$ 550,452.00
Sales Tax (9%)					\$ 39,420.00		\$ 49,500.00		\$ 49,540.68
Alternate Bid #1 Total					\$ 477,420.00		\$ 599,500.00		\$ 599,992.68
Miscellaneous									
3	Trench Excavation Safety Provisions	1	EA	\$ 14,000.00	\$ 14,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Sales Tax (9%)					\$ 1,260.00		\$ 450.00		\$ 450.00
Miscellaneous Total					\$ 15,260.00		\$ 450.00		\$ 450.00
Unit Prices and Allowances									
4	Excavation and Export of Unsuitable Soils	1	EA	\$ 68,000.00	\$ 68,000.00	\$ 36,000.00	\$ 36,000.00	\$ 73,570.00	\$ 73,570.00
5	Import and Placement of Select Structural F	1	EA	\$ 92,000.00	\$ 92,000.00	\$ 70,000.00	\$ 70,000.00	\$ 115,610.00	\$ 115,610.00
6	Import and Placement of CDF Backfill	1	EA	\$ 28,000.00	\$ 28,000.00	\$ 18,500.00	\$ 18,500.00	\$ 21,020.00	\$ 21,020.00
7	Access Control System	1	EA	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
8	Video Surveillance System	1	EA	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
9	Intrusion Detection System	1	EA	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Unit Prices and Allowances Subtotal					\$ 358,000.00		\$ 294,500.00		\$ 380,200.00
Sales Tax (9%)					\$ 32,220.00		\$ 26,505.00		\$ 34,218.00
Unit Prices and Allowances Total					\$ 390,220.00		\$ 321,005.00		\$ 414,418.00
Construction Total (Base Bid + Bid Alt #1)					\$ 31,619,810.00		\$ 33,224,193.91		\$ 34,936,798.64

	Lowest Bidder	
	2nd Lowest Bidder	\$ 2,610,810.00
	3rd Lowest Bidder	

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Motion - Approval of Sanderling Park Phase 4 Final Plat

GOVERNING LEGISLATION

RCW 58.17 Plats-Subdivisions-Dedications

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To approve the final plat:

"I move to approve the Sanderling Park Phase 4 final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Staff Report
2. 8939 20260216 CPLAT-PHS4-Sheet 1
3. 8939 20260216 CPLAT-PHS4-Sheet 2
4. 8939 20260216 CPLAT-PHS4-Sheet 3
5. 8939 20260216 CPLAT-PHS4-Sheet 4
6. Park Plans



COMMUNITY DEVELOPMENT DEPARTMENT

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

Sanderling Park Phase 4 Final Plat

Staff Report

File No. PLZ-25-0148

May 14, 2026

I. Basic Facts

Dates: December 11, 2025, the City received an application for final plat approval for Sanderling Park Phase 4 (77 lots). Comments on the plat were addressed and site construction substantially complete by May 6, 2026.

Council: May 14, 2026

Applicant: Fidelity National Title. 655 W Columbia Way #200, Vancouver, WA 98660. Contact: Deanna Haake, 360-980-0124, builderdev@fnf.com

Property Owner: Pahlisch Homes at Sanderling Park, LP. 210 SW Wilson Ave., Suite 100, Bend, OR 97702. Contact: Mike Morse, 503-317-6500, mikem@pahlisch.com

Property Information: No address. Assessor's #986071719. #53 SEC33 T4N R1E WM, 22.35A (PEND 2112 SANDERLING PARK PH 4).

Zoning: Residential Low Density 4 (RLD-4), Urban Holding 10 (UH-10)

Comprehensive Plan: Urban Low (UL)

Compliance: The proposed plat complies with the applicable provisions in the Ridgefield Development Code, the Ridgefield Urban Area Comprehensive Plan, and subject Development Agreements.

II. Documents Received

- A. Master land use application
- B. Final plat checklist
- C. Plat sheets
- D. Title report
- E. Lot closure report
- F. Narrative
- G. Draft CC&Rs
- H. Revised materials as required by staff

III. Background and Proposal

The Hearing Examiner approved the Kennedy Farm East preliminary planned unit development (PUD) plat on March 19, 2019, as PLZ-18-0085. See Figures 1-2. The project has since been renamed to Sanderling Park. The overall Kennedy Farm East approval was for 435 lots – 327 single-family detached and 108 single-family attached – on 89.65 acres in the RLD-4 zone. The project is subject to the 2007 Kennedy Development Agreement and 2017 Kennedy Development Agreement Amendment, which established a target average density of between four and six units per gross acre for Kennedy Farms West and East. The approved Kennedy East/Sanderling Park density is 4.85 units per gross acre, in compliance with the DA. The Kennedy Development Agreement was amended for a second time in 2025, establishing terms for public park and trail improvements.

Staff approved a Type I post decision review for Kennedy East to relocate storm facilities in the eastern portion of the PUD on February 20, 2020 (PLZ-19-0094).

Staff approved a Type I post decision review for Kennedy East to make minor modifications to lot dimensions and create a community amenity tract in the western area of the PUD including the area now defined as Sanderling Park Phase 1 on June 11, 2021 (PLZ-21-0037).

Staff approved a Type II post decision review for Sanderling Park to modify the layout of Phase 3 to its present configuration on February 17, 2022 (PLZ-21-0112).

Staff approved a Type I post decision review for Sanderling Park to modify the layout of Phase 2 on June 28, 2022 (PLZ-22-0060).

Staff approved a Type II post decision review for Sanderling Park to reduce the number of lots in Phases 4-7, include cottage housing in Phase 5, and include an interim pump station on June 20, 2023 (PLZ-23-0012).

Staff approved a Type I post decision review for Sanderling Park to modify certain lot widths in Phase 4 on August 11, 2025 (PLZ-25-0058).

Staff approved a Type I post decision review for Sanderling Park to modify certain lot widths and covert the Phase 5 cottage housing back to single-family detached housing on March 19, 2026 (PLZ-26-0014).

Figure 1. PUD Site

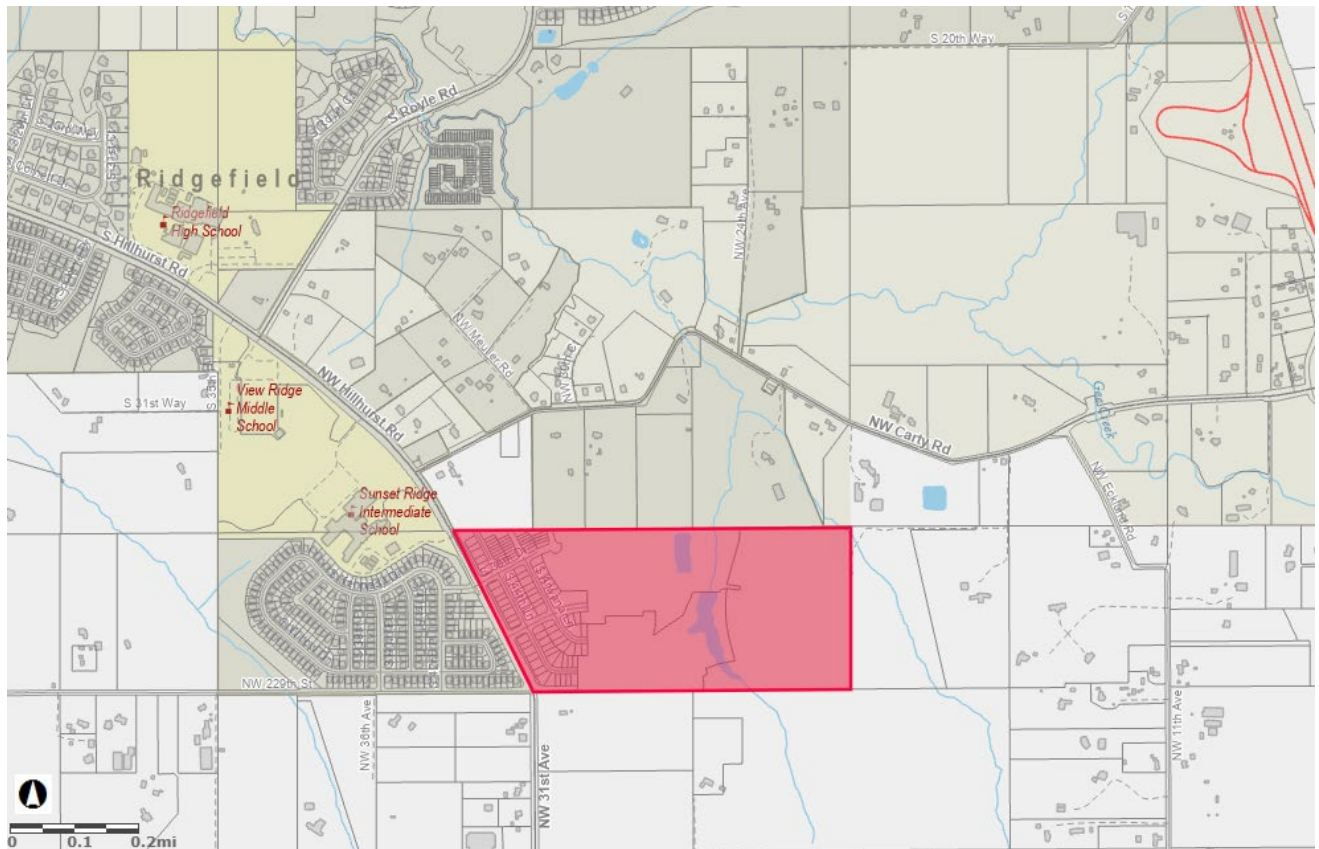


Figure 2. Kennedy Farm East Preliminary PUD (2019)

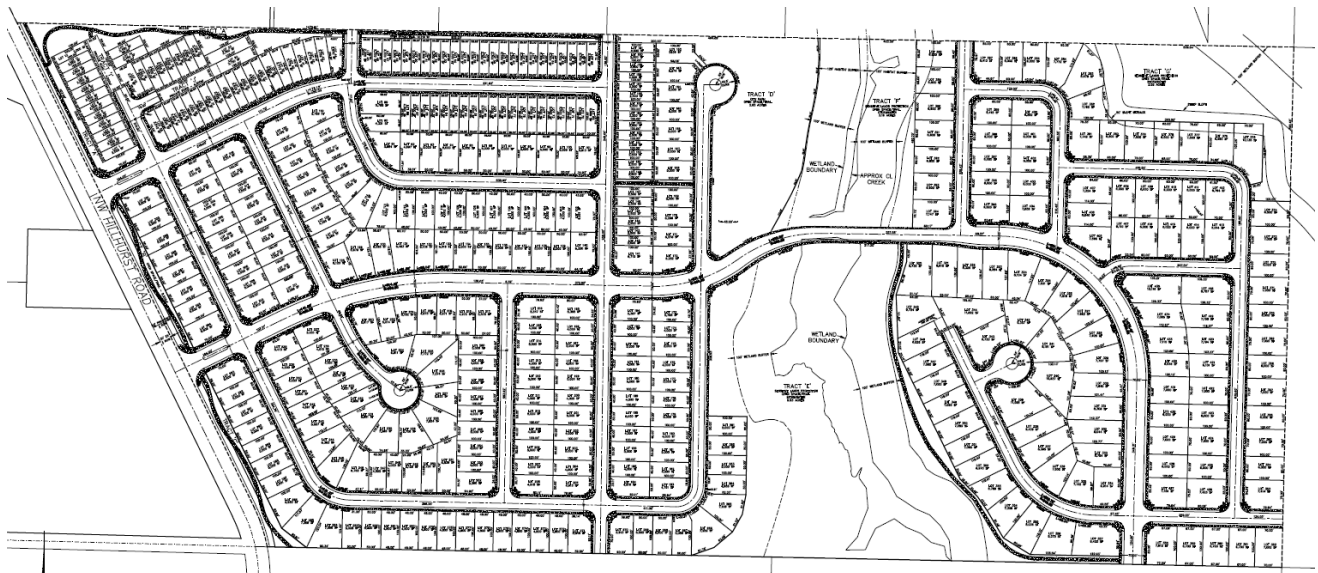
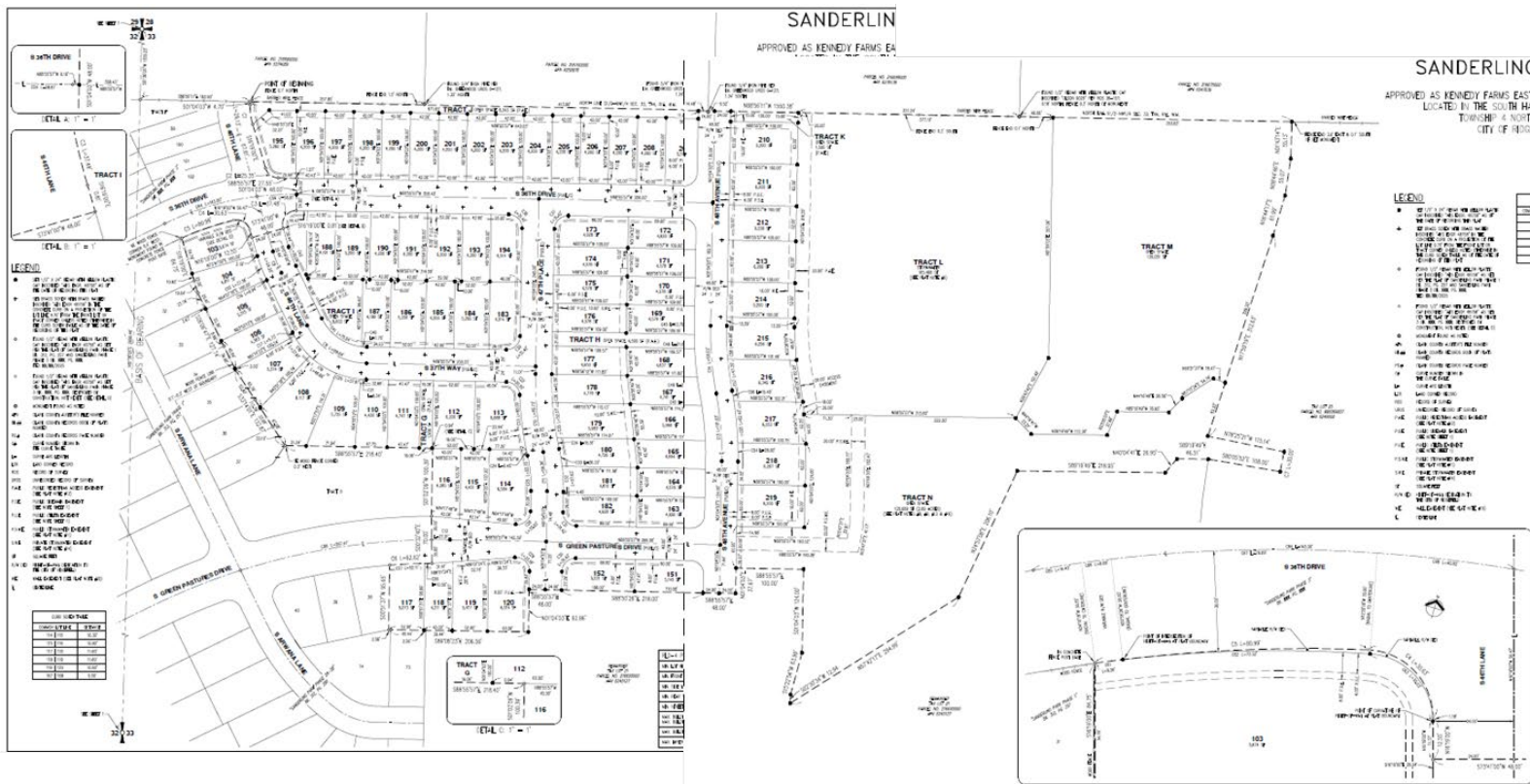


Figure 3. Sanderling Park Phase 4 Final Plat (full plans included as attachment)



The applicant proposes to subdivide Phase 4 (Parcel #986071719, 22.35 acres) into 77 single-family lots. See Figure 3 and attachments. The lots range from 4,191 square feet to 8,117 square feet, consistent with the lot sizes and overall density approved through prior land use decisions. The average lot area is 5,006 square feet.

Tract G is a 1,906-sf open space tract with a pedestrian pathway connecting S 37th Way to the community building in Phase 1, to be owned and maintained by the HOA.

Tract H is a 4,590-sf open space tract with a pedestrian pathway connecting S 47th Place and S 48th Avenue, to be owned and maintained by the HOA.

Tract I is an 8,603-sf open space (landscaping) tract to be owned and maintained by the HOA.

Tract J is an 8,343-sf open space tract with a pedestrian pathway connecting to the Phase 3 pathway to the west, to be owned and maintained by the HOA.

Tract K is a 1,500-sf open space tract with a pedestrian pathway connecting east through the stormwater tract (L) and south to the park tract (N).

Tract L is a 3.8-acre stormwater tract to be owned and maintained by the HOA with an inspection easement to the City.

Tract M is a 3.19-acre open space (critical areas) tract to be owned and maintained by the HOA.

Tract N is a 2.89-acre open space (park and trail) tract. This tract is identified in the 2025 Second Amendment to the Kennedy Development Agreement as a future City park. It is to be owned and maintained by the developer until the park improvements are complete and accepted by the City, at which time it will be dedicated to the

Any parks, open space, and trails owned by the developer or the HOA are available for public use. The City is granted the right of third-party enforcement to ensure that the parks, open space, and trails are maintained to the standards under which they were approved and created.

[illegible]

[illegible]

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

All survey comments have been addressed.

Site improvements are substantially complete and no performance bond is required for incomplete public improvements. As a **condition of approval**, the applicant shall obtain engineering acceptance prior to obtaining city signatures on the final plat mylar.

As a **condition of approval**, all street trees including side-of-lot street trees shall be installed prior to final occupancy for the adjacent home.

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Land Use Review

The City Attorney reviewed the document annexing Phase 4 into the Sanderling Park CC&Rs and provided comments. As a **condition of approval**, the applicant shall update the CC&Rs to address the City Attorney's comments, record the CC&Rs, and submit a recorded copy to the City.

All other land use comments and conditions of approval have been addressed.

Urban Holding

RDC 18.270.060.A allows the Urban Holding 10 overlay to be removed from a property concurrent with final plat approval. Urban Holding shall be removed from Sanderling Park Phase 4 concurrent with this final plat approval.

V. Conditions

Staff recommends City Council **approve** the Sanderling Park Phase 4 Final Plat subject to the following **conditions of approval**:

1. The applicant shall obtain engineering acceptance prior to obtaining city signatures on the final plat mylar.
2. The applicant shall submit mylars for signature containing the signature and seal of the surveyor of record (Certification of Subdivision Platting, see RDC 18.620.120.L) and the signatures of all parties having an ownership interest in the land for purposes of dedication (Dedication of Subdivision, see RDC 18.620.120.M).
3. The applicant shall record the final plat with the Clark County Auditor's Office within thirty (30) calendar days of City signatures on the face of the Mylar.
4. The applicant shall submit the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
5. The applicant shall update the CC&Rs to address the City Attorney's comments, record the CC&Rs, and submit a recorded copy to the City.
6. All landscaping in private tracts in Phase 4 shall be installed prior to final occupancy for the first home in Phase 4.
7. All street trees including side-of-lot street trees shall be installed prior to final occupancy for the adjacent home.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THE PROPERTY DESCRIBED AS ADJUSTED TAX LOT 21 / PARCEL NO. 2166690000 UNDER EXHIBIT D IN THAT BOUNDARY LINE ADJUSTMENT RECORDED MARCH 18, 2025 UNDER AUDITOR'S FILE NO. 6238068, RECORDS OF CLARK COUNTY, WASHINGTON, PER CITY OF RIDGEFIELD HEARING EXAMINER'S FINAL ORDER FOR KENNEDY FARMS EAST PUD PROJECT NO. PLZ-18-0085 AND THE SUBSEQUENT POST DECISION REVIEW PROJECT NO. PLZ-19-0094, POST DECISION REVIEW PROJECT NO. PLZ-23-0012, AND POST DECISION REVIEW PROJECT NO. PLZ-25-0058.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN PER THE PLAT OF "SANDERLING PARK PHASE 1" RECORDED IN BOOK 312 OF SURVEYS, AT PAGE 257, RECORDS OF SAID COUNTY. THIS SURVEY HOLDS AND UTILIZES THE SURVEY FOR SECTION 32 AND SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN PER SAID PLAT OF "SANDERLING PARK PHASE 1" AS SHOWN AND REFERENCED HEREON.

THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL TRAVERSE. A TRIMBLE 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR AND TRIMBLE R10 GPS RECEIVER WAS USED FOR ALL FIELD WORK.

CITY OF RIDGEFIELD REQUIRED PLAT NOTES

- PURSUANT TO RCW 27.53.060, IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF 24 HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- THIS DEVELOPMENT IS VESTED TO THE VERSION OF THE RIDGEFIELD DEVELOPMENT CODE (RDC TITLE 18) IN EFFECT ON JANUARY 29, 2019.
- THIS SUBDIVISION SHALL COMPLY WITH THE 18-FOOT MINIMUM DRIVEWAY DEPTH REQUIREMENT OF RDC 18.210.090. AT LEAST 18 LINEAR FEET OF DRIVEWAY SHALL BE PROVIDED BETWEEN ANY GARAGE OR CARPORT ENTRANCE AND THE PROPERTY LINE OF LOTS THAT DO NOT ABUT A SIDEWALK. THIS SHALL NOT BE MODIFIED THROUGH THE ADJUSTMENT OR VARIANCE PROCESS PER RDC 18.350 OR THE PUD PROCESS PER RDC 18.401.
- THIS SUBDIVISION SHALL PROVIDE A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES FOR EACH DWELLING UNIT.
- ALL FENCES AND WALLS WITHIN THIS SUBDIVISION ARE TO COMPLY WITH RDC 18.740.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF RDC 18.715.
- THE MINIMUM SIDE YARD SETBACK SHALL NOT BE REDUCED THROUGH THE PUD, ADJUSTMENT, OR VARIANCE PROCESS.
- ANY OPEN SPACE TRACTS NOT DEDICATED TO THE CITY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). ANY PARKS, OPEN SPACE, AND TRAILS OWNED BY THE DEVELOPER OR THE HOA SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOA. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.

ROAD DEDICATION

ALL INTERNAL ROADS DEPICTED AS "(PUBLIC)" ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF RIDGEFIELD FOR PUBLIC RIGHT-OF-WAY PURPOSES UPON RECORDING OF THIS PLAT.

PLAT NOTES

- TRACT "G" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "H" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "I" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "J" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "K" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "L" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR STORMWATER PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY AND STORMWATER FACILITIES THEREIN.
- TRACT "M" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "N" IS HEREBY RESERVED BY SANDERLING 141, LLC UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY SANDERLING 141, LLC. TRACT "N" IS SUBJECT TO THAT DEVELOPMENT AGREEMENT RECORDED MAY 7, 2025, UNDER AUDITOR'S FILE NO. 6247647, RECORDS OF CLARK COUNTY, WASHINGTON.
- AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD OVER ALL OF TRACT "N" FOR ACCESS PURPOSES TO TRACT "L" UPON RECORDING OF THIS PLAT.
- A STORMWATER AND INSPECTION EASEMENT IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD OVER ALL OF TRACT "L" UPON RECORDING OF THIS PLAT. THE SANDERLING PARK OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES IN TRACT "L".
- A 20.00' PUBLIC STORMWATER EASEMENT (P.S.W.E.) OVER TRACT "N", AS SHOWN HEREON, IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD UPON RECORDING OF THIS PLAT.
- A PEDESTRIAN ACCESS EASEMENT (P.A.E.) IS HEREBY GRANTED TO THE PUBLIC OVER ALL OF TRACT "G", TRACT "H", TRACT "J", TRACT "K" AND A 20.00' STRIP OVER TRACT "L", AS SHOWN HEREON, UPON RECORDING OF THIS PLAT. THE SANDERLING PARK OWNERS (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND 20.00' STRIP.
- AN ACCESS EASEMENT IS HEREBY GRANTED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) OVER ALL OF TRACT "N" FOR ACCESS PURPOSES TO TRACT "L" AND TRACT "M" UPON RECORDING OF THIS PLAT.
- A 10.00' PRIVATE STORMWATER EASEMENT (S.W.E.) OVER LOTS 174 THROUGH 182, INCLUSIVE, AS SHOWN HEREON, IS HEREBY GRANTED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT.
- A 10.00' WALL EASEMENT (W.E.) OVER LOTS 195 THROUGH 206, INCLUSIVE, AND LOTS 210 THROUGH 219, INCLUSIVE, AS SHOWN HEREON, IS HEREBY GRANTED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. BUILDING EAVES ARE AN ALLOWED ENCRoACHMENT TO THIS EASEMENT.
- ALL OF TRACT "N" IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF THAT OPERATION AND MAINTENANCE AGREEMENT TO THE CITY OF RIDGEFIELD INCLUDING WELL EASEMENTS, TEST WELL OPERATION AND MAINTENANCE AGREEMENT FOR MUNICIPAL WELLS OR WELL FIELD AT THE SANDERLING PARK SUBDIVISION RECORDED MONTH DAY YEAR UNDER AUDITOR'S FILE NO. XXXXXX.

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO CLARK PUBLIC UTILITIES (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY), AND OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS AS NECESSARY, OVER, UNDER, AND UPON AN 8.00-FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, PER CITY OF RIDGEFIELD MUNICIPAL CODE CHAPTER 18.630.020, AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, AND OTHER UTILITIES. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS AND ALL PROPOSED BUILDING DESIGNS ON SAID LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD UPON A 6.00-FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

DECLARANT NOTE

DECLARANT RETAINS THE DEVELOPMENT RIGHT TO CREATE ADDITIONAL LOTS OR COMMON ELEMENTS IN AND FROM ALL LOTS.

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED SANDERLING PARK, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE.

THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND IS RECORDED WITH AN AMENDMENT TO THE DECLARATION FOR "SANDERLING PARK" RECORDED UNDER CLARK COUNTY RECORDING NO. 60672427, AND AMENDMENTS THERETO RECORDED UNDER CLARK COUNTY RECORDING NO. 6121261, 6166013, 6255308, ~~XXXXXX~~ AND AMENDMENT THERETO RECORDED UNDER CLARK COUNTY RECORDING NO. _____.

SANDERLING 141, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF SANDERLING 141, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

DATED: _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

MY COMMISSION EXPIRES _____

DEDICATION

KNOW TO ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS SANDERLING PARK PHASE 4, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SANDERLING 141, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF SANDERLING 141, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

DATED: _____

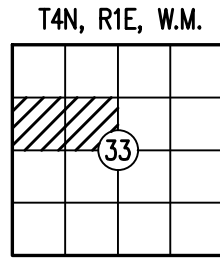
PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

MY COMMISSION EXPIRES _____

SANDERLING PARK, A PLAT COMMUNITY
PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026



CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "SANDERLING PARK PHASE 4" PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ AM/PM

IN BOOK _____ OF PLATS, AT PAGE _____.

AT THE REQUEST OF SANDERLING 141, LLC.

AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

CITY OF RIDGEFIELD MAYOR

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIDGEFIELD, COUNTY OF CLARK,
STATE OF WASHINGTON, THIS _____ DAY OF _____, 2026.

MAYOR, CITY OF RIDGEFIELD _____ DATE _____

ATTESTED BY: _____
CITY CLERK

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PUBLIC WORKS

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD ENGINEER

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

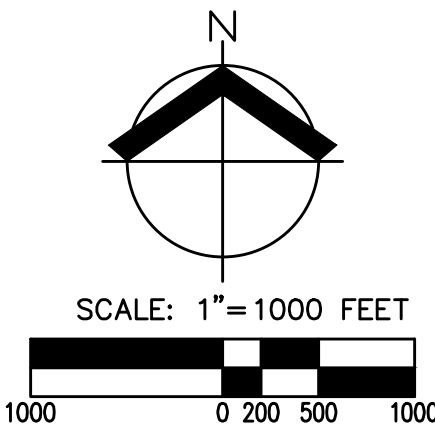
CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

SECTION BREAKDOWN PER PLAT OF
SANDERLING PARK PHASE 1
BK. 312, PG. 257

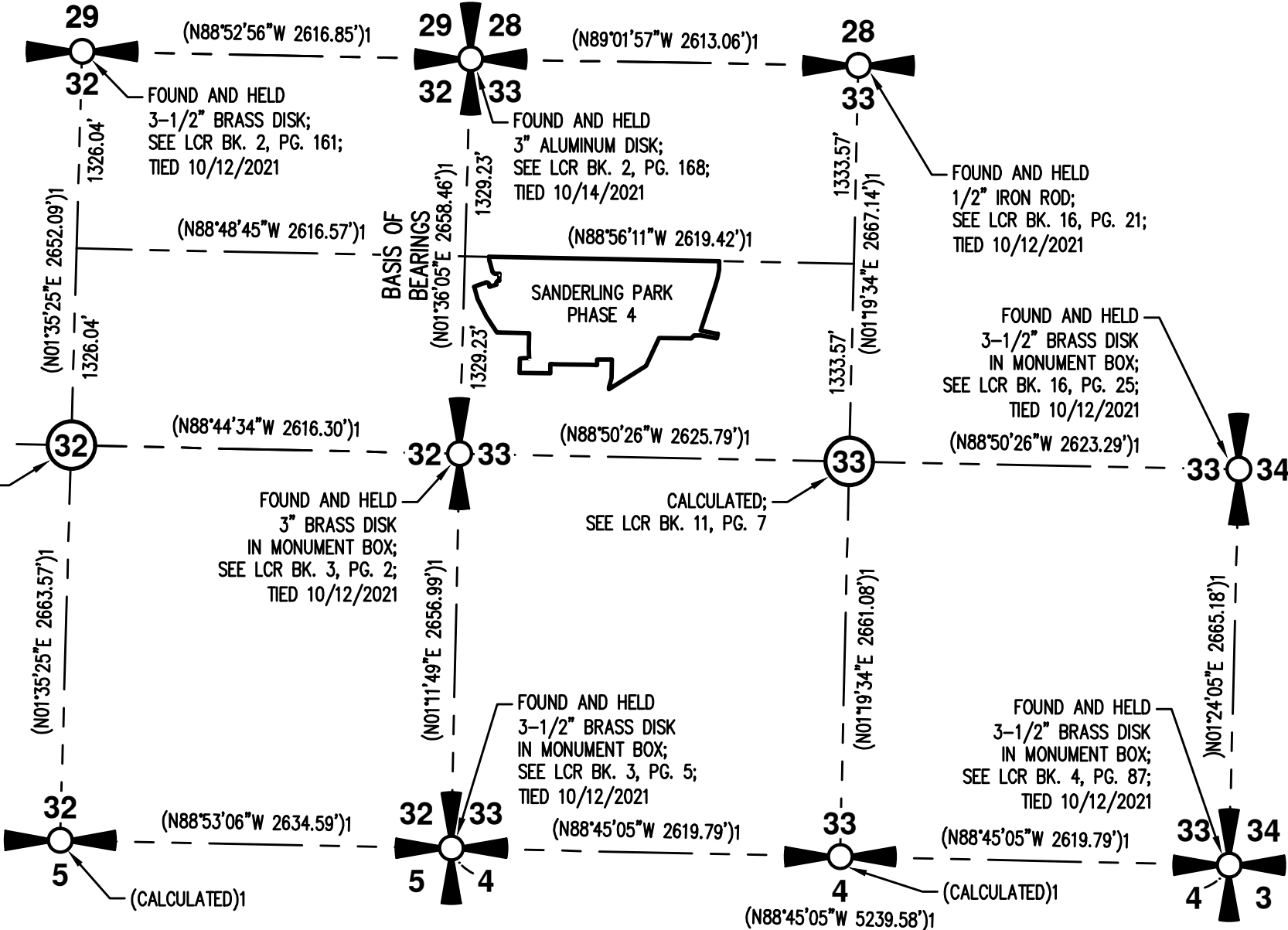
SURVEY REFERENCES

() 1 RECORD INFORMATION PER PLAT BK 312, PG 257
HELD ALL SANDERLING PARK PHASE 1
(BK. 312, PG. 257) BOUNDARY, SECTION SUBDIVISION, AND
EXISTING RIGHT-OF-WAY CENTERLINE DIMENSIONS



BASIS OF BEARINGS

N01°36'05"E, PER THE PLAT OF SANDERLING PARK PHASE 1 RECORDED IN BOOK 312, PAGE 257, RECORDS OF CLARK COUNTY, WASHINGTON, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS THEREOF.



PREPARED FOR
SANDERLING 141, LLC
726 2ND STREET, SUITE A
ANNAPOLIS, MD 21403

SHEET 1 OF 4

JOB NAME:	SANDERLING PARK	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER:	8939	
DRAWN BY:	PSP	
CHECKED BY:	TDH	
DRAWING NO.:	8939CPLAT-PHS4	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

SANDERLING PARK, A PLAT COMMUNITY
PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026

LAND SUBMITTED TO THE PLAT COMMUNITY FOR PHASE 4:
DESCRIPTION OF SANDERLING PARK PHASE 4 SUBDIVISION BOUNDARY:
PORTION OF TAX LOT 21; PARCEL NO. 216690000

MAY BE WITHDRAWN FROM SANDERLING PARK; SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°36'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1329.23 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°56'11" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 162.90 FEET TO THE NORTHEAST CORNER OF SANDERLING PARK PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK ~~XXX~~ OF PLATS, AT PAGE ~~XXX~~, RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 3 THE FOLLOWING COURSES:

THENCE SOUTH 01°04'03" WEST, LEAVING SAID NORTH LINE, 4.70 FEET TO A POINT OF CURVATURE WITH A 96.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 96.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°23'02", THE CHORD OF WHICH BEARS SOUTH 07°37'28" EAST, 29.02 FEET, AN ARC LENGTH OF 29.13 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 67.61 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 72°36'58", THE CHORD OF WHICH BEARS SOUTH 52°37'28" EAST, 23.69 FEET, AN ARC LENGTH OF 25.35 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°55'57" EAST, 27.55 FEET;

THENCE SOUTH 01°04'03" WEST, 48.00 FEET TO A POINT ON A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 01°04'03" WEST;

THENCE ALONG SAID NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°23'02", THE CHORD OF WHICH BEARS SOUTH 37°22'32" WEST, 32.23 FEET, AN ARC LENGTH OF 37.48 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 0.81 FEET;

THENCE SOUTH 73°41'00" WEST, 48.00 FEET;

THENCE NORTH 16°19'00" WEST, 12.55 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°44'08", THE CHORD OF WHICH BEARS NORTH 60°11'04" WEST, 27.72 FEET, AN ARC LENGTH OF 30.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A 456.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 456.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°10'37", THE CHORD OF WHICH BEARS SOUTH 70°51'34" WEST, 80.89 FEET, AN ARC LENGTH OF 80.99 FEET TO THE NORTHEAST CORNER OF LOT 31, SANDERLING PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 257, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 1 THE FOLLOWING COURSES:

THENCE SOUTH 16°19'00" EAST, 84.75 FEET;

THENCE SOUTH 26°06'47" EAST, 127.74 FEET;

THENCE SOUTH 33°14'01" EAST, 132.87 FEET;

THENCE SOUTH 88°55'57" EAST, 218.40 FEET;

THENCE SOUTH 01°02'09" WEST, 100.39 FEET;

THENCE SOUTH 00°32'40" EAST, 70.00 FEET TO A POINT ON A NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00°32'40" EAST;

THENCE ALONG SAID NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°52'43", THE CHORD OF WHICH BEARS SOUTH 87°30'58" WEST, 62.60 FEET, AN ARC LENGTH OF 62.62 FEET;

THENCE SOUTH 00°51'37" WEST, 95.65 FEET TO THE NORTHERLY LINE OF SANDERLING PARK PHASE 2A-2B, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 290, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°08'23" EAST, ALONG SAID NORTHERLY LINE, 54.56 FEET TO THE NORTHEAST CORNER OF LOT 73 OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B;

THENCE CONTINUING SOUTH 89°08'23" EAST, LEAVING SAID NORTHERLY LINE, 152.00 FEET;

THENCE NORTH 01°04'03" EAST, 62.86 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE SOUTH 88°50'26" EAST, 218.00 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE NORTH 01°04'03" EAST, 37.67 FEET;

THENCE SOUTH 88°55'57" EAST, 100.00 FEET;

THENCE SOUTH 01°04'03" WEST, 124.00 FEET;

THENCE SOUTH 15°22'54" WEST, 63.99 FEET;

THENCE SOUTH 02°30'34" WEST, 12.94 FEET;

THENCE NORTH 57°42'17" EAST, 294.99 FEET;

THENCE NORTH 24°57'08" EAST, 206.10 FEET;

THENCE SOUTH 89°19'49" EAST, 218.95 FEET;

THENCE NORTH 40°04'41" EAST, 26.95 FEET;

THENCE SOUTH 89°19'49" EAST, 46.51 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF ADJUSTED TAX LOT 21, DESCRIBED UNDER EXHIBIT D OF THAT BOUNDARY LINE ADJUSTMENT RECORDED MARCH 18, 2025, UNDER AUDITOR'S FILE NUMBER 6238068, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID ADJUSTED TAX LOT 21 THE FOLLOWING COURSES:

THENCE SOUTH 80°05'52" EAST, 108.00 FEET TO A POINT ON A NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°05'52" EAST;

THENCE ALONG SAID NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°40'31", THE CHORD OF WHICH BEARS NORTH 10°44'23" EAST, 30.00 FEET, AN ARC LENGTH OF 30.00 FEET;

THENCE NORTH 78°25'21" WEST, 115.14 FEET;

THENCE NORTH 17°59'19" EAST, 312.63 FEET;

THENCE NORTH 16°44'17" EAST, 61.99 FEET;

THENCE NORTH 08°44'46" EAST, 55.07 FEET;

THENCE NORTH 01°43'14" EAST, 55.13 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°56'11" WEST, LEAVING SAID EASTERLY LINE, ALONG SAID NORTH LINE, 1550.38 FEET TO THE POINT OF BEGINNING.

LAND SUBJECT TO DEVELOPMENT RIGHTS:
DESCRIPTION OF REMAINDER OF TAX LOT 21:
PARCEL NO. 216690000

MAY BE WITHDRAWN FROM SANDERLING PARK; SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°36'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1329.23 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°56'11" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 162.90 FEET TO THE NORTHEAST CORNER OF SANDERLING PARK PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK ~~XXX~~ OF PLATS, AT PAGE ~~XXX~~, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 3 THE FOLLOWING COURSES:

THENCE SOUTH 01°04'03" WEST, LEAVING SAID NORTH LINE, 4.70 FEET TO A POINT OF CURVATURE WITH A 96.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 96.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°23'02", THE CHORD OF WHICH BEARS SOUTH 07°37'28" EAST, 29.02 FEET, AN ARC LENGTH OF 29.13 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 67.61 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 72°36'58", THE CHORD OF WHICH BEARS SOUTH 52°37'28" EAST, 23.69 FEET, AN ARC LENGTH OF 25.35 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°55'57" EAST, 27.55 FEET;

THENCE SOUTH 01°04'03" WEST, 48.00 FEET TO A POINT ON A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 01°04'03" WEST;

THENCE ALONG SAID NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°23'02", THE CHORD OF WHICH BEARS SOUTH 37°22'32" WEST, 32.23 FEET, AN ARC LENGTH OF 37.48 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 0.81 FEET;

THENCE SOUTH 73°41'00" WEST, 48.00 FEET;

THENCE NORTH 16°19'00" WEST, 12.55 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°44'08", THE CHORD OF WHICH BEARS NORTH 60°11'04" WEST, 27.72 FEET, AN ARC LENGTH OF 30.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A 456.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 456.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°10'37", THE CHORD OF WHICH BEARS SOUTH 70°51'34" WEST, 80.89 FEET, AN ARC LENGTH OF 80.99 FEET TO THE NORTHEAST CORNER OF LOT 31, SANDERLING PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 257, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 1 THE FOLLOWING COURSES:

THENCE SOUTH 16°19'00" EAST, 84.75 FEET;

THENCE SOUTH 26°06'47" EAST, 127.74 FEET;

THENCE SOUTH 33°14'01" EAST, 132.87 FEET;

THENCE SOUTH 88°55'57" EAST, 218.40 FEET;

THENCE SOUTH 01°02'09" WEST, 100.39 FEET;

THENCE SOUTH 00°32'40" EAST, 70.00 FEET TO A POINT ON A NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00°32'40" EAST;

THENCE ALONG SAID NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°52'43", THE CHORD OF WHICH BEARS SOUTH 87°30'58" WEST, 62.60 FEET, AN ARC LENGTH OF 62.62 FEET;

THENCE SOUTH 00°51'37" WEST, 95.65 FEET TO THE NORTHERLY LINE OF SANDERLING PARK PHASE 2A-2B, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 290, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°08'23" EAST, ALONG SAID NORTHERLY LINE, 54.56 FEET TO THE NORTHEAST CORNER OF LOT 73 OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°08'23" EAST, LEAVING SAID NORTHERLY LINE, 152.00 FEET;

THENCE NORTH 01°04'03" EAST, 62.86 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE SOUTH 88°50'26" EAST, 218.00 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE NORTH 01°04'03" EAST, 37.67 FEET;

THENCE SOUTH 88°55'57" EAST, 100.00 FEET;

THENCE SOUTH 01°04'03" WEST, 124.00 FEET;

THENCE SOUTH 15°22'54" WEST, 63.99 FEET;

THENCE SOUTH 02°30'34" WEST, 12.94 FEET;

THENCE NORTH 57°42'17" EAST, 294.99 FEET;

THENCE NORTH 24°57'08" EAST, 206.10 FEET;

THENCE SOUTH 89°19'49" EAST, 218.95 FEET;

THENCE NORTH 40°04'41" EAST, 26.95 FEET;

THENCE SOUTH 89°19'49" EAST, 46.51 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF ADJUSTED TAX LOT 21, DESCRIBED UNDER EXHIBIT D OF THAT BOUNDARY LINE ADJUSTMENT RECORDED MARCH 18, 2025, UNDER AUDITOR'S FILE NUMBER 6238068, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID ADJUSTED TAX LOT 21 THE FOLLOWING COURSES:

THENCE SOUTH 08°27'00" WEST, 57.47 FEET;

THENCE SOUTH 05°15'59" WEST, 68.53 FEET;

THENCE SOUTH 01°48'13" WEST, 68.53 FEET;

THENCE SOUTH 01°22'48" EAST, 57.47 FEET;

THENCE SOUTH 04°33'48" EAST, 68.53 FEET;

THENCE SOUTH 08°01'34" EAST, 68.53 FEET;

THENCE SOUTH 11°08'46" EAST, 57.48 FEET;

THENCE SOUTH 13°16'10" EAST, 159.01 FEET TO A NON-TANGENT 402.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 402.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°57'54", THE CHORD OF WHICH BEARS SOUTH 81°31'55" WEST, 132.46 FEET, AN ARC LENGTH OF 133.06 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 72°02'58" WEST, 118.66 FEET;

THENCE SOUTH 17°57'02" EAST, 42.00 FEET;

THENCE SOUTH 72°02'58" WEST, 13.81 FEET;

THENCE SOUTH 17°57'02" EAST, 9.00 FEET TO A NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°58'43", THE CHORD OF WHICH BEARS SOUTH 71°33'36" WEST, 25.41 FEET, AN ARC LENGTH OF 25.41 FEET;

THENCE SOUTH 01°09'34" WEST, 109.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°50'26" WEST, ALONG SAID SOUTH LINE, 1040.49 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B THE FOLLOWING COURSES:

THENCE NORTH 01°09'34" EAST, 290.50 FEET;

THENCE SOUTH 88°50'26" EAST, 82.62 FEET;

THENCE NORTH 01°09'34" EAST, 261.77 FEET TO THE POINT OF BEGINNING.

LAND SUBJECT TO DEVELOPMENT RIGHTS:
DESCRIPTION OF TAX LOT 25; PARCEL NO. 986069807

MAY BE WITHDRAWN FROM SANDERLING PARK; SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SANDERLING PARK PHASE 2A-2B, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 290, RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°50'26" EAST, LEAVING THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B, ALONG SAID SOUTH LINE, 1040.49 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°09'34" EAST, LEAVING SAID SOUTH LINE, 109.88 FEET TO A POINT ON A NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 18°55'45" EAST;

THENCE ALONG SAID NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°58'43", THE CHORD OF WHICH BEARS NORTH 71°33'36" EAST A LENGTH OF 25.41 FEET, AN ARC LENGTH OF 25.41 FEET;

THENCE NORTH 17°57'02" WEST, 9.00 FEET;

THENCE NORTH 72°02'58" EAST, 13.81 FEET;

THENCE NORTH 17°57'02" WEST, 42.00 FEET;

THENCE NORTH 72°02'58" EAST, 118.66 FEET TO A POINT OF CURVATURE WITH A 402.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 402.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°57'54", THE CHORD OF WHICH BEARS NORTH 81°31'55" EAST A LENGTH OF 132.46 FEET, AN ARC LENGTH OF 133.06 FEET;

THENCE NORTH 13°16'10" WEST, 159.01 FEET;

THENCE NORTH 11°08'46" WEST, 57.48 FEET;

THENCE NORTH 08°01'34" WEST, 68.53 FEET;

THENCE NORTH 04°33'48" WEST, 68.53 FEET;

THENCE NORTH 01°22'48" WEST, 57.47 FEET;

THENCE NORTH 01°48'13" EAST, 68.53 FEET;

THENCE NORTH 05°15'59" EAST, 68.53 FEET;

THENCE NORTH 08°27'00" EAST, 57.47 FEET;

THENCE SOUTH 80°05'52" EAST, 108.00 FEET TO A POINT ON A NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°05'52" EAST;

THENCE ALONG SAID NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°40'31", THE CHORD OF WHICH BEARS NORTH 10°44'23" EAST A LENGTH OF 30.00 FEET, AN ARC DISTANCE OF 30.00 FEET;

THENCE NORTH 78°25'21" WEST, 115.14 FEET;

THENCE NORTH 17°59'19" EAST, 312.63 FEET;

THENCE NORTH 16°44'17" EAST, 61.99 FEET;

THENCE NORTH 08°44'46" EAST, 55.07 FEET;

THENCE NORTH 01°43'14" EAST, 55.13 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°56'11" EAST, ALONG SAID NORTH LINE, 906.14 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°19'34" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1333.57 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°50'26" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1219.52 FEET TO THE POINT OF BEGINNING.



SHEET 2 OF 4

02/16/2026

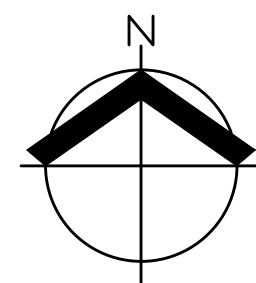
JOB NAME:	SANDERLING PARK	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER:	8939	
DRAWN BY:	PSP	
CHECKED BY:	TDH	
DRAWING NO.:	8939CPLAT-PHS4	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



SANDERLING PARK, A PLAT COMMUNITY

PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026



SCALE: 1" = 50 FEET

BASIS OF BEARINGS

N01°36'05"E, PER THE PLAT OF SANDERLING PARK PHASE 1 RECORDED IN BOOK 312, PAGE 257, RECORDS OF CLARK COUNTY, WASHINGTON, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS THEREOF.

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	96.00'	172°3'02"	29.13'
C2	20.00'	72°36'58"	25.35'
C3	20.00'	107°23'02"	37.48'
C4	20.00'	87°44'08"	30.63'
C5	456.00'	101°0'37"	80.99'
C6	925.00'	352°43'	62.62'
C7	1026.00'	140°31'	30.00'
C8	200.00'	94°7'47"	34.20'
C9	100.00'	62°49'10"	109.64'
C10	500.00'	132°2'34"	116.73'
C11	250.00'	132°2'34"	58.36'
C12	960.00'	136°43'	27.01'
C13	500.00'	113°43'39"	101.03'
C14	500.00'	113°43'39"	101.03'
C15	224.00'	93°3'21"	37.36'
C16	224.00'	01°4'26"	0.94'
C17	124.00'	238°51'	5.73'
C18	124.00'	172°24'44"	37.61'
C19	124.00'	213°31'41"	46.66'
C20	124.00'	172°24'44"	37.61'
C21	124.00'	351°10'	8.34'
C22	20.00'	86°31'23"	30.20'
C23	524.00'	85°8'33"	82.09'
C24	524.00'	055°25'	8.45'
C25	226.00'	132°2'34"	52.76'
C26	20.00'	94°38'09"	53.03'
C27	925.00'	313°41'	52.11'
C28	925.00'	039°02'	10.50'
C29	20.00'	95°02'38"	33.18'
C30	20.00'	90°00'00"	31.42'
C31	20.00'	90°00'00"	31.42'
C32	274.00'	752°11'	37.63'
C33	274.00'	530°24'	26.33'
C34	476.00'	159°15'	16.51'
C35	476.00'	619°39'	52.57'
C36	476.00'	503°40'	42.05'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C37	20.00'	90°00'00"	31.42'
C38	20.00'	90°00'00"	31.42'
C39	20.00'	90°00'00"	31.42'
C40	76.00'	552°14'	7.78'
C41	76.00'	56°56'56"	75.54'
C42	176.00'	94°7'47"	30.09'
C43	20.00'	90°00'00"	31.42'
C44	20.00'	90°00'00"	31.42'
C45	524.00'	217°56'	21.02'
C46	524.00'	437°12'	42.25'
C47	524.00'	309°41'	28.91'
C48	476.00'	139°28'	13.77'
C49	476.00'	618°23'	52.39'
C50	476.00'	336°49'	30.02'
C51	20.00'	90°00'00"	31.42'
C52	20.00'	90°00'00"	31.42'
C53	524.00'	303°40'	28.00'
C54	524.00'	649°37'	62.43'
C55	524.00'	141°23'	15.45'
C56	476.00'	542°14'	47.39'
C57	476.00'	552°25'	48.80'
C58	425.00'	754°05'	58.61'
C59	960.00'	1709°12'	287.41'
C60	456.00'	102°16'	8.26'
C61	395.00'	103°08'	73.32'
C62	20.00'	86°01'18"	30.03'
C63	425.00'	11°53'	8.89'
C64	425.00'	103°08'	78.89'
C65	425.00'	530°13'	40.82'

SURVEY REFERENCES

HELD ALL SANDERLING PARK PHASE 1 (BK. 312, PG. 257),
SANDERLING PARK PHASE 2A-2B (BK. 312, PG. 290), AND
SANDERLING PARK PHASE 3 (BK. XXX, PG. XXX)
BOUNDARY, SECTION SUBDIVISION, AND EXISTING RIGHT-OF-WAY
CENTERLINE DIMENSIONS

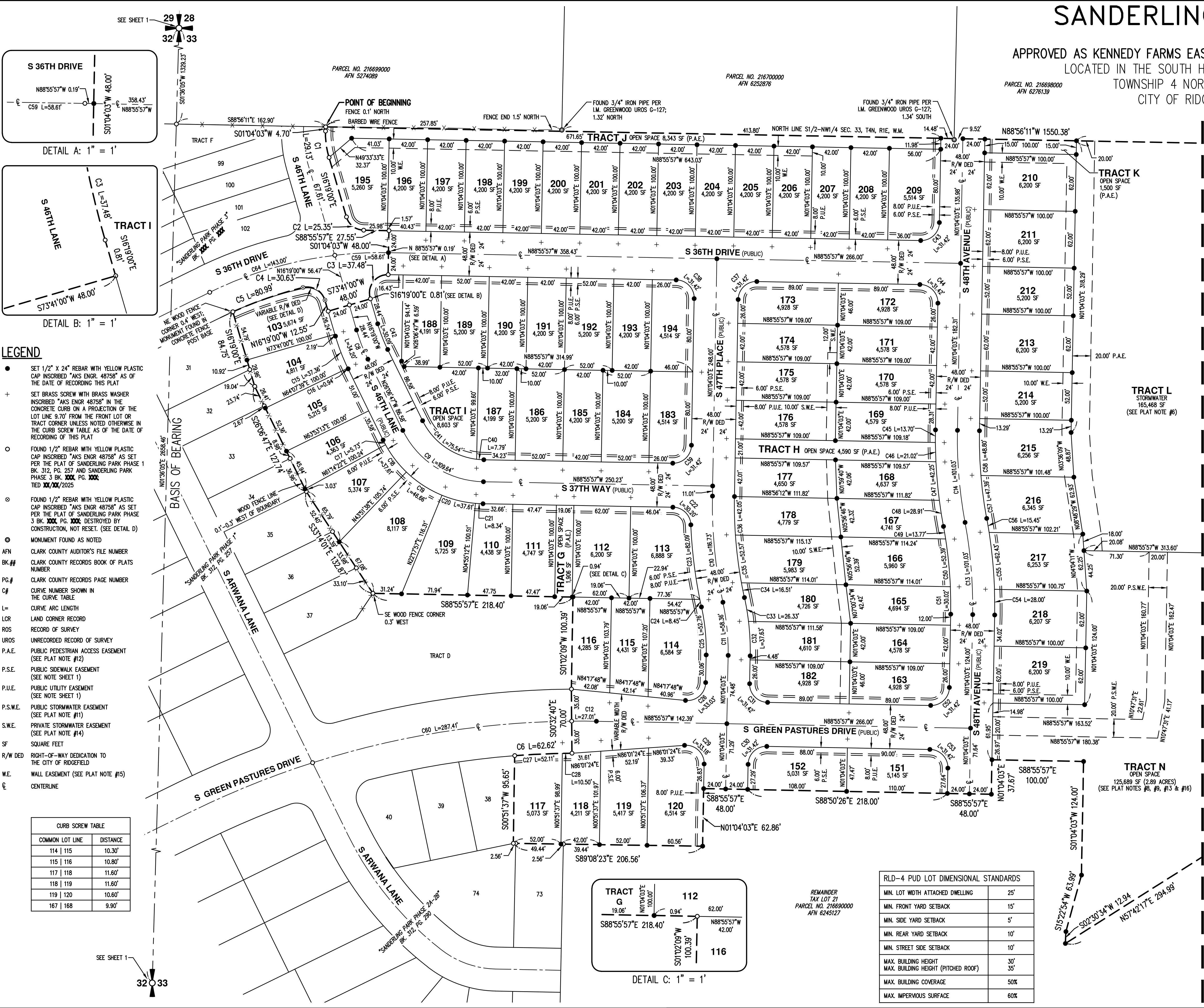
SHEET 3 OF 4

JOB NAME: SANDERLING PARK
JOB NUMBER: 8939
DRAWN BY: PSP
CHECKED BY: TDH
DRAWING NO.: 8939CPLAT-PHS4

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM
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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



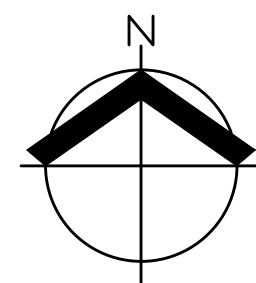
RLD-4 PUD LOT DIMENSIONAL STANDARDS	
MIN. LOT WIDTH ATTACHED DWELLING	25'
MIN. FRONT YARD SETBACK	15'
MIN. SIDE YARD SETBACK	5'
MIN. REAR YARD SETBACK	10'
MIN. STREET SIDE SETBACK	10'
MAX. BUILDING HEIGHT	30'
MAX. BUILDING HEIGHT (PITCHED ROOF)	35'
MAX. BUILDING COVERAGE	50%
MAX. IMPERVIOUS SURFACE	60%



SANDERLING PARK, A PLAT COMMUNITY

PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026



SCALE: 1"= 50 FEET

BASIS OF BEARINGS

N01°36'05"E, PER THE PLAT OF SANDERLING PARK PHASE 1 RECORDED IN BOOK 312, PAGE 257, RECORDS OF CLARK COUNTY, WASHINGTON, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS THEREOF.

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR. 48758" AS OF THE DATE OF RECORDING THIS PLAT
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 48758" IN THE CONCRETE CURB ON A PROJECTION OF THE LOT LINE 9.70' FROM THE FRONT LOT OR TRACT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE AS OF THE DATE OF RECORDING OF THIS PLAT
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS SET PER THE PLAT OF SANDERLING PARK PHASE 1 BK. 312, PG. 257 AND SANDERLING PARK PHASE 3 BK. XXX, PG. XXX TIED XX/XX/2025
- ⊗ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS SET PER THE PLAT OF SANDERLING PARK PHASE 3 BK. XXX, PG. XXX DESTROYED BY CONSTRUCTION, NOT RESET. (SEE DETAIL D)
- ⊙ MONUMENT FOUND AS NOTED
- AFN CLARK COUNTY AUDITOR'S FILE NUMBER
- BK.## CLARK COUNTY RECORDS BOOK OF PLATS NUMBER
- PG.# CLARK COUNTY RECORDS PAGE NUMBER
- C# CURVE NUMBER SHOWN IN THE CURVE TABLE
- L= CURVE ARC LENGTH
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- UROS UNRECORDED RECORD OF SURVEY
- P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE PLAT NOTE #12)
- P.S.E. PUBLIC SIDEWALK EASEMENT (SEE NOTE SHEET 1)
- P.U.E. PUBLIC UTILITY EASEMENT (SEE NOTE SHEET 1)
- P.S.W.E. PUBLIC STORMWATER EASEMENT (SEE PLAT NOTE #11)
- S.W.E. PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE #14)
- SF SQUARE FEET
- R/W DED RIGHT-OF-WAY DEDICATION TO THE CITY OF RIDGEFIELD
- W.E. WALL EASEMENT (SEE PLAT NOTE #15)
- ℄ CENTERLINE

CURB SCREW TABLE		
COMMON LOT LINE	DISTANCE	
114 115	10.30'	
115 116	10.80'	
117 118	11.60'	
118 119	11.60'	
119 120	10.60'	
167 168	9.90'	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	96.00'	172°3'02"	29.13'	S07°37'28"E 29.02'
C2	20.00'	72°36'58"	25.35'	S52°37'28"E 23.69'
C3	20.00'	107°23'02"	37.48'	S37°22'32"W 32.23'
C4	20.00'	87°44'08"	30.63'	N60°11'04"W 27.72'
C5	456.00'	101°0'37"	80.99'	N57°31'34"W 80.89'
C6	925.00'	352°43'	62.62'	S87°30'58"W 62.60'
C7	1026.00'	140°31'	30.00'	N10°44'23"E 30.00'
C8	200.00'	94°7'47"	34.20'	N21°12'53"W 34.15'
C9	100.00'	62°49'10"	109.64'	N57°31'22"W 104.23'
C10	500.00'	132°23'34"	116.73'	N05°37'15"W 116.46'
C11	250.00'	132°23'34"	58.36'	N05°37'15"W 58.23'
C12	960.00'	136°43'	27.01'	N89°44'19"W 27.01'
C13	500.00'	113°34'39"	101.03'	N04°43'17"W 100.86'
C14	500.00'	113°34'39"	101.03'	N04°43'17"W 100.86'
C15	224.00'	93°3'21"	37.36'	N21°05'40"W 37.32'
C16	224.00'	01°42'26"	0.94'	N25°59'34"W 0.94'
C17	124.00'	238°51'	5.73'	N27°26'13"W 5.73'
C18	124.00'	172°24'4"	37.61'	N37°27'00"W 37.47'
C19	124.00'	21°33'41"	46.66'	N56°55'13"W 46.39'
C20	124.00'	172°24'4"	37.61'	N76°23'25"W 37.47'
C21	124.00'	35°1'10"	8.34'	N87°00'22"W 8.34'
C22	20.00'	86°31'23"	30.20'	N45°40'16"W 27.41'
C23	524.00'	85°8'33"	82.09'	N06°53'51"W 82.00'
C24	524.00'	055°25'	8.45'	N11°50'49"W 8.45'
C25	226.00'	132°23'34"	52.76'	N05°37'15"W 52.64'
C26	20.00'	94°38'09"	33.03'	N48°28'07"E 29.41'
C27	925.00'	31°3'41"	52.11'	N87°11'27"E 52.11'
C28	925.00'	039°02'	10.50'	N89°07'49"E 10.50'
C29	20.00'	95°02'38"	33.18'	N46°27'16"W 29.50'
C30	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C31	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C32	274.00'	75°2'11"	37.63'	N02°52'03"W 37.60'
C33	274.00'	53°0'24"	26.33'	N09°33'20"W 26.32'
C34	476.00'	1°59'15"	16.51'	N11°18'54"W 16.51'
C35	476.00'	61°9'39"	52.57'	N07°09'27"W 52.54'
C36	476.00'	50°3'40"	42.05'	N01°27'47"W 42.03'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C37	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C38	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C39	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C40	76.00'	55°2'14"	7.78'	N85°59'50"W 7.78'
C41	76.00'	56°56'56"	75.54'	N54°35'15"W 72.47'
C42	176.00'	9°47'47"	30.09'	N21°12'53"W 30.06'
C43	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C44	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C45	524.00'	129°51'	13.70'	N00°19'07"E 13.70'
C46	524.00'	217°56'	21.02'	N01°34'46"W 21.02'
C47	524.00'	437°12'	42.25'	N05°02'20"W 42.24'
C48	524.00'	309°41'	28.91'	N08°55'46"W 28.91'
C49	476.00'	139°28'	13.77'	N09°40'52"W 13.77'
C50	476.00'	61°8'23"	52.39'	N05°41'57"W 52.36'
C51	476.00'	33°36'49"	30.02'	N00°44'22"W 30.01'
C52	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C53	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C54	524.00'	303°40'	28.00'	N00°27'47"W 27.99'
C55	524.00'	6°49'37"	62.43'	N05°24'26"W 62.40'
C56	524.00'	1°41'23"	15.45'	N09°39'55"W 15.45'
C57	476.00'	5°42'14"	47.39'	N07°39'30"W 47.37'
C58	476.00'	55°25'25"	48.80'	N01°52'10"W 48.78'
C59	425.00'	75°4'05"	58.61'	N87°07'00"E 58.56'
C60	960.00'	1709°12"	287.41'	N80°52'43"E 286.34'
C61	456.00'	102°16'	8.26'	N66°17'23"E 8.26'
C62	395.00'	103°38'09"	73.22'	N72°20'38"E 73.22'
C63	20.00'	86°01'18"	30.03'	N59°19'39"W 27.29'
C64	425.00'	19°16'44"	143.00'	N73°31'35"E 142.33'
C65	425.00'	156°28'	14.40'	N64°51'27"E 14.40'
C66	425.00'	11°51'53"	8.89'	N66°25'38"E 8.89'
C67	425.00'	10°38'09"	78.89'	N72°20'38"E 78.78'
C68	425.00'	53°0'13"	40.82'	N80°24'49"E 40.81'

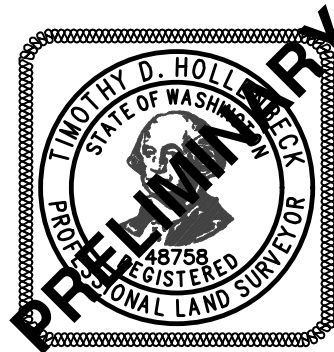
SURVEY REFERENCES

HELD ALL SANDERLING PARK PHASE 1 (BK. 312, PG. 257), SANDERLING PARK PHASE 2A-2B (BK. 312, PG. 290), AND SANDERLING PARK PHASE 3 (BK. XXX, PG. XXX) BOUNDARY, SECTION SUBDIVISION, AND EXISTING RIGHT-OF-WAY CENTERLINE DIMENSIONS

SHEET 4 OF 4

JOB NAME:	SANDERLING PARK
JOB NUMBER:	8939
DRAWN BY:	PSP
CHECKED BY:	TDH
DRAWING NO.:	8939CPLAT-PHS4

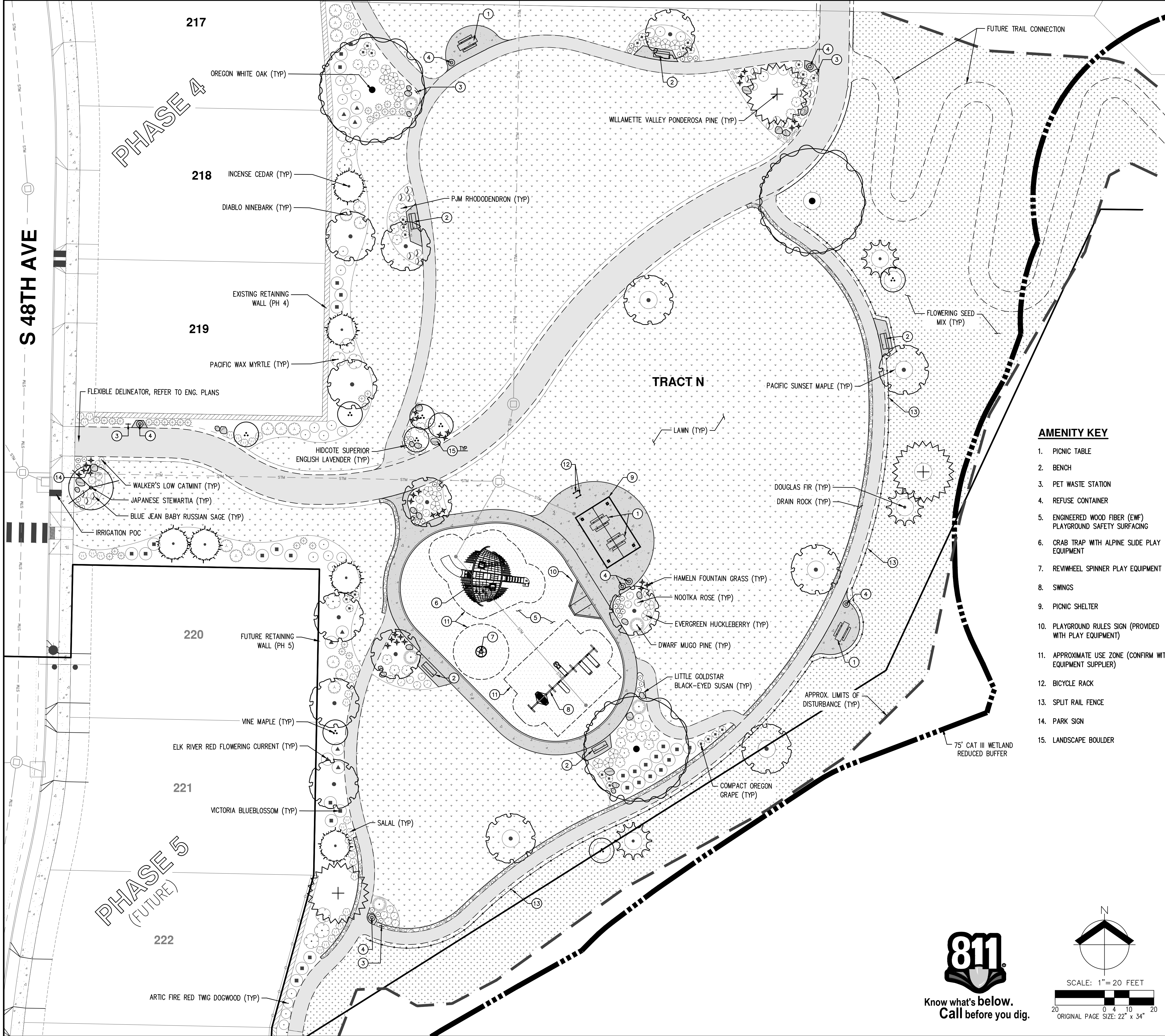
AKS ENGINEERING & FORESTRY, LLC
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VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM



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SEE SHEET 3

DETAIL D: 1" = 10'



PLANT KEY

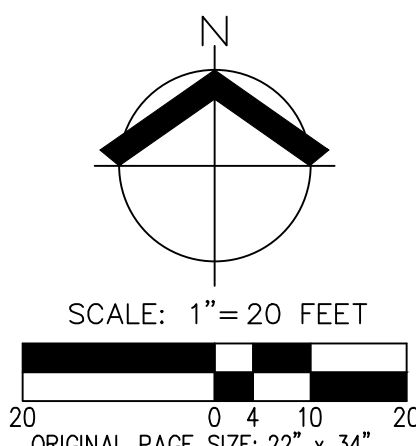
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER CIRCONATUM VINE MAPLE
	ACER TRUNCATUM X A. PLAT. 'WARRENRED' PACIFIC SUNSET MAPLE
	CALOCEDRUS DECURRENS INCENSE CEDAR
	PINUS PONDEROSA WILLAMETTENSIS WILLAMETTE VALLEY PONDEROSA PINE
	PSEUDOTSUGA MENZIESII DOUGLAS FIR
	QUERCUS GARRYANA OREGON WHITE OAK
	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA
SHRUBS	
	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA BLUEBLOSSOM
	CORNUS SERICEA 'FARROW'™ ARCTIC FIRE RED TWIG DOGWOOD
	SALAL
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR' HIDCOTE SUPERIOR ENGLISH LAVENDER
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE
	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' BLUE JEAN BABY RUSSIAN SAGE
	PHYSOCARPUS OPULIFOLIUS 'DIABLO' DIABLO NINEBARK
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE
	RHODODENDRON X 'P.J.M.' P.J.M. RHODODENDRON
	RIBES SANGUINEUM 'ELK RIVER' ELK RIVER RED FLOWERING CURRANT
	ROSA NUTKANA NUTKA ROSE
	NOOTKA ROSE
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
GRASSES	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	PENNISETUM ALOPECUROIDES 'HAAMELN' HAAMELN FOUNTAIN GRASS
PERENNIALS	
	NEPETA X FAASSENI 'WALKER'S LOW' WALKER'S LOW CATMINT
	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
GROUND COVERS	
	DRAIN ROCK
	ENGINEERED WOOD FIBER
	FLOWERING SEED MIX
	LAWN
	LANDSCAPE BOULDERS

AMENITY KEY

- PICNIC TABLE
- BENCH
- PET WASTE STATION
- REFUSE CONTAINER
- ENGINEERED WOOD FIBER (EWF)
PLAYGROUND SAFETY SURFACING
- CRAB TRAP WITH ALPINE SLIDE PLAY
EQUIPMENT
- REVIEW WHEEL SPINNER PLAY EQUIPMENT
- SWINGS
- PICNIC SHELTER
- PLAYGROUND RULES SIGN (PROVIDED
WITH PLAY EQUIPMENT)
- APPROXIMATE USE ZONE (CONFIRM WITH
EQUIPMENT SUPPLIER)
- BICYCLE RACK
- SPLIT RAIL FENCE
- PARK SIGN
- LANDSCAPE BOULDER



Know what's below.
Call before you dig.



**LANDSCAPE
PLANTING PLAN**

DESIGNED BY:	NKP
DRAWN BY:	NKP
MANAGED BY:	JMM
CHECKED BY:	KAH
DATE:	2/11/2026
REVISIONS	
JOB NUMBER	8939
SHEET	L100

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 14, 2026

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No.1481 - Nye PUD
Development Agreement

GOVERNING LEGISLATION

RCW 36.70B Local Project Review
RMC 18.310.150 Development Agreements

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

Nye Planned Unit Development (PUD) received preliminary plat approval on February 2, 2024. The approved project included 62 single-family attached (townhome) lots, open space, and infrastructure improvements. The engineering plans are currently under review.

Prior to completing the engineering plan review process, initiating site construction, and submitting for final plat approval, the applicant seeks to satisfy the requirement to build single-family attached townhomes using a product with side entries and two-car garages. The City seeks to acquire from the applicant the 10.4-acre property located between the Nye PUD and Boyse Park for the purpose of a public park, containing a public connector trail to be constructed by the applicant. The park dedication and trail construction would be PIF-creditable.

A draft Development Agreement (DA) between the City of Ridgefield and H2 NYE, LLC addressing these provisions is included as an attachment. Additional attachments provided by the developer show the conceptual trail layout and a conceptual side entry home elevation and layout. Note that this example is for a detached home, and the Nye PUD homes would be attached in pairs.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

None. Public hearing and first ordinance reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Nye DA(7415013.2)_DRAFT
2. Trail Exhibit
3. 1590

4. Creekside 1590 Plan page (003)

ORDINANCE NO. 1481

An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with H2 Nye, LLC for the Development of the Nye Residential Community

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, the City has the authority to enter into Development Agreement pursuant to RCW 36.70B.170; and

WHEREAS, H2 NYE, LLC owns property within the City of Ridgefield known as the Nye Property (“the Property”) and which includes tax parcels APN 213710000 and APN 213717000 within the City of Ridgefield, Clark County, Washington; and

WHEREAS, Hinton Development, LLC was granted preliminary approval to develop the western portion of the Property as a 62-lot townhome planned unit development (PUD) via final order for File No. Master-22-0037/PLZ-22-0054 - 22-0057 on February 2, 2024; and

WHEREAS, the Washington Legislature has adopted certain housing requirements mandating modifications to the City’s comprehensive plan and development codes to increase density and the affordability of housing; and

WHEREAS, in order to comply with these housing mandates, City has identified a need for a variety of housing types consistent with the City’s density and affordable housing planning goals and policies within the City’s comprehensive plan and wishes to provide certain design clarifications and standard modifications as authorized under the City’s development code to accommodate the proposed small townhouses housing types proposed by H2 NYE, LLC in furtherance of those comprehensive plan goals and policies and state mandates; and

WHEREAS, the eastern portion of the Property is within potential target acquisition area “F” as shown on page 83 of the Ridgefield Parks, Recreation & Open Space Plan dated March 202 and is adjacent to Boyse Park, a City park; and

WHEREAS, the City Council held a public hearing and conducted a first reading of the ordinance for the proposed Development Agreement at a regular scheduled meeting held on April 23, 2026; and

WHEREAS, the City and H2 NYE, LLC have reached agreement regarding the terms and conditions of a Development Agreement related to the development of affordable townhomes and dedication of public park and trail property on the Property, which Development Agreement, together with its Exhibits XXX, are attached hereto and incorporated herein;

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

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Development Agreement with property owners to clarify the City’s interpretation of paired townhouses and adjustments to certain design standards to accommodate the lack of on-street parking that is not anticipated under the development regulations.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement and associated Exhibits, attached hereto as **Exhibit “A”** and a

authorizes the City Manager to execute the Agreement substantially in the form attached and to take such other actions as may be necessary to effect this Agreement.

Section 3. **Corrections**. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. **Severability**. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 5. **Effective Date**. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS _____ DAY OF XXX, 20XX.

CITY OF RIDGEFIELD

Mayor, Matt Cole

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing:
First reading:
Second Reading/Passage:
Date of Publication:
Effective Date:

MAIL TAX STATEMENTS TO:
H2 Nye, LLC
14010-A NE 3RD CT STE 106
VANCOUVER WA, 98685

AFTER RECORDING RETURN TO:
City of Ridgefield
Attn: Steve Stuart
230 Pioneer St./P.O. Box 608
Ridgefield, WA 98642-0608

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT
GRANTOR(S): H2 NYE, LLC
GRANTEE: CITY OF RIDGEFIELD, WASHINGTON
ABBREVIATED LEGAL DESC: #7 and #14 OF SEC 20 T4NR1EWM
FULL LEGAL DESCRIPTION:
ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBERS: 213710000 and 213717000
REFERENCE NUMBER OF
RELATED DOCUMENTS: N/A

DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

PROPERTY

The real property subject to this Agreement consists of property within the City of Ridgefield, Clark County, Washington, described in the attached **Exhibit A** (referred to herein as “APN 213710000”) and in the attached **Exhibit B** (referred to as “APN 213717000”). APN 213710000 has obtained preliminary plat approval for a subdivision in _____ (the “Nye Subdivision”). APN 213717000 is within potential target acquisition area “F” as shown on page 83 of the Ridgefield Parks, Recreation & Open Space Plan dated March 2020 and is adjacent to Boyse Park.

PARTIES

H2 NYE, LLC is the current owner (the “Owner”) of fee title to APN 213710000 and APN 213717000.

The CITY OF RIDGEFIELD is a Washington municipal corporation (hereafter “City”) and is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Owner and the City, as defined in this Agreement, are collectively referred to as the Parties.

AUTHORITIES

Whereas, the Parties are authorized to enter this Agreement by RCW 36.70B.170(1).

Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements.

RECITALS

- A. Owner owns and has the right to dedicate APN 213717000 as a City park. Owner owns APN 213710000 and has the right to construct a public trail from the Nye Subdivision through APN 213717000 to Boyse Park.
- B. Owner is proposing to dedicate APN 213717000 as a City park and to construct a public trail from the Nye Subdivision through APN 213717000 to Boyse Park as described on **Exhibit C**.
- C. APN 213717000 is adjacent to Boyse Park and APN 213717000 is within an area the City has identified as potential target acquisition area "F" as shown on page 83 of the Ridgefield Parks, Recreation & Open Space Plan dated March 2020.
- D. Owner and the City have agreed to the park dedication and trail system improvements, contained herein, which will best facilitate desired access, recreation, and connectivity outcomes under the terms and conditions of this Agreement.
- E. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. RESPONSIBILITIES

- 1.1) Owner agrees to dedicate APN 213717000 to the City as a City park and to construct a public trail from the Nye Subdivision through APN 213717000 to Boyse Park, as described on Exhibit C.
- 1.2) Owner or its Successor agree to allow public access to the portions of the trail within the Nye Subdivision. Such public access shall be preserved by way of public access easements provided on the plat for the Nye Subdivision.
- 1.3) Owner agrees or its Successor agrees to the portions of the trail within the Nye Subdivision. Such maintenance shall be provided by way of recorded CC&Rs (to be approved by the City through the final platting process) and shall be the responsibility of the Home Owner's Association for the Nye Subdivision.
- 1.4) City agrees to establish a Park Impact Fee ("PIF") Credit in the amount of _____ Dollars and 00/100 (\$_____.00) for the dedication of APN 213717000 to the City as a City park and _____ Dollars and 00/100 (\$_____.00) for the construction of the public trail from the Nye Subdivision through APN 213717000 to Boyse Park, as described on Exhibit C, as those expenses are eligible as improvements to a System Park identified in the 2020 Ridgefield Parks, Recreation & Open Space.
- 1.5) Prior to the City issuing PIF Credits to Owner or its Successor for dedication of APN 213717000 to the City as a City park and the actual costs of the public trail from the Nye Subdivision through APN 213717000 to Boyse Park, as described on Exhibit C, Owner or Successor shall submit detailed land value and construction cost estimates to the City. Additionally, no PIF Credits shall be issued by the City for actual costs incurred until all improvements contained within this agreement have been accepted by the City (which requires that they are constructed, inspected, and bonded).
- 1.6) For the purposes of issuing building permits on individual dwellings in the Nye Subdivision, the side entry design, two car garage design, as shown in **Exhibit D** shall be considered a townhome and building permits for the side entry design shown in Exhibit D shall not be denied on account of having a door on the side and rear of the dwelling instead of the front and rear.
- 1.7) Unit driveways shall be attached or detached and each individual driveway width shall be a maximum of 22' wide to accommodate a two car garage unit.

2. CITY'S RESERVED AUTHORITY

Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.

3. EXECUTION OF AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

This Agreement may be executed in several counterparts; each of which shall be deemed an

original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

4. TERMINATION

The Agreement may be terminated by a mutual agreement of the Parties in writing, which will be recorded.

5. AUTHORIZATION

The persons executing this Agreement on behalf of the Parties are authorized to do so and, upon execution by such parties, this Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

6. RUN WITH THE LAND

This Agreement shall run with the land and benefit and bind the Parties and the Parties' heirs, successors and assigns, and will be recorded with the Clark County Auditor.

7. ASSIGNABILITY AND CONTRACTUAL TRANSFER OF OBLIGATIONS

The rights and obligations established in this Agreement are assignable by H 2 Grove, LLC to its successors and assigns including, without limitation, a H2 Nye, LLC and any future owners of all or any portion of the Property.

8. TERM

The Term of this Agreement will expire on the fifth (5th) anniversary of the date of the recording of this document if Owner does not commence construction of its project on the Tracts prior to such date. The Term may, however, be extended in writing by mutual agreement of the Parties which shall be recorded.

9. PUBLIC HEARING

The Ridgefield City Council has approved execution of this Agreement by ordinance after a public hearing.

10. DISPUTE RESOLUTION

Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

11. APPLICABLE LAW AND VENUE

This Agreement will be construed in accordance with the laws of the State of Washington, and exclusive venue for any dispute will be in the Clark County Superior Court.

12. SEVERABILITY

If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

13. INCONSISTENCIES

If any provisions of the Ridgefield Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority as explicitly defined herein.

14. AMENDMENTS

This Agreement may only be amended by a mutual written agreement of the Parties that has been recorded in the Clark County deed records.

15. SURVIVAL

Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

16. NO DIRECT BENEFIT TO THIRD PARTIES

The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

17. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties as to the subject matter.

18. NOTICES

All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City:	City of Ridgefield Attn: Steve Stuart 230 Pioneer St./PO Box 608 Ridgefield, WA 98642-0608
With a copy to:	Janean Parker Law Office of Janean Z. Parker PO Box 298 Adna, WA 98522
Owner:	H2 Nye, LLC Attn: Mark Hinton mark@hintondevelopment.com
With a copy to:	H2 Nye, LLC Rob Hinton rob@hintondevelopment.com

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

19. TIME IS OF THE ESSENCE

Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

20. NON-WAIVER

Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

21. HEADINGS

The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

22. INTERPRETATION OF AGREEMENT; STATUS OF PARTIES

This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

23. FUTURE ASSURANCES

Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement so as to carry out the intent of this Agreement.

Signatures appear on the following pages.

Owner H2 NYE, LLC

Mark Hinton, Manager

Date _____

STATE OF _____)
) ss.
County of _____)

This record was acknowledged before me on _____, 20__ by _____
_____, as _____ of _____,
a (n) _____.

Notary Public for _____
My Commission Expires: _____

By: Steven Stuart
Its: City Manager

State of Washington)
) ss.
City of _____)

Dated: _____, 20____.

(Seal or stamp)

My appointment expires _____

City Counsel

EXHIBIT A

Legal Description of APN 213710000

DRAFT

EXHIBIT B

Legal Description of APN 213717000

EXHIBIT C

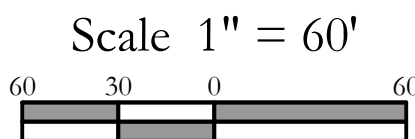
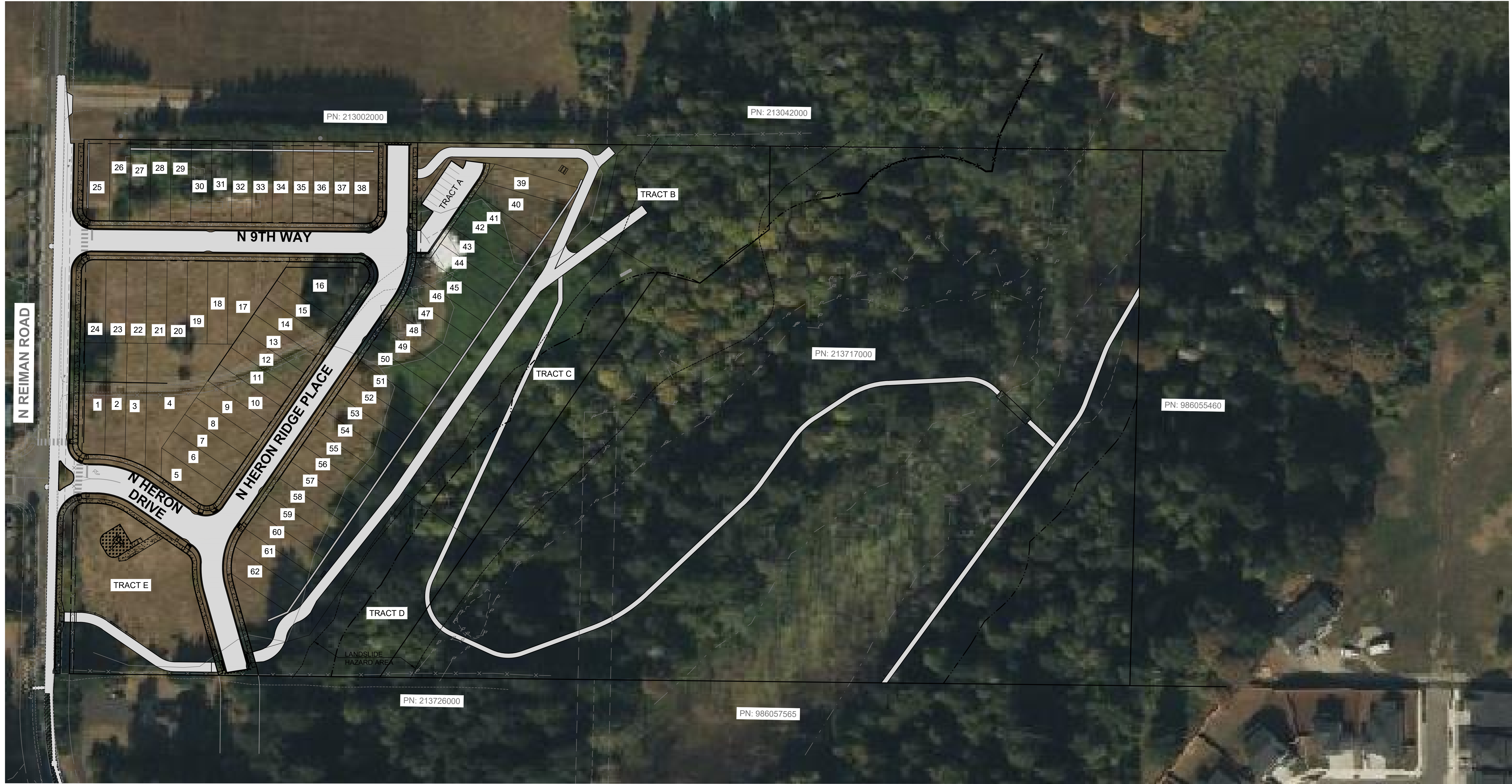
Depiction of Trail Improvements

DRAFT

EXHIBIT D

Depiction of Side Entry Townhomes

DRAFT



Legend	
Proposed Asphalt	
Proposed Concrete	
Future Concrete	
Proposed Woodchips	
Proposed Retaining Wall	
Proposed Gravel Path	
Proposed Dispersion Trench	
Proposed ADA Ramps	

Revisions					
1					
2					
3					
4					
5					
6					

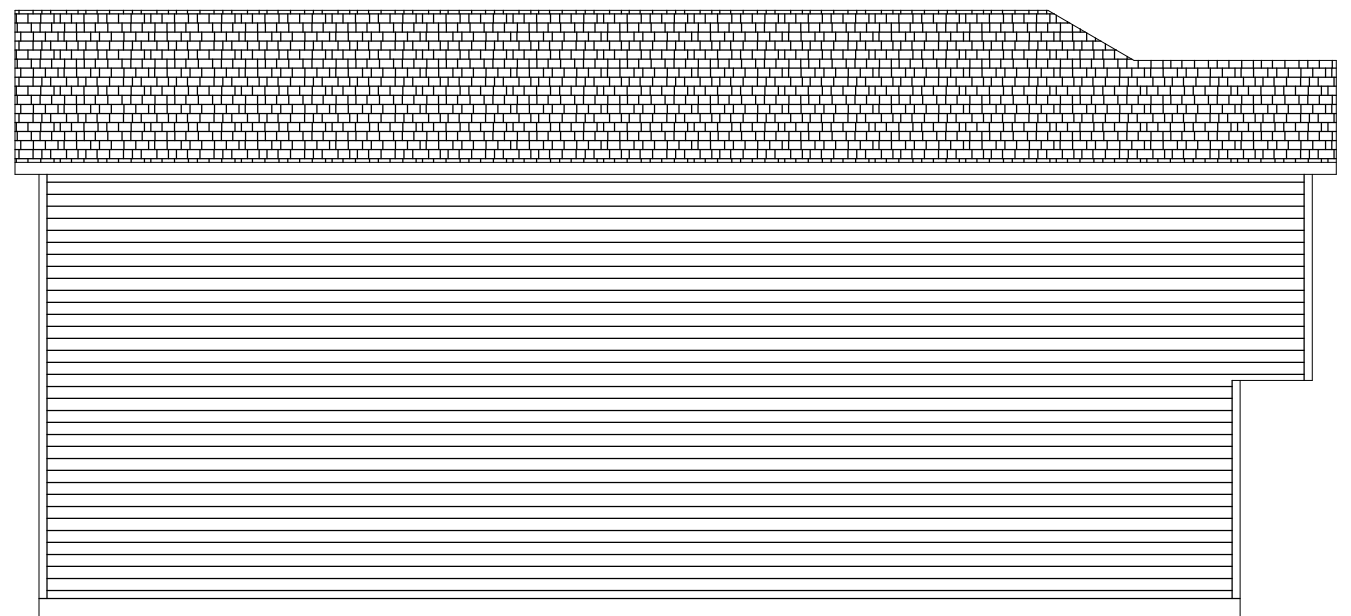
Project No. 2861	
SCALE:	H: 1" = 60' V: N/A
DESIGNED BY:	MJM
DRAFTED BY:	MJM
REVIEWED BY:	TGJ

01
01

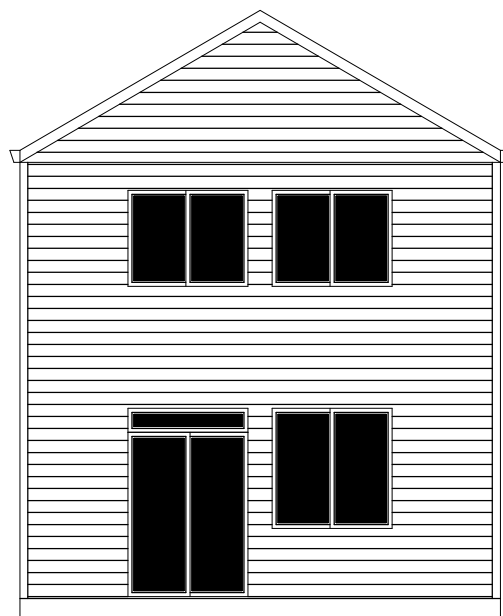
Trail Exhibit For:
NYE PUD
A Subdivision Located In The City Of Ridgefield, Washington
Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539



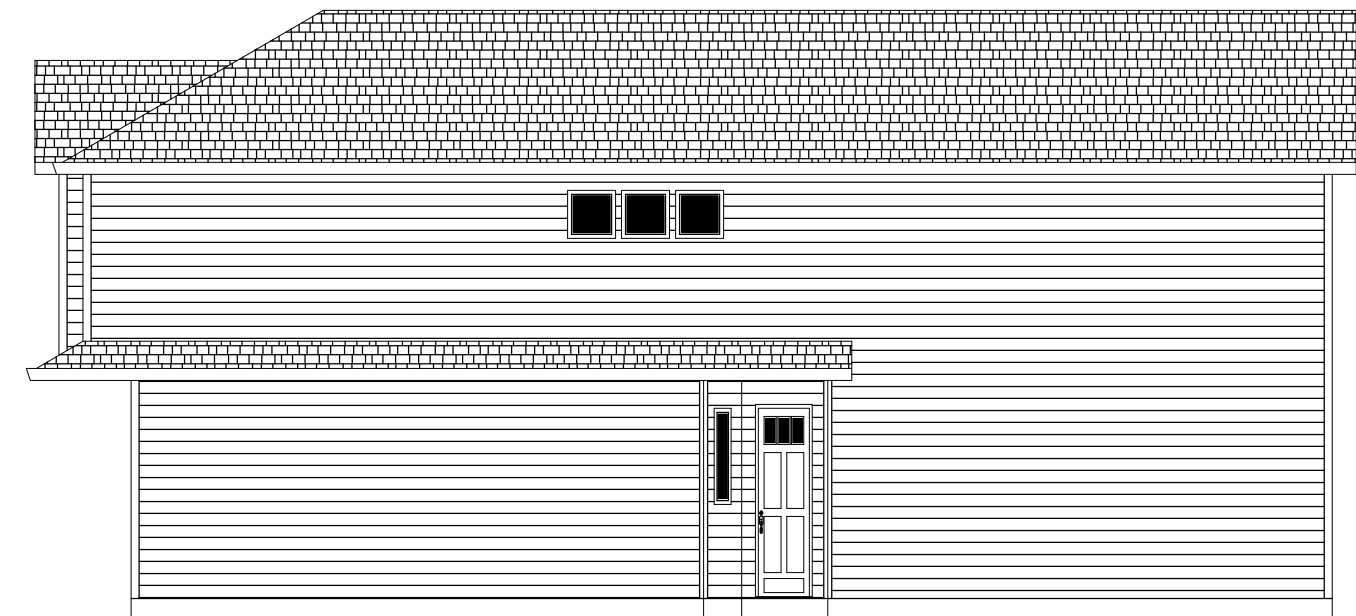
FRONT ELEVATION C
SCALE 1/4"=1'0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



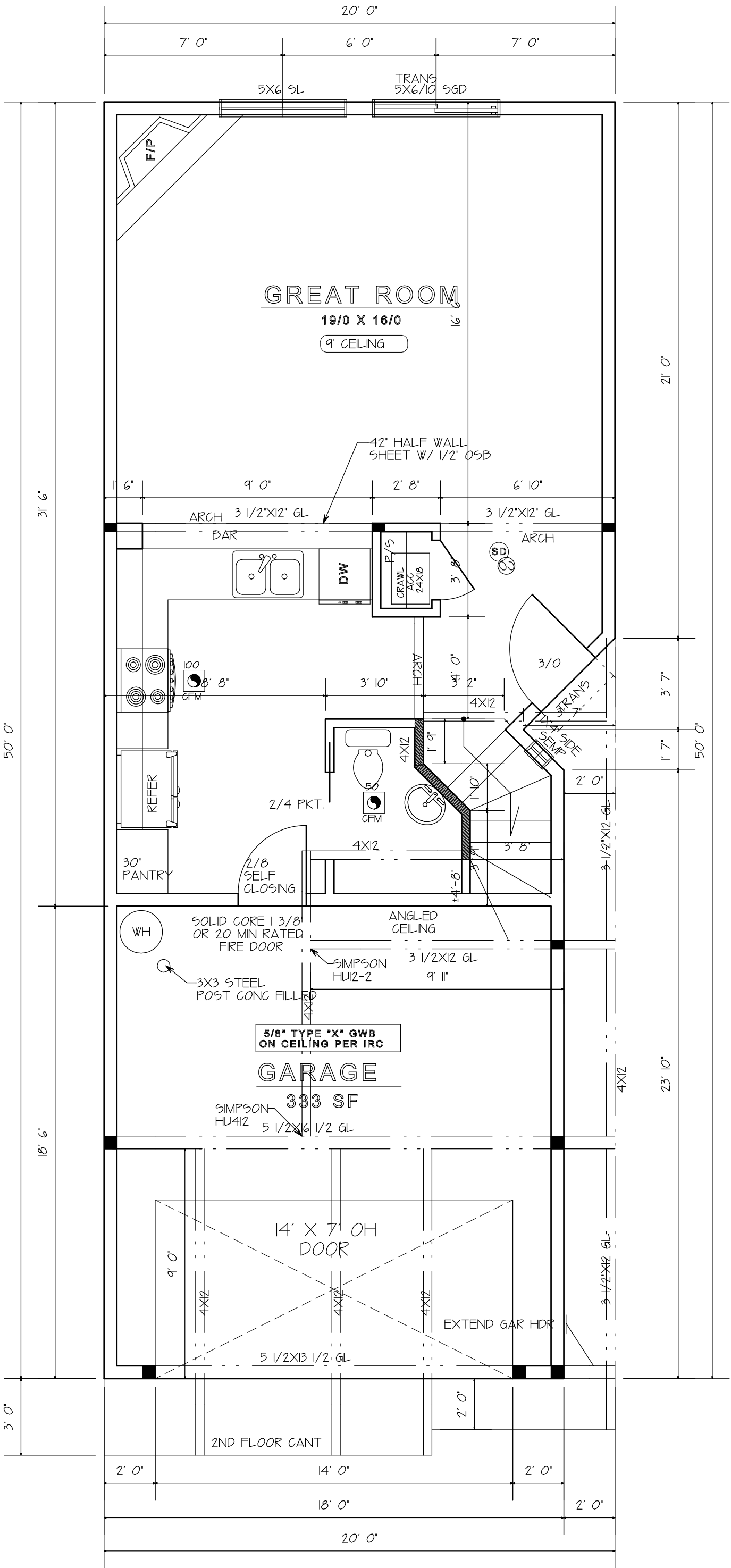
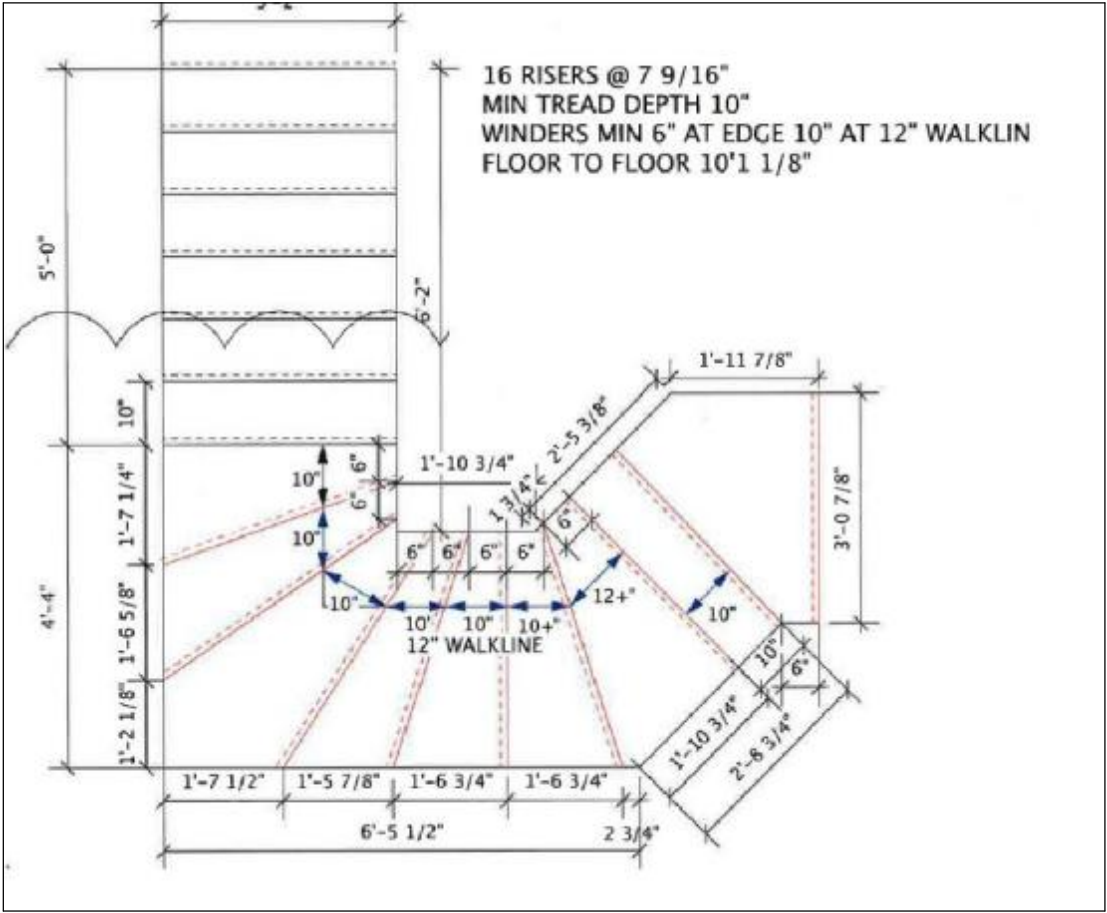
RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
CONSTRUCTION
TO BE IN ACCORDANCE
WITH ALL APPLICABLE
BUILDING CODES. IT IS
THE RESPONSIBILITY
OF THE CONTRACTOR
/BUILDER TO CHECK
FOR ERRORS ON THIS
PLAN.
WRITTEN DIMENSIONS
HAVE PRECEDENCE
OVER SCALED
DIMENSIONS

06-10-16

1590 SF

1



1ST FLOOR PLAN
SCALE 1/4"=1'0"

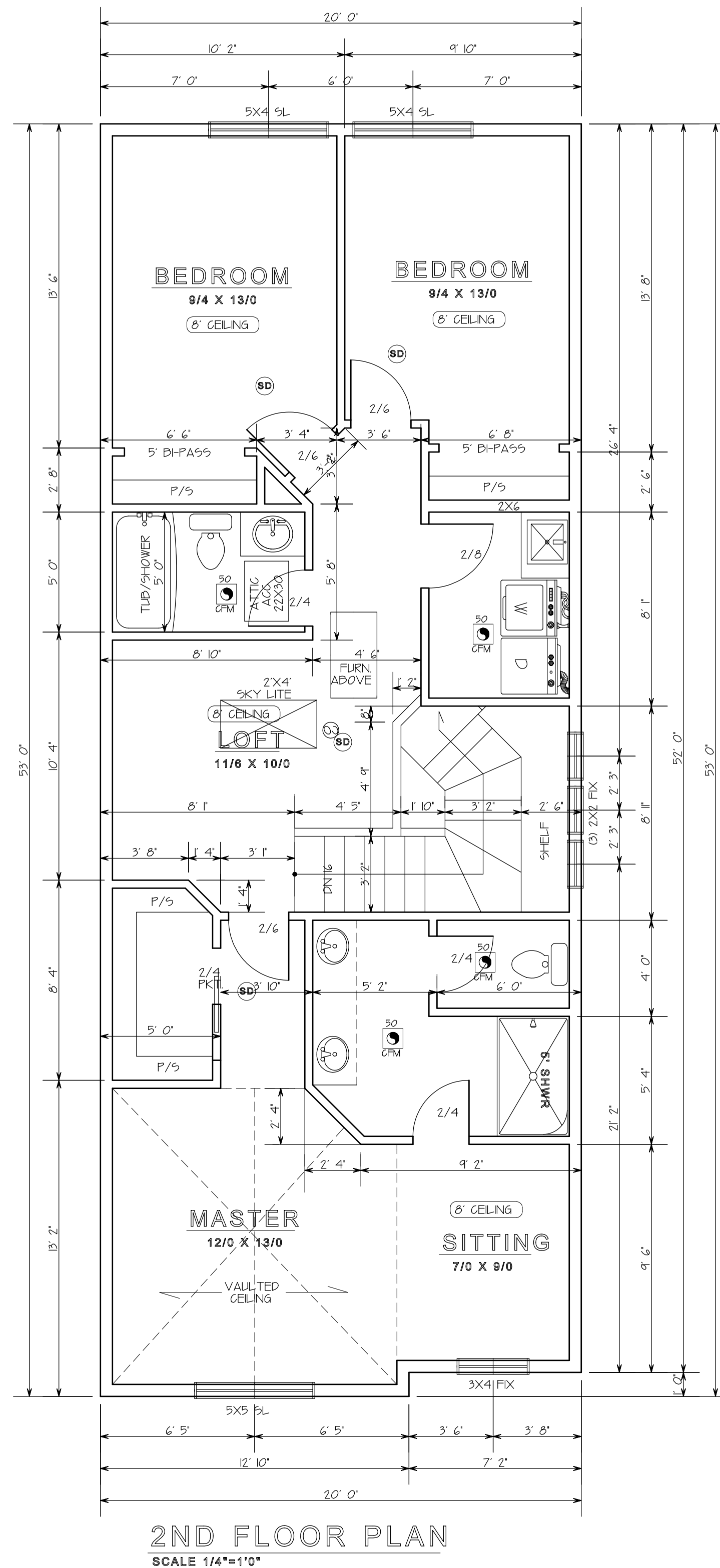
AREA	1ST FLOOR	2ND FLOOR
	608 SF	982 SF
	1590 SF	

NOTE
ALL EXT. HDRS TO BE MIN.
DF #2 4X12 UNLESS NOTED

NOTE:
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HAVE PRECEDENCE
OVER SCALED
DIMENSIONS

06-10-16
1590 SF

CREEKSIDE HOMES



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HAVE PRECEDENCE
OVER SCALED
DIMENSIONS

06-10-16

1590 SF

3

CREEKSIDE HOMES

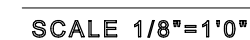
NOTE:
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HAVE PRECEDENCE
OVER SCALED
DIMENSIONS

06-10-16

1590 SF

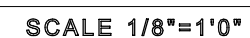
Page 159 of 164





SCALE 3/8" = 1'-0"

NOTE:
1) DAMP PROOFING SHALL BE USED ON ALL EXTERIOR SURFACES OF CONCRETE WALLS BELOW GROUND SURFACE.
2) THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND (OR) TERMINATING AT LEAST 12" ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN (2) FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER IN ADJOINING OR ADJACENT BUILDINGS.

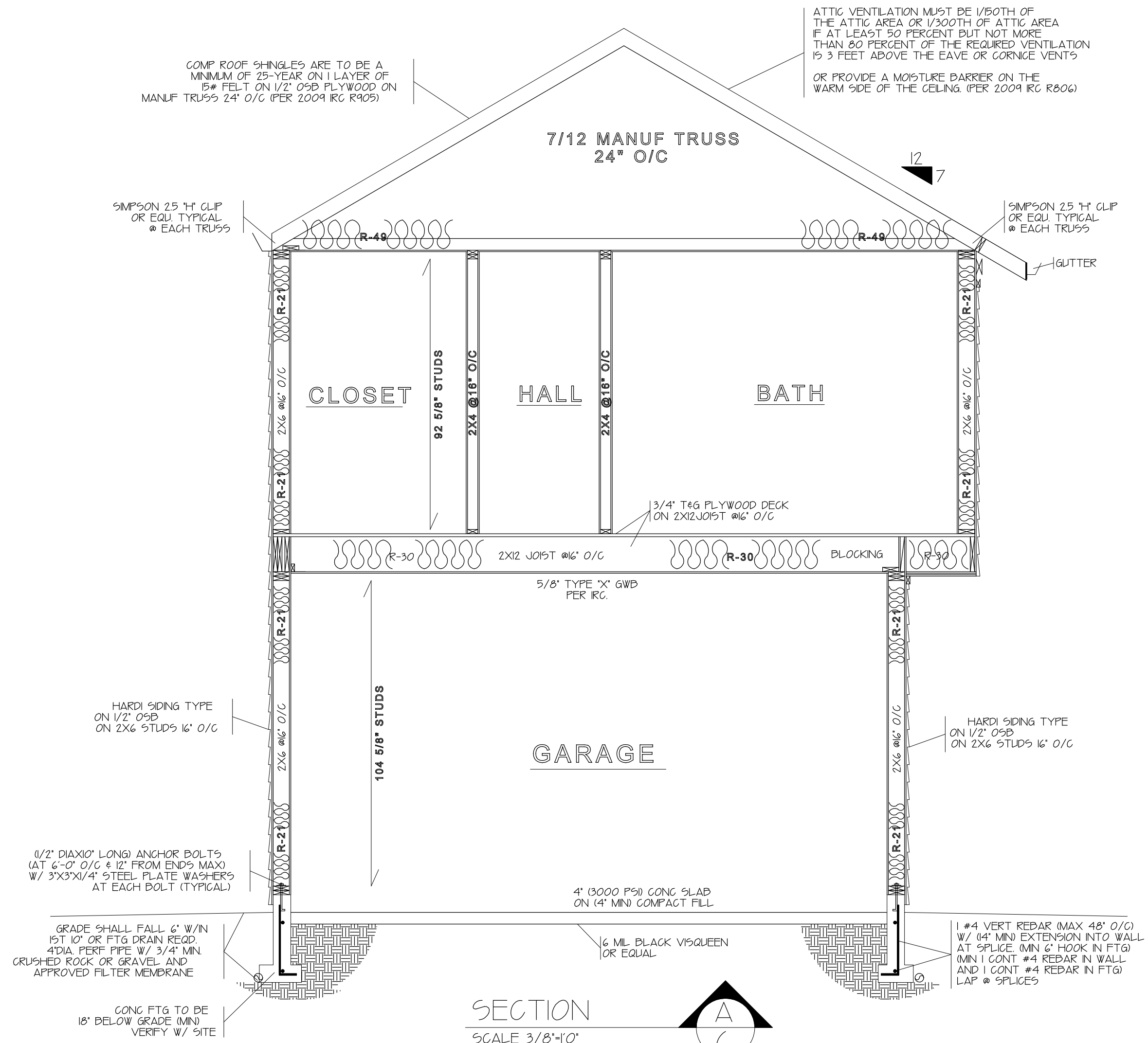
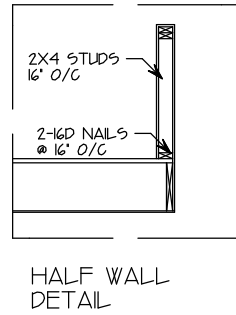
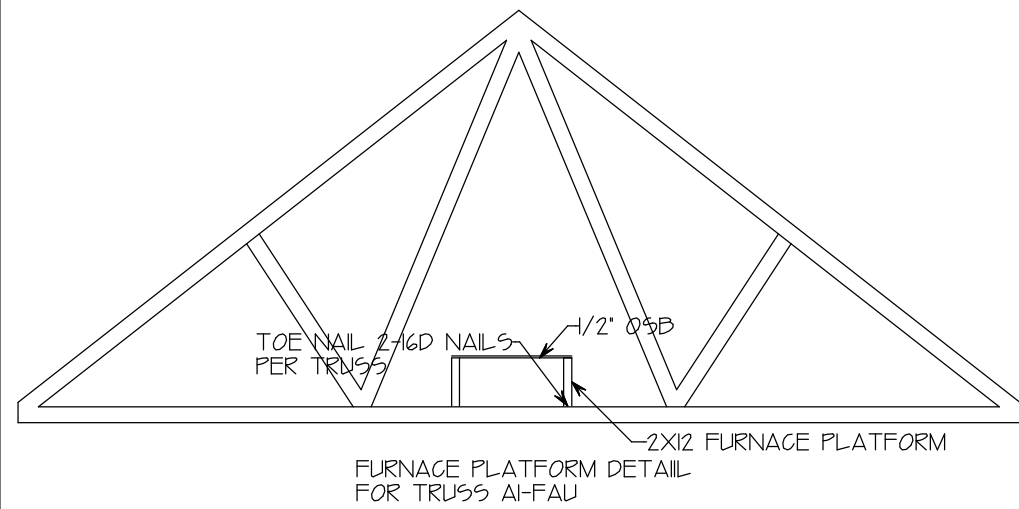


NOTE:
CONSTRUCTION
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THE RESPONSIBILITY
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/BUILDER TO CHECK
FOR ERRORS ON THIS
PLAN
WRITTEN DIMENSIONS
HAVE PRECEDENCE
OVER SCALED
DIMENSIONS

06-10-16

1590 SF

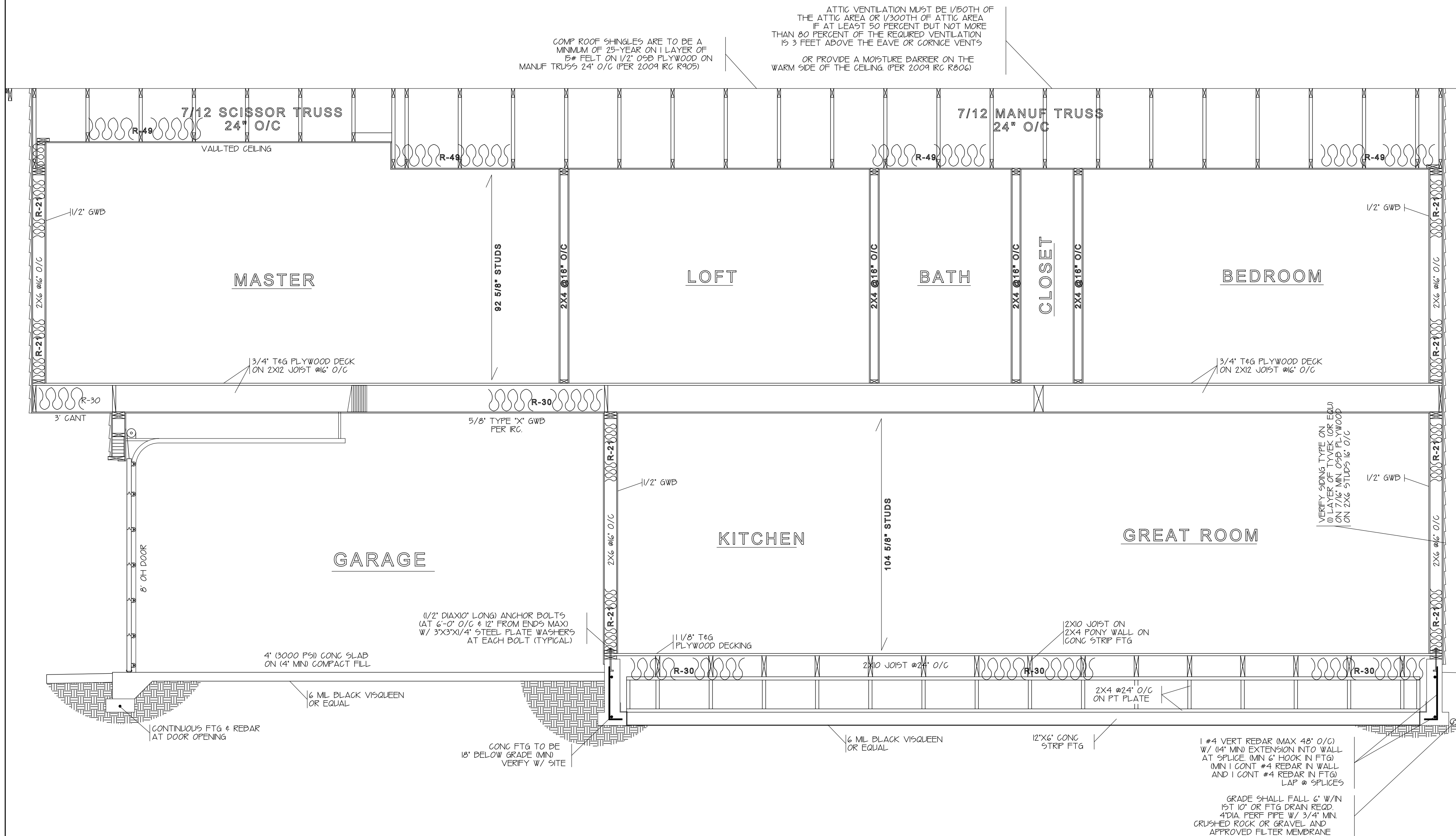
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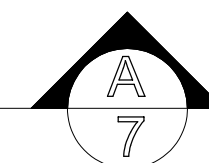
SECTION
SCALE 3/8"=1'0"

CREEKSIDE HOMES

NOTE: CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO CHECK FOR ERRORS ON THIS PLAN. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.	
06-10-16	
1590 SF	
6	



SECTION
SCALE 3/8"=1'0"



06-10-16

1590 SF

7



CREEKSIDE
HOMES

1590 PLAN



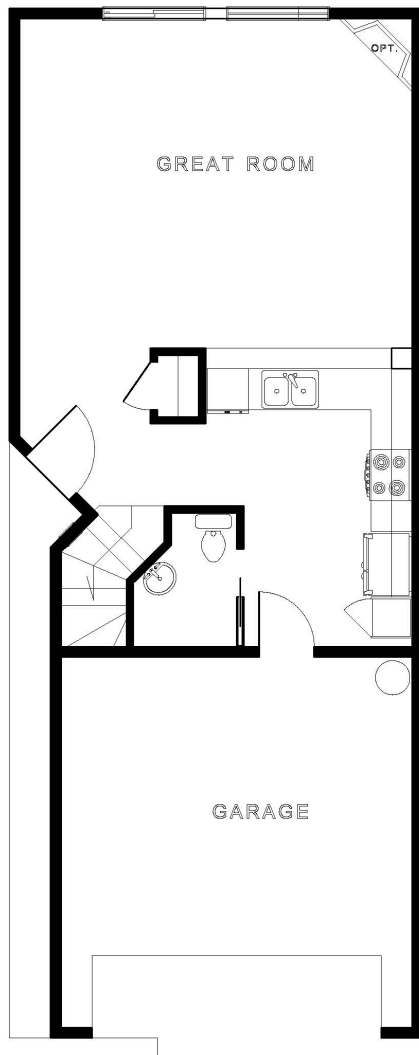
CREEKSIDE
HOMES



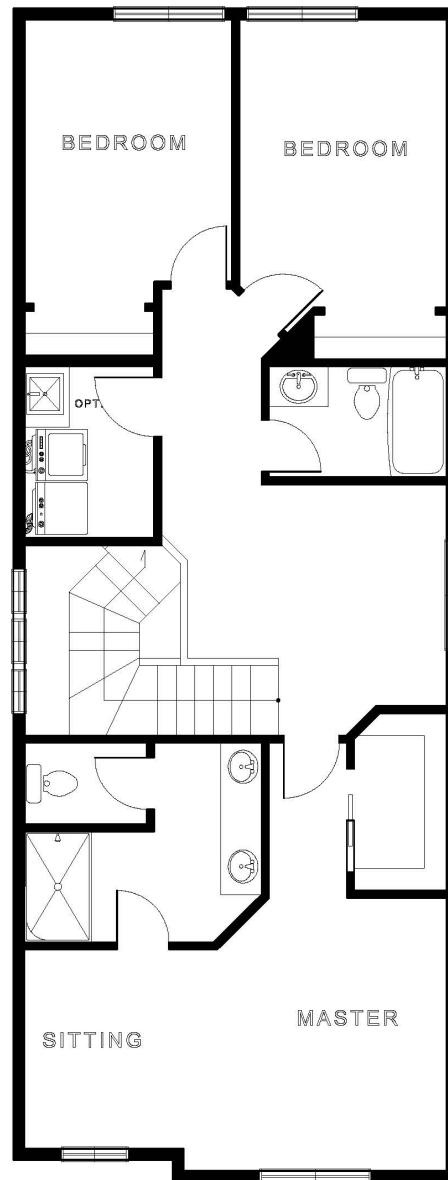
CREEKSIDE
HOMES

1590 PLAN

UPPER FLOOR



GROUND FLOOR



Renderings and floorplans are not intended to be an exact depiction of the home, exterior features, lot or landscaping. Plans are subject to change without notice and may not be to exact scale.

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