



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, April 14, 2022
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

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

II. PROCLAMATION

- 1. Volunteer Week**

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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 24, 2022 Meeting**

V. PRESENTATION

- 1. Lifesaving Award to RPD Officers -Chief Brooks**

VI. BUSINESS

- 1. Resolution No. 609 – Approval of Intent to Annex - Zim Pro LLC - Claire Lust, Community Development Director**
- 2. Motion - Approval of Kemper Grove Phase 4 & 5 Final Plat - Claire Lust, Community Development Director**

VII. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1364 - Kemper Grove Development Agreement - Steve Stuart, City Manager**
- 2. Public Hearing and Approval of Resolution No. 610 – Ridgefield School District Proposition No 8 - General Obligation Bonds - Steve Stuart, City Manager**

VIII. PUBLIC COMMENT

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

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

X. ADJOURN

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

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 14, 2022
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: April 14, 2022 Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on:

April 14, 2022

4.1.a

Sum of Amount						
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total	
AQUATIC INFORMATICS INC.	3337	9387	Genl Govt/Facilities	Web Tests Annual Hosting Fee & Tokay Annual Support 2022-2023	(134.40)	
			Public Works	Web Tests Annual Hosting Fee & Tokay Annual Support 2022-2023	1,734.40	
AQUATIC INFORMATICS INC. Total					1,600.00	
ARAMARK UNIFORM SERVICES	32	52900247458	Genl Govt/Facilities	PW Ops - Floor Mats	1.25	
			Public Works	PW Ops - Floor Mats	16.75	
			Community Development	PW Ops - Floor Mats	2.60	
		529000242815	Genl Govt/Facilities	PW Shop - Floor Mats	1.92	
				PW Shop Uniforms	0.74	
			Public Works	PW Shop - Floor Mats	25.81	
		529000242792		PW Shop Uniforms	17.80	
			Genl Govt/Facilities	PW Ops - Floor Mats	1.25	
			Public Works	PW Ops - Floor Mats	16.75	
		529000247466	Community Development	PW Ops - Floor Mats	2.60	
			Genl Govt/Facilities	Floor Mats - City Hall/CDD/PD	9.15	
			Public Safety	Floor Mats - City Hall/CDD/PD	4.47	
		529000242796	Community Development	Floor Mats - City Hall/CDD/PD	5.77	
			Genl Govt/Facilities	Floor Mats - City Hall/CDD/PD	9.15	
			Public Safety	Floor Mats - City Hall/CDD/PD	4.47	
			Community Development	Floor Mats - City Hall/CDD/PD	5.77	
ARAMARK UNIFORM SERVICES Total					126.25	
BLAIRCO INC	1493	225-11890	Genl Govt/Facilities	S 56th HVAC Repair	16.87	
			Public Works	S 56th HVAC Repair	227.45	
			Community Development	S 56th HVAC Repair	35.35	
BLAIRCO INC Total					279.67	
Blanton Kerrie	UB*00737	(blank)	Genl Govt/Facilities	Refund Check 012834-001 2300 S Nisqually Ave	7.57	
Blanton Kerrie Total					7.57	
BSK ASSOCIATES	2119	VF00854	Public Works	Coliform Testing	885.50	
BSK ASSOCIATES Total					885.50	
CABBROS CLEANING SERVICES LLC	3723	1948	Genl Govt/Facilities	Janitorial Services - PW Shop Old - March 2022	105.53	
				Janitorial Services - PW Shop New - March 2022	113.25	
				Janitorial Services - City Hall - March 2022	775.00	
			Public Safety	Janitorial Services - PD - March 2022	650.00	
				Public Works	Janitorial Services - PW Shop Old - March 2022	1,033.19
					Janitorial Services - PW Shop New - March 2022	1,110.00
			Community Development		Janitorial Services - PW Shop New - March 2022	236.81
				Public Works	Janitorial Services - PW Shop Old - March 2022	386.28
					Janitorial Services - PW Shop New - March 2022	414.94
			CABBROS CLEANING SERVICES LLC Total			
Cedars Construction LLC	UB*00730	(blank)	Genl Govt/Facilities	Refund Check 011444-184 7027 S Ridge Way	29.45	
	UB*00743	(blank)	Public Works	Refund Check 011444-203 7289 S 13th St	67.09	
	UB*00739	(blank)	Genl Govt/Facilities	Refund Check 011444-217 7021 S 11th St	77.17	
	UB*00736	(blank)	Genl Govt/Facilities	Refund Check 011444-183 7023 S Ridge Way	67.57	
Cedars Construction LLC Total					241.28	

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CHMELIK SITKIN & DAVIS	3294	109352	Genl Govt/Facilities	Park Laundry Eval - Feb 2022	1,308.00
CHMELIK SITKIN & DAVIS Total					1,308.00
CINTAS CORPORATION NO 2	3497	5100504083	Genl Govt/Facilities	First Aid & PPE Supplies - PW Shop	55.24
			Public Works	First Aid & PPE Supplies - PW Shop	743.40
		5100504085	Public Safety	First Aid Supplies - PD	44.60
		5100504034	Genl Govt/Facilities	First Aid Supplies - RACC	3.30
			Community Development	First Aid Supplies - RACC	9.25
		5100504040	Genl Govt/Facilities	First Aid Supplies - City Hall	26.58
CINTAS CORPORATION NO 2 Total					882.37
CINTAS FIRE PROTECTION	2520	0F80033194	Genl Govt/Facilities	Annual Fire Extinguisher Inspection/Maintenance	1,495.03
			Public Works	Annual Fire Extinguisher Inspection/Maintenance	948.24
			Community Development	Annual Fire Extinguisher Inspection/Maintenance	999.89
CINTAS FIRE PROTECTION Total					3,443.16
CITY OF BATTLE GROUND	92	INV00377	Judicial	Court Costs / Public Defender - Feb 2022	19,393.42
CITY OF BATTLE GROUND Total					19,393.42
CITY OF RIDGEFIELD WATER & STORM - EPAY	96	009787-009-2022	Genl Govt/Facilities	487 S 56th Pl - Water	3.11
				487 S 56th Pl - Storm	22.67
			Public Works	487 S 56th Pl - Water	41.94
				487 S 56th Pl - Storm	305.56
			Community Development	487 S 56th Pl - Water	6.52
				487 S 56th Pl - Storm	47.49
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					427.29
CLARK COUNTY	102	CI038492	Public Safety	Q2.2022 - CRESA Operations	24,638.50
		CI038477	Public Works	CRESA Emergency Management Fees - Q2.2022	3,063.40
		CI037769	Public Safety	2022 Annual Billing - Property & Evidence Handling/Storage	7,900.00
		CI038505	Judicial	Pretrial Supervision - Feb 2022	794.58
		CI037649	Public Works	2022 WACIC Support Services	11,524.00
		CI038393	Judicial	Pretrail Supervision - Jan 2022	1,165.87
CLARK COUNTY Total					49,086.35
CLARK COUNTY FIRE DISTRICT #5	104	10709	Genl Govt/Facilities	Q2.2022 Safety Consortium	45.39
			Public Works	Q2.2022 Safety Consortium	610.86
CLARK COUNTY FIRE DISTRICT #5 Total					656.25
COLUMBIAN PUBLISHING	116	35184	Community Development	Kemper Grove & PLZ-22-0030	145.80
COLUMBIAN PUBLISHING Total					145.80
Converse Ben	UB*00734	(blank)	Genl Govt/Facilities	Refund Check 010358-000 77 N 41st Pl	74.46
Converse Ben Total					74.46
CRAIG WATTSON	1778	1778-20220414	Genl Govt/Facilities	Duty Equipment Reim - Wattson	(4.16)
			Public Safety	Duty Equipment Reim - Wattson	53.65
CRAIG WATTSON Total					49.49
DAVID M. COREY	530	4363	Public Safety	Post Offer Eval - Keating	420.00
DAVID M. COREY Total					420.00
DeBoard William	UB*00740	(blank)	Genl Govt/Facilities	Refund Check 012391-000 4848 S 19th St	71.28
DeBoard William Total					71.28
DEPARTMENT OF LICENSING - EPAY	154	RG0000916-2022	Genl Govt/Facilities	CPL Fees - McKeig	18.00
		RG0000913-2022	Genl Govt/Facilities	CPL Fees - Cappola	18.00
		RG0000914-2022	Genl Govt/Facilities	CPL Fees - Weibert	18.00
		55471349	Genl Govt/Facilities	Driving Records - Dusten Weichman	0.65

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DEPARTMENT OF LICENSING - EPAY	154	55471349	Public Works	Driving Records - Dusten Weichman	1.30
			Community Development	Driving Records - Dusten Weichman	11.05
		RG0000909-2022	Genl Govt/Facilities	CPL Fees - Funatake	18.00
		RG0000904-2022	Genl Govt/Facilities	CPL Fees - Campbell	18.00
		RG0000905-2022	Genl Govt/Facilities	CPL Fees - Cabral	18.00
		RG0000902-2022	Genl Govt/Facilities	CPL Fees - Hammak	18.00
		RG0000910-2022	Genl Govt/Facilities	CPL Fees - Stevens	18.00
		55445687	Genl Govt/Facilities	Driving Records - Jose Portillo Hernandez	1.30
			Public Works	Driving Records - Jose Portillo Hernandez	11.70
		RG0000901-2022	Public Works	CPL Fees - Fleming	18.00
		RG0000912-2022	Genl Govt/Facilities	CPL Fees - Snyder	18.00
		RG0000908-2022	Genl Govt/Facilities	CPL Fees - Fuller	18.00
		RG0000903-2022	Genl Govt/Facilities	CPL Fees - Hahn	18.00
		RG0000911-2022	Genl Govt/Facilities	CPL Fees - Vesey	18.00
		RG0000906-2022	Genl Govt/Facilities	CPL Fees - Martes	18.00
		RG0000900-2022	Genl Govt/Facilities	CPL Fees - Parton	18.00
		RG0000907-2022	Genl Govt/Facilities	CPL Fees - Manion	21.00
		RG0000915-2022	Genl Govt/Facilities	CPL Fees - Williama	18.00
DEPARTMENT OF LICENSING - EPAY Total					335.00
DEPARTMENT OF RETIREMENT SYSTEM	1537	1499997	Genl Govt/Facilities	2021 Old Age & Survivors Insurance	25.00
DEPARTMENT OF RETIREMENT SYSTEM Total					25.00
DICK'S TIRE FACTORY	158	D18509	Public Safety	Oil Change - 2021 Explorer 72002D	68.24
		D23019	Public Safety	PD Vehicle Maint - 55293D	48.25
		D22373	Public Safety	PD Vehicle Maint - 63639D	48.25
DICK'S TIRE FACTORY Total					164.74
DKS ASSOCIATES	1565	80608	Community Development	On Call Review Services - Feb 2022	1,570.00
DKS ASSOCIATES Total					1,570.00
DOOLEY ENTERPRISES INC.	2747	62448	Public Safety	Order for ammunition requested by the PD team. Details for the a	10,354.68
DOOLEY ENTERPRISES INC. Total					10,354.68
E2 LAND USE PLANNING SERVICES LLC	485	0485-202203	Community Development	Planning Consulting Services - March 2022	7,020.00
E2 LAND USE PLANNING SERVICES LLC Total					7,020.00
ELCOR INC	2081	MSP-14641	Public Safety	IT Services - March 2022	3,459.35
			Public Works	IT Services - March 2022	3,812.89
			Community Development	IT Services - March 2022	3,075.02
			Information Technology	IT Services - March 2022	5,796.18
		14685	Public Works	Add2Exchange Renewal	1,824.39
				Sonic Wall Support	978.00
				Computer Equip - Lisa Monitor	297.63
			Community Development	Add2Exchange Renewal	881.81
				Computer Equip - Senior Planner Monitor	340.80
				Computer Equip - Mike Curtis Monitor	626.63
			Information Technology	Add2Exchange Renewal	1,318.48
				Sonic Wall Support	373.21
				Computer Equip - Lisa Monitor	15.67
ELCOR INC Total					22,800.06
FERGUSON ENTERPRISES INC # 8423	181	1081472	Genl Govt/Facilities	Tools for Spencer's Truck	(36.28)
			Public Works	Tools for Spencer's Truck	468.20

Attachment: April 14, 2022 Claims Report (Approval of Claims And/Or Payroll)

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FERGUSON ENTERPRISES INC # 8423	181	1084422	Public Works	Water Meter	9,365.76
FERGUSON ENTERPRISES INC # 8423 Total					9,797.68
Foxes 2 LLC	UB*00438	(blank)	Genl Govt/Facilities	Refund Check 011281-000 902 N 15th Ct	37.31
Foxes 2 LLC Total					37.31
FRED CRIPPEN	191	0191-20220414	Public Works	DOL Reimbursement - Crippen	316.30
FRED CRIPPEN Total					316.30
GISI MARKETING GROUP	2811	264488	Genl Govt/Facilities	Business Cards - Weichman/Johnston/Hague/Blake/Melroy/Brunson/Th	40.05
			Public Works	Business Cards - Weichman/Johnston/Hague/Blake/Melroy/Brunson/Th	464.51
			Community Development	Business Cards - Weichman/Johnston/Hague/Blake/Melroy/Brunson/Th	118.35
		264203	Genl Govt/Facilities	Events Mailer - Spring 2022	1,787.52
GISI MARKETING GROUP Total					2,410.43
GRAINGER	206	9238746581	Public Works	Water Supplies	148.90
GRAINGER Total					148.90
GRAY AND OSBORNE INC	207	22220.00-1	Community Development	Redgefield Heights Phase 1 and 2 Final Plat	1,344.01
		22218.00-2	Community Development	Laspa Reel Final Short Plat	295.29
GRAY AND OSBORNE INC Total					1,639.30
GROVER ELECTRIC AND PLUMBING	210	HB58693	Public Works	Pex Pipes and Clamps	39.18
GROVER ELECTRIC AND PLUMBING Total					39.18
HARPER HOUF PETERSON RIGHELLIS INC.	1678	53030	Public Works	Hillhurst Multi-Modal Trail	1,793.85
		53032	Public Works	Division Street Drainage	1,043.75
		53112	Community Development	51st Ave Roundabout & Pioneer Widening - Feb 2022	66,514.78
HARPER HOUF PETERSON RIGHELLIS INC. Total					69,352.38
HARRY'S LAWN AND POWER EQUIPMENT	214	217836	Public Works	Storm Water Tools	433.99
		217835	Public Works	Storm Operational & Vehicle	352.10
HARRY'S LAWN AND POWER EQUIPMENT Total					786.09
Henrie Aaron	UB*00732	(blank)	Genl Govt/Facilities	Refund Check 012758-000 2722 S Cherry Grove Way	68.32
Henrie Aaron Total					68.32
Hoffman Michael & Debra	UB*00741	(blank)	Genl Govt/Facilities	Refund Check 008224-000 1836 S Taverner Dr	24.16
Hoffman Michael & Debra Total					24.16
HONEY BUCKETS	223	552676073	Genl Govt/Facilities	PW Shop Port-a-Potty	11.41
			Public Works	PW Shop Port-a-Potty	153.59
		552668075	Public Works	Davis Park Port-a-Potty	373.00
HONEY BUCKETS Total					538.00
IDDV Properties LLC	UB*00738	(blank)	Genl Govt/Facilities	Refund Check 009610-001 3912 S Kennedy Dr	82.98
IDDV Properties LLC Total					82.98
INTERMEDIA.NET INC	2187	2204172887	Information Technology	Voice Service Charges - March 2022	85.37
INTERMEDIA.NET INC Total					85.37
J.L. STOREDAHL AND SONS	558	356497	Public Works	Streets Crushed Rock	241.68
J.L. STOREDAHL AND SONS Total					241.68
J2 BLUE PRINT SUPPLY	243	AR117589	Genl Govt/Facilities	Events Signs - Meet me on Wednesday Sign	322.17
		AR117829	Genl Govt/Facilities	Events Signs - Spring Clean Up Do Not Block	25.04
		AR117702	Community Development	Plotter Contract - March 2022	55.27
		AR118194	Genl Govt/Facilities	1SAT Banner - May 2022	243.09
J2 BLUE PRINT SUPPLY Total					645.57
JANEAN Z PARKER	2199	149	Community Development	Legal Services - March 2022	250.00
			Legal	Legal Services - March 2022	2,937.50
JANEAN Z PARKER Total					3,187.50

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JOHN P MCDONAGH	2267	31032022	Council	Town Hall Facilitation Services	700.00
JOHN P MCDONAGH Total					700.00
Johnson Jennifer	UB*00745	(blank)	Genl Govt/Facilities	Refund Check 012857-001 1017 S 50th Ct	93.63
Johnson Jennifer Total					93.63
KARL JOHANSSON	3569	21001-11	Public Works	YMCA Site Plan	3,270.23
KARL JOHANSSON Total					3,270.23
KEITH'S SPORTING GOODS INC.	3049	03212022RPD	Public Works	Quantity 2 - Glock 17 Gen 5 MOS with Fixed sights and 3 mags. Qu	2,690.49
KEITH'S SPORTING GOODS INC. Total					2,690.49
Ken Leahy Construction	UB*00744	(blank)	Public Works	Refund Check 011010-001 Hydrant Meter 5810 S 11th St	333.96
Ken Leahy Construction Total					333.96
L.N. CURTIS AND SONS	3075	INV577053	Public Safety	Blackhawk Storm Single Point Sling	82.43
L.N. CURTIS AND SONS Total					82.43
LANGUAGE LINE SERVICES INC.	3122	10487915	Genl Govt/Facilities	Interpreting Services	2.84
LANGUAGE LINE SERVICES INC. Total					2.84
Lewis Nicole	UB*00733	(blank)	Genl Govt/Facilities	Refund Check 014364-000 305 N 33rd Ct	40.81
Lewis Nicole Total					40.81
MARIUS L MALATTIA	1817	159	Community Development	Design Reviews - March 2022	2,047.50
MARIUS L MALATTIA Total					2,047.50
MARTA L. OCHOA-RUTHERFORD	3396	496	Judicial	Interpreting Services	104.00
MARTA L. OCHOA-RUTHERFORD Total					104.00
MAUL FOSTER ALONGI INC.	834	46525	Genl Govt/Facilities	Grant Application Assistance	2,415.00
MAUL FOSTER ALONGI INC. Total					2,415.00
MJB CONSULTING INC	3117	2069	Genl Govt/Facilities	State Lobbyist - Jan/Feb/March Billing Errors & April 2022	3,500.00
		2062	Genl Govt/Facilities	State Lobbyist - March 2022	2,500.00
MJB CONSULTING INC Total					6,000.00
MOTION & FLOW CONTROL PRODUCTS INC	2723	8257181	Public Works	Water Supplies	102.43
MOTION & FLOW CONTROL PRODUCTS INC Total					102.43
MUNICIPAL CODE CORP.	1185	371257	Genl Govt/Facilities	PDF Supplement Pages	371.10
MUNICIPAL CODE CORP. Total					371.10
MWA ARCHITECTS INC	3636	202116.00-7	Public Works	PW Ops Center Design - 02.2022	2,806.25
MWA ARCHITECTS INC Total					2,806.25
NAPA AUTO PARTS	498	302687	Genl Govt/Facilities	PW Shop Supplies	6.41
				2005 Chevy 3500	2.15
			Public Works	PW Shop Supplies	86.26
				2005 Chevy 3500	15.68
		300906	Public Safety	2016 Ford Explorer - Doran	24.26
		302958	Public Works	Tstr Circuit Spark/Battery Test Clip/Term Kit/Molding Tape	41.31
NAPA AUTO PARTS Total					176.07
NATHAN GIBSON	1036	1036-20220414	Genl Govt/Facilities	Boot Reimbursement - Nathan Gibson	(21.17)
			Public Safety	Boot Reimbursement - Nathan Gibson	273.17
NATHAN GIBSON Total					252.00
NELSON TRUCK EQUIPMENT	3535	729917	Public Works	Snow Plow Parts	3,400.16
NELSON TRUCK EQUIPMENT Total					3,400.16
NORTHSTAR CHEMICAL INC.	1019	219553	Public Works	Sodium Hypochlorite	1,065.68
NORTHSTAR CHEMICAL INC. Total					1,065.68
NORTHWEST STAFFING	522	4123417	Community Development	Temp Services - Cleary	795.52
		4123552	Community Development	Temp Services - Cleary	198.88

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NORTHWEST STAFFING	522	4123163	Community Development	Temp Services - Cleary	795.52
NORTHWEST STAFFING Total					1,789.92
ONE CALL CONCEPTS	326	2039095	Public Works	Excavation Notif/Modem Ticket Delivery - March 2022	241.56
ONE CALL CONCEPTS Total					241.56
ON-HOLD CONCEPTS INC	2217	568380	Information Technology	Professional On-Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
OWEN EQUIPMENT COMPANY	916	205270	Genl Govt/Facilities	Street Sweeper Parts	(99.23)
			Public Works	Street Sweeper Parts	1,280.51
OWEN EQUIPMENT COMPANY Total					1,181.28
PACIFIC OFFICE AUTOMATION - LEASE	1564	75886802	Genl Govt/Facilities	CH/RACC/PW Property Tax for Copiers	116.77
			Public Works	CH/RACC/PW Property Tax for Copiers	15.50
			Community Development	CH/RACC/PW Property Tax for Copiers	17.69
		75776077	Genl Govt/Facilities	PW Ops Copier Lease	25.88
			Public Works	PW Ops Copier Lease	348.19
			Community Development	PW Ops Copier Lease	54.11
PACIFIC OFFICE AUTOMATION - LEASE Total					578.14
PATRICIA THOMPSON	2644	2644-20220414	Genl Govt/Facilities	Employee Reim - Patricia Thompson	93.57
PATRICIA THOMPSON Total					93.57
PATRICK MORGAN	3440	3440-20220414	Public Safety	Parking Reimbursement - Patric Morgan	358.86
PATRICK MORGAN Total					358.86
PATRIOT FIRE PROTECTION INC	3744	3216285	Public Works	Fire Line Flushing	921.40
PATRIOT FIRE PROTECTION INC Total					921.40
PBS ENGINEERING AND ENVIRONMENTAL	342	0071069.009-2	Public Works	Royle Rd Corridor Completion	63,674.96
		0071742.000-1	Public Works	Mayors Meadow to Reiman Road Design - 02.2022	19,020.75
		0071069.007-1	Public Works	Royle Road - Hillhurst to 19th	950.00
		0071543.00-14	Public Works	Pioneer Street Extension - Feb 2022	9,191.25
		0071069.004-10	Public Works	Royle Road & S 15th Roundabout	637.50
PBS ENGINEERING AND ENVIRONMENTAL Total					93,474.46
PLATT ELECTRIC SUPPLY	766	2P60927	Public Works	Water Supplies	72.64
PLATT ELECTRIC SUPPLY Total					72.64
PORTLAND ENGINEERING INC	2082	11001	Public Works	Verizon Data - Telemetry	195.12
PORTLAND ENGINEERING INC Total					195.12
POSTMASTER	348	0348-20220414-A	Genl Govt/Facilities	Postage Replenishment - 2022 Spring Clean Up Flyer	1,157.03
		0348-20220414-B	Genl Govt/Facilities	Postage Replenishment - Spring Clean Up Flyers	68.14
POSTMASTER Total					1,225.17
PURCOR PEST SOLUTIONS OF WASHINGTON LLC	3606	8640258	Genl Govt/Facilities	Pest Control - 109 W Division	8.03
			Public Works	Pest Control - 109 W Division	108.09
PURCOR PEST SOLUTIONS OF WASHINGTON LLC Total					116.12
REGAN J. WAUGH	2926	2926-20220414	Human Resources	All Hands Meeting Breakfast	2,335.00
REGAN J. WAUGH Total					2,335.00
RIDGEFIELD SCHOOL DISTRICT	378	1002100099	Public Works	RORC Operation Costs - Q4.2021	20,732.02
RIDGEFIELD SCHOOL DISTRICT Total					20,732.02
SAFEFIRE LLC	3415	RPD-2022-Renewa	Public Safety	2022 Range Membership Renewal	4,878.00
SAFEFIRE LLC Total					4,878.00
SITEONE LANDSCAPE SUPPLY LLC	2951	117198711-001	Public Works	Street Tree Supplies	39.00
SITEONE LANDSCAPE SUPPLY LLC Total					39.00
SPRINGBROOK - GROUP EPAY	3544	220421926	Public Works	Customer Web Payments - March 2022	658.21

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SPRINGBROOK - GROUP EPAY Total						658.21
SPRINGBROOK SOFTWARE LLC	3444	INV-008781	Public Works	Springbrook Annual Software Renewal 2022-20223	6,189.05	
			Information Technology	Springbrook Annual Software Renewal 2022-20223	24,518.88	
SPRINGBROOK SOFTWARE LLC Total						30,707.93
STAPLES CONTRACT & COMMERCIAL INC	2884	8065737910	Genl Govt/Facilities	PW OPS Office Supplies	2.03	
				PW OPS Operational Supplies	0.38	
			Public Works	PW OPS Office Supplies	27.38	
				PW OPS Operational Supplies	5.14	
			Community Development	PW OPS Office Supplies	4.26	
				PW OPS Operational Supplies	0.80	
STAPLES CONTRACT & COMMERCIAL INC Total						39.99
STATE OF WA DEPARTMENT OF REVENUE - EPAY	156	0-025-656-192	Genl Govt/Facilities	Feb 2022 B&O and Excise Tax	2,015.17	
			Public Works	Feb 2022 B&O and Excise Tax	5,109.93	
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total						7,125.10
Stern Barbara	UB*00735	(blank)	Genl Govt/Facilities	Refund Check 008022-000 1511 S Dusky Dr	11.90	
Stern Barbara Total						11.90
Stinson Jane & Aaron	UB*00731	(blank)	Genl Govt/Facilities	Refund Check 008015-000 1407 S Dusky Dr	149.26	
Stinson Jane & Aaron Total						149.26
STOMMEL INC.	3747	SI72106	Public Safety	Quantity 2 MDC docking stations for the 2022 Ford Interceptor pa	2,121.44	
STOMMEL INC. Total						2,121.44
TAC 1 SYSTEMS	1634	SI-010914	Genl Govt/Facilities	Radio Parts	(16.04)	
			Public Safety	Radio Parts	207.04	
TAC 1 SYSTEMS Total						191.00
TERESA D JOHNSON CPA INC.	561	5909	Finance	Finalize 2021 ACFR - March 2022	13,327.24	
TERESA D JOHNSON CPA INC. Total						13,327.24
THE MASTERS TOUCH LLC	1786	80446	Public Works	UB Statements - March 2022	1,264.49	
		P80446	Public Works	UB Statements Postage - March 2022	1,546.32	
THE MASTERS TOUCH LLC Total						2,810.81
THE PARR COMPANY	964	26604715	Public Works	Water Supplies	89.63	
		26604530	Public Works	Storm Supplies	191.45	
THE PARR COMPANY Total						281.08
TRAFFIC SAFETY SUPPLY	432	INV047244	Genl Govt/Facilities	Railroad Crossing Signs	(90.63)	
			Public Works	Railroad Crossing Signs	1,169.53	
TRAFFIC SAFETY SUPPLY Total						1,078.90
TYLER KING	2866	2866-20220414	Public Safety	Mileage Reimbursement - Tyler King	210.60	
		2866-20220407	Public Safety	Meals Per Deim - Tyler King	162.00	
TYLER KING Total						372.60
USA BLUEBOOK	444	(blank)	Public Works	Quantity 1 Winch Personnel w/60' S.S. Cable Salalift II. Quote	2,525.13	
		912408	Public Works	Water Supplies	169.42	
		928078	Public Works	Water Supplies	214.75	
		907550	Public Works	Water Supplies	651.60	
		900928	Public Works	Water Supplies	83.34	
		909412	Public Works	Water Meters	444.21	
		921732	Public Works	Water Supplies	923.61	
		907348	Public Works	Water Supplies	134.58	
USA BLUEBOOK Total						5,146.64
VANCOUVER BUISNESS JOURNAL	448	0448-20220414	Genl Govt/Facilities	VBJ Subscription - 2022	159.00	

City of Ridgefield

Claims Payment Report

For Approval on:

April 14, 2022

4.1.a

VANCOUVER BUISNESS JOURNAL Total					159.00
VERITONE INC.	3749	30188	Genl Govt/Facilities	PD Video Redaction Software Subscription 4.2022-3.2023	(232.20)
			Public Safety	PD Video Redaction Software Subscription 4.2022-3.2023	2,932.20
VERITONE INC. Total					2,700.00
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS	459	INV029863	Public Safety	WASPC 2021 Spring Training Conference	300.00
		INV030358	Public Safety	Associate Dues - Cathy Doriot	75.00
WA ASSOCIATION SHERIFFS AND POLICE CHIEFS Total					375.00
WALTER E. NELSON COMPANY	3553	1688723	Genl Govt/Facilities	PW Ops Center Soap Dispensers	6.06
			Public Works	PW Ops Center Soap Dispensers	81.54
			Community Development	PW Ops Center Soap Dispensers	12.67
		1687632	Public Works	Parks Paper Products	112.88
WALTER E. NELSON COMPANY Total					213.15
Wanchick Michael & Amber	UB*00742	(blank)	Genl Govt/Facilities	Refund Check 011600-000 3503 S 1st Cir	75.36
Wanchick Michael & Amber Total					75.36
WAPITI NW LLC	2545	10005	Genl Govt/Facilities	Vehicle Maint - 2020 Ford Ranger - 70424D	15.50
			Public Works	Vehicle Maint - 2020 Ford Ranger - 70424D	30.98
			Community Development	Vehicle Maint - 2020 Ford Ranger - 70424D	263.38
		10024	Public Works	Storm Vehicle Maint - 63638D	382.07
WAPITI NW LLC Total					691.93
WASHINGTON STATE PATROL	463	I22005417	Genl Govt/Facilities	Background Checks - CPL	343.50
WASHINGTON STATE PATROL Total					343.50
WELLWORKS FOR YOU	3414	18152	Human Resources	Wellness Program - Feb 2022	783.00
WELLWORKS FOR YOU Total					783.00
WOODLAND SAW AND CYCLE INC.	2223	2091	Public Works	Streets/Parks Weed Eater & Parts/Oil	867.43
WOODLAND SAW AND CYCLE INC. Total					867.43
ZENNER PERFORMANCE METERS INC.	3354	0066324-IN	Public Works	Hydrant Meter	821.23
ZENNER PERFORMANCE METERS INC. Total					821.23
(blank)	(blank)	(blank)	(blank)	(blank)	
(blank) Total					
Grand Total					440,857.26

Attachment: April 14, 2022 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 14, 2022

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the March 24, 2022 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 03-24-2022 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

March 24, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

Motion to excuse Council Member Onslow from the meeting - passed.

LATE CHANGES TO THE AGENDA

PROCLAMATION

Ridgefield Youth Arts Month

PUBLIC COMMENT

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 10, 2022 Meeting**

PRESENTATION

- 1. 4Th Quarter 2021 Financial Report**
- 2. Refuge Park Masterplan Alternatives**

BUSINESS

Attachment: 03-24-2022 (Approval of Minutes)

1. Resolution No. 607 – Amendment to Financial Policy #03: Credit Card Usage - Kirk Johnson, Finance Director

Online reconciliation platform implemented 2021. Proposing changes to increase flexibility and to be consistent with best practice: have individual name and City of Ridgefield on each card for security, create form for management to request that an employee obtain card for operational need, document temporary increase/decrease in credit limit.

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

2. Resolution No. 608 – Terminating the Declaration of Civil Public Health Emergency and Related Emergency Plans - Steve Stuart, City Manager

Proposal to end emergency order for COVID-19. Emergency powers no longer necessary.

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

3. Motion - Approval of Memorandum of Agreement for Ending Community Homelessness Organization

Conversation ongoing between City of Vancouver and Clark County: What measures may be taken to address underlying causes of homelessness and to assist those who are experiencing homelessness? Proposal to expand conversation to include smaller cities in Clark County, including Ridgefield. Memorandum of Agreement includes a charter to create a holistic approach to ending homelessness in Clark County and creates an organizational structure for ending community homelessness to include: 2 representatives from Vancouver, 2 from Clark County, 1 from each small city, 2 people who have experienced homelessness.

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

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Chipman - Attended ribbon cutting ceremony, art association meeting, City Manager briefing, meeting with Randy Mueller.

Council Member Aichele - Attended CREDC annual event, ribbon cutting ceremony, Port of Ridgefield meeting, Lions club meeting, Friends of the Library update.

Council Member Coker - Attended School Board meeting, Chamber of Commerce update.

Council Member Wells - Attended CRWWD workshop, CREDC Annual event, City of Battle Ground council meeting, Port of Ridgefield meeting.

Mayor

Attended ribbon cutting ceremony, CREDC Annual event.

City Manager

City Manager Steve Stuart - Provided an update on City Council appointment process, attended West Coast City Managers conference.

Finance Director Kirk Johnson - ARPA update - treasury is now allowing governments the option to use a standard allowance or the revenue loss calculation. Recipients that select the standard allowance may use that amount for government services. An example of government services would be public safety. In 2021 the city expenditures related to public safety was \$2,063,594 which exceeded the remaining grant funds which total \$1,121,278.56.

Deputy City Manager Lee Knottnerus - First Saturday event updates, recruitment update.

Police Chief John Brooks - Officer recruitment update.

ADJOURN - [8:20 PM](#)

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

Attachment: 03-24-2022 (Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 14, 2022

ITEM:

AGENDA ITEM TITLE: Zim Pro LLC Intent to Annex

GOVERNING LEGISLATION:

RCW 35A.14.120-150 – Direct petition method

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The City has receive an applicant for Intent to Annex for one parcel on N 20th Street. The parcel is in the Urban Growth Area and adjacent to the city limits, and is therefore eligible for annexation.

See attached staff report for further detail.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

To accept the Resolution of Intent to Annex:

“I move to adopt Resolution No. 609 as presented and authorize the Notice of Petition to Annex to be circulated.”

STAFF CONTACT:

Claire Lust, Community Development Director

PLZ-22-0045 Zim Pro LLC Intent to Annex_Staff Report_04142022

ATTACHMENTS:

(PDF)

Introductory Statement (PDF)

Signed Declaration and Authorization (PDF)

Resolution No.609**ZIM PRO LLC INTENT TO ANNEX****RESOLUTION NO. 609****A RESOLUTION ACCEPTING A NOTICE OF INTENT TO ANNEX APPROXIMATELY 3.64 ACRES IDENTIFIED AS THE ZIM PRO LLC ANNEXATION AREA LOCATED ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD**

WHEREAS, a Notice of Intent to Annex was filed with the City of Ridgefield on March 23, 2022 containing signatures representing owners of 10 percent of the assessed valuation of the property in accordance with §35A.14.120 of the Revised Code of Washington; and

WHEREAS, the City Council of the City of Ridgefield has considered a Notice of Intent and 10% petition to annex approximately 3.64 acres consisting of Clark County Assessor's Parcel No. 212783000 located at 6110 N 20th Street (referred to as the Zim Pro LLC annexation area) into the City of Ridgefield; and

WHEREAS, the Zim Pro LLC annexation area is designated Urban Low (UL) in the 2016 Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation; and

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

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

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

Section 1. The City Council hereby authorizes the circulation of a petition for annexation for the Zim Pro LLC annexation area.

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

Section 3. The annexation area is proposed to be zoned RLD-4, RLD-6, or RLD-8 in accordance with RDC 18.210.015.A and the Ridgefield Urban Area Comprehensive Plan.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 14th DAY OF APRIL, 2022.

CITY OF RIDGEFIELD

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

Attachment A: Zim Pro LLC Annexation Area



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

Zim Pro LLC Intent to Annex

Staff Report

File No. MASTER-22-0032, PLZ-22-0045

April 14, 2022

I. Basic Facts

Council date: April 14, 2022

Action requested: Zim Pro LLC Notice of Intent to Annex and Council determination whether to proceed with annexation.

Application date: On March 24, 2022 the City received the Zim Pro LLC Intent to Annex application. On March 24, 2022 staff found the application technically complete.

Applicant/Owner: Zim Pro, LLC. PO Box 1058 / Ridgefield, WA 98642. Contact: David Zimmerly, 360-606-5611, dz@sierrasantafe.com

Property Information: 6110 N 20th St / Ridgefield, WA 98642. #14 S16 T4N R1E WM, Assessor's #212783000, 3.64 acres.

County Comprehensive Plan Designation: Urban Low (UL)

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

2016 Ridgefield Urban Area Comprehensive Plan Land Use Designation: Urban Low (UL)

2016 Ridgefield Urban Area Comprehensive Plan Zoning Designation: Residential Low Density 6 (RLD-6)

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

II. Documents Received

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

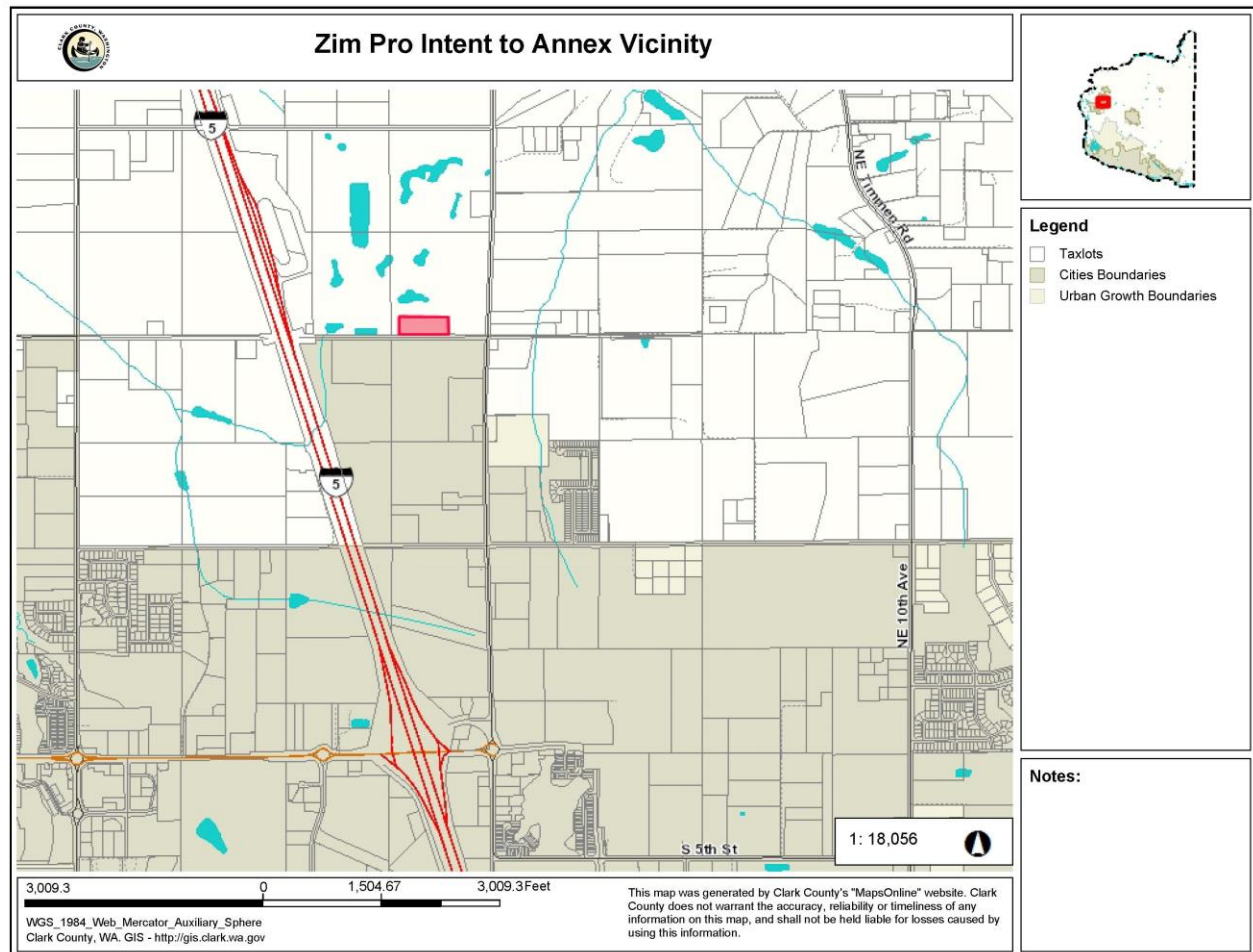
Attachment: PLZ-22-0045 Zim Pro LLC Intent to Annex_Staff Report_04142022 (Zim Pro LLC Intent to Annex)

III. Property Information

The Intent to Annex includes one parcel, #212783000, owned by Zim Pro LLC. The parcel is in the Ridgefield Urban Growth Area (UGA) and contiguous with the existing Ridgefield city limits to the south. Therefore, the parcel is eligible for annexation. The property information is as follows:

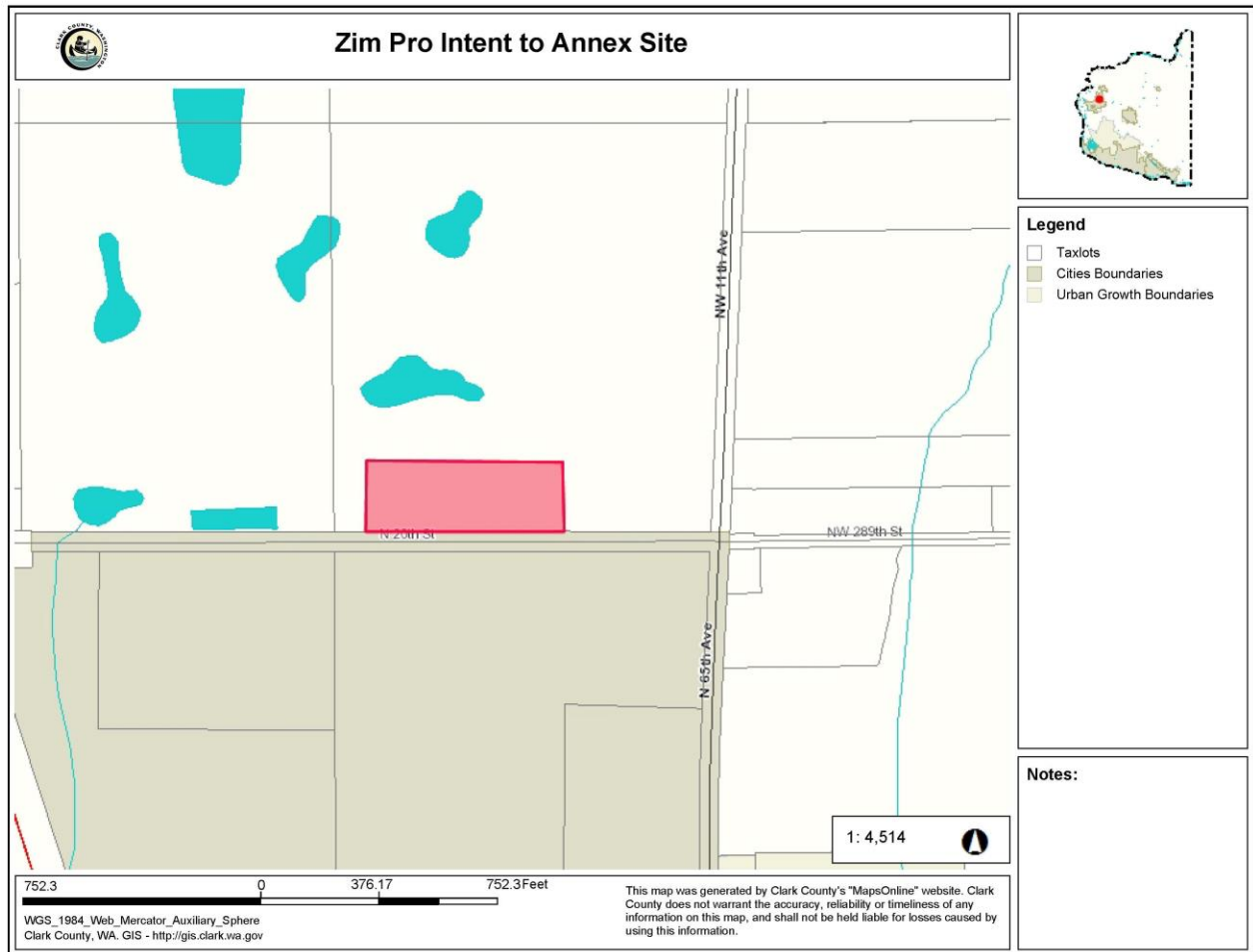
Property Owner	Legal	Square Feet	Acres	2021 Assessed Taxable Property Value	Site Address
ZIM PRO LLC	#14 S16 T4N R1E WM, Assessor's #212783000	158,558	3.64	\$470,865.00	6110 N 20 th St / Ridgefield, WA 98642

Vicinity Map



Attachment: PLZ-22-0045 Zim Pro LLC Intent to Annex_Staff Report_04142022 (Zim Pro LLC Intent to Annex)

Site Map



IV. Zoning and Development

The comprehensive plan designation on the site is Urban Low (UL). The current Clark County zoning is Single-Family Residential (R1-6), with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan zoning map shows Residential Low Density 6 (RLD-6) zoning on the site. RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts shall implement the UL comprehensive plan designation.

Per the applicant's introductory statement, the property currently has a single-family residence and three additional general purpose buildings for storage and maintenance of construction equipment. The applicant intends to continue these existing uses.

V. Direct Petition Method

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 10% or more of the land value of the proposed annexation area must sign the Notice of Intent to Annex. Road values are not included in this calculation. David, Janice, Paul, and Parker Zimmerly signed the Notice of Intent to Annex on behalf of Zim

Pro LLC. Zim Pro LLC owns 100% of the land value of the property proposed for annexation (\$470,865.00 of \$470,865.00), exceeding the 10% threshold of the Notice of Intent to Annex.

VI. Procedure

At this meeting, City Council will determine:

- **Whether the city will accept or reject the Zim Pro LLC Notice of Intent to Annex;**
 - With an intent to annex, Council also has the option to geographically modify the annexation area, however, no adjacent properties are eligible for annexation.
- Whether the city will require the simultaneous adoption of a proposed zoning regulation, if such a proposal has been prepared and filed (as provided for in RCW 35A.14.330 and RCW 35A.14.340);
- Whether the property, if annexed, will be consistent with the 2016 Ridgefield Urban Area Comprehensive Plan (RUACP);
- Whether the property, if annexed, will be required to assume all or any portion of the city's existing general indebtedness; and
- Whether the property, if annexed, will be supported by the city's Capital Facilities Plan.

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

- 60% Notice of Petition to Annex: The applicant shall secure the signatures of the property owners holding a minimum of 60% of the total value of the area proposed for annexation;
- Petition to Annex Application: The applicant shall submit a complete Petition to Annex application to the city;
 - Public Services: In the application, the applicant shall demonstrate that there are adequate public services available to serve the annexation area;
 - Survey: In the application, the applicant shall include a survey map and legal description of the entire annexation area including the adjacent right-of-way.
- Certification of Sufficiency: The city shall send the 60% petition to Clark County for review of legal description and to obtain a Certification of Sufficiency;
- SEPA: The city shall prepare and circulate a SEPA DNS for rezoning the properties to CNB consistent with the RUACP;
- Council Hearing: City Council shall conduct a public hearing on the Notice of Petition to Annex;
- Council 2nd reading: City Council shall hold a 2nd reading to determine whether the city will accept or reject the Notice of Petition to Annex;
- Ordinances: The city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management; and
- Census: The City Clerk shall report population increases to census reporting agencies.

Signed:



Claire Lust, Community Development Director

April 7, 2022

ZIM PRO, LLC

6110 N. 20th Street
Ridgefield, WA 98642

City of Ridgefield
510-B Pioneer Street/PO Box 608
Ridgefield, WA 98642

March 22nd, 2022

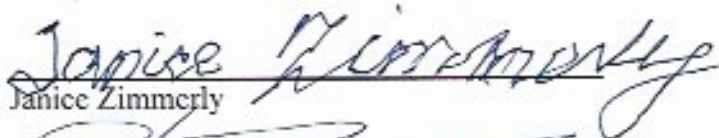
As the owners of the below-referenced property, we would like the City of Ridgefield to consider our request for annexation. The property in question is 3.64 acres located at 6110 N. 20th Street, Ridgefield, WA 98642; the property is contiguous to the city limits on its southern border with the remaining borders of the property are surrounded by Tri-Mountain golf course.

The property is currently single family residential with 3 additional general purpose buildings used for the storage and maintenance of construction equipment and as for the future development plans of the property, we intend to keep it that way.

Due to the property adjoining the city's existing city limits we feel the property would be better served if annexed into the City of Ridgefield.



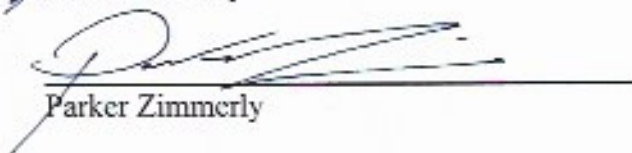
David Zimmerly



Janice Zimmerly



Paul Zimmerly



Parker Zimmerly

NOTICE OF INTENT TO ANNEX

DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Ridgefield, Washington, but contiguous thereto and designated as part of the Ridgefield Urban Growth Area.

We, the undersigned, attest that we are owners of not less than 10% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We do hereby declare our intention to circulate a petition for annexation to the City of Ridgefield, Washington under the Direct Petition Method as described in RCW 35A.14.120-150. It is acknowledged that this petition may consist of multiple documents filed separately.

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Each signature shall be executed in ink or indelible pencil and shall be followed by the name and address of the signer and the date of signing.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

NAME OF PROPERTY OWNER (PRINT CLEARLY)	SIGNATURE OF PROPERTY OWNER	CLARK COUNTY ASSESSOR'S PARCEL NUMBER	DATE SIGNED
David Zimmerly		212783000	3/22/2022
Janice Zimmerly		212783000	3/22/2022
Paul Zimmerly		212783000	3/22/2022
Parker Zimmerly		212783000	3/22/2022

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 14, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Kemper Grove Phase 4 & 5 Final Plat

GOVERNING LEGISLATION:

RCW 36.70A – Growth management.

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The applicant proposes to subdivide Kemper Grove Phases 4 & 5 into 34 single-family detached lots ranging from 3,008 to 7,933 square feet.

See attached staff report for further detail.

BUDGET/FINANCIAL IMPACTS:

Tax revenue from 34 new single-family homes.

ACTION OR MOTION:

To approve the final plat:

“I move to approve the Kemper Grove Phase 4 & 5 final plat as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: PLZ-22-0011 Kemper Grove Phase 4 & 5 Final Plat_Staff
Report_04142022 (PDF)



COMMUNITY DEVELOPMENT DEPARTMENT

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

Kemper Grove Phase 4 & 5 Final Plat

Staff Report

File No. PLZ-22-0011

April 14, 2022

I. Basic Facts

Application date: On January 21, 2022, the City received an application for final plat approval for Kemper Grove Phase 4 & 5 (34 lots).

Applicant/Property Owner: H2 Grove LLC. 14010-A NE 3rd Ct, Ste 106 / Vancouver, WA 98685. Contact: Nikki Duke, 360.852.2035, nikki@hintondevelopment.com

Applicant's Representative: Fidelity National Title. 655 W Columbia Way #200 / Vancouver, WA 98660. Contact: 360.980.0120, builderdev@fnf.com

Property Information: 2834 N Smythe Rd / Ridgefield, WA 98642. #14B #14A #83 #28 #29 SEC 20 T4NR1EWM 17.03A (PEND 1761 KEMPER GROVE PH 2 & 4/5). Assessor's #213719000.

Zoning: Residential Medium Density 16 (RMD-16), Residential Low Density 6 (RLD-6)

Comprehensive Plan: Urban Medium (UM), Urban Low (UL)

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

Council date: April 14, 2022

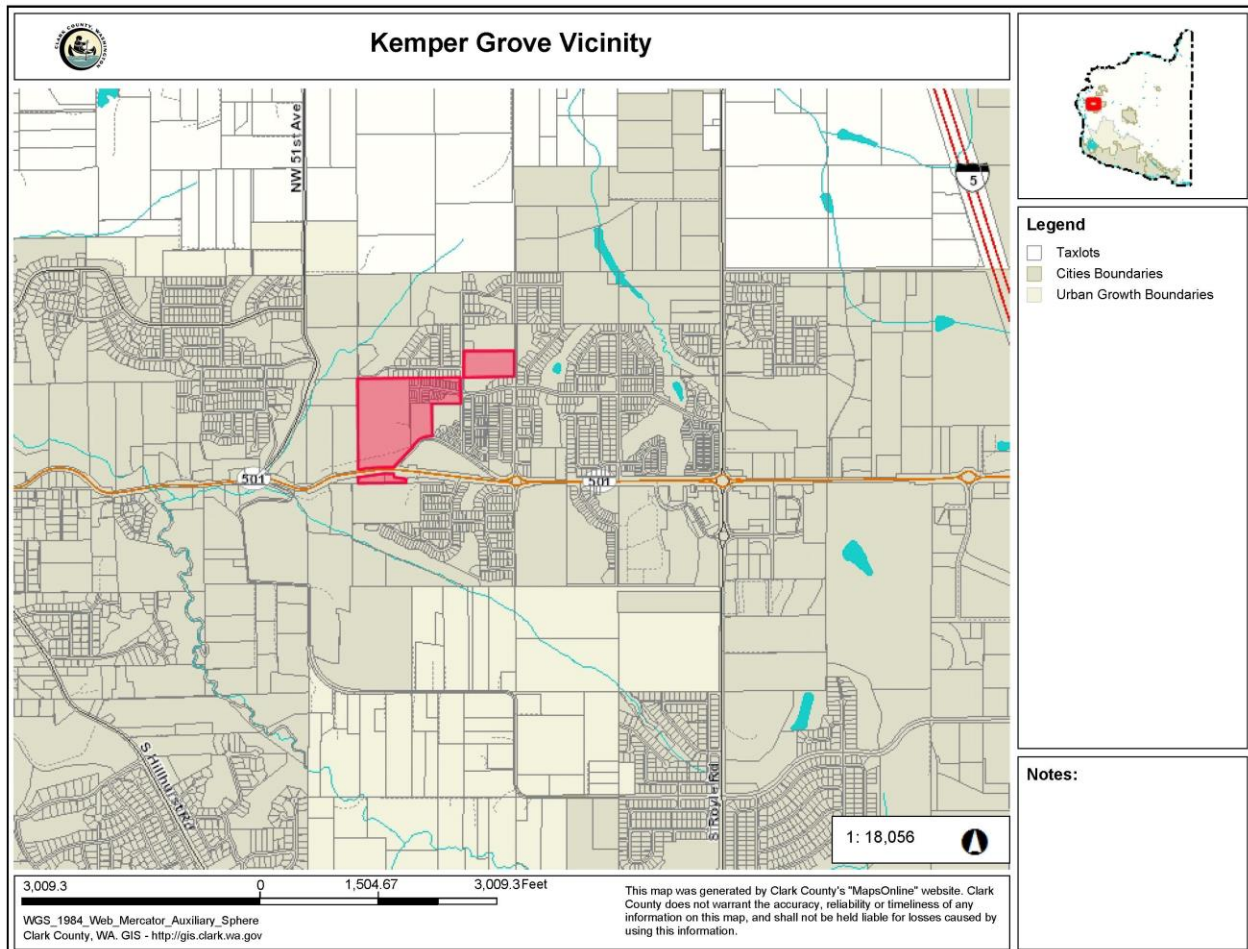
II. Documents Received

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

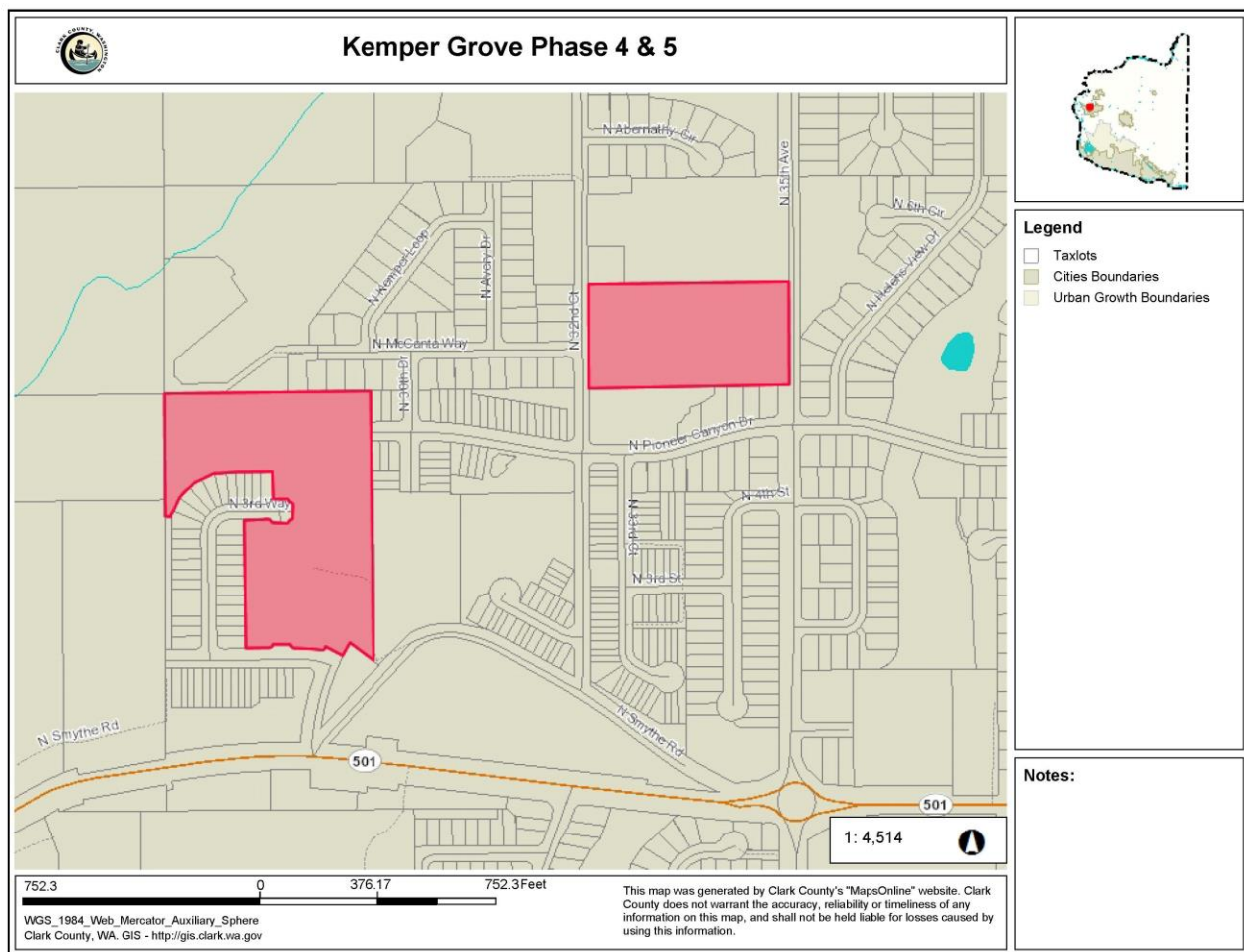
III. Background and Proposal

The Hearing Examiner approved the Kemper Grove preliminary planned unit development (PUD) plat on February 13, 2019, as PLZ-18-0080. Kemper Grove includes five phases with a total of 188 residential lots. The Kemper Grove project area includes Residential Lot Density 4 (RLD-4), Residential Low Density 6 (RLD-6) and Residential Medium Density 16 (RMD-16) zoning. The Phase 4 & 5 final plat is located in the RMD-16 and RLD-6 zones.

Kemper Grove



Kemper Grove Phase 4 & 5



The applicant proposes to subdivide Phase 4 (Parcel #986060429, 8.76 acres, less 4.71 acres set aside for Phase 3) into 29 single-family detached residential lots. The lots range from 3,008 square feet (Lots 156-161, 164) to 7,933 square feet (Lot 168), consistent with the lot sizes and density approved through the Kemper Grove preliminary PUD. The average lot area is 3,915 square feet.

The applicant proposes to subdivide Phase 5 (Parcel #213708000, 4.8 acres, less 3.84 acres set aside for Demelo Park) into 6 single-family detached residential lots. The lots range from 5,920 square feet (Lot 184) to 6,000 square feet (Lots 185-188). The average lot area is 5,984 square feet.

The overall average lot area for Phases 4 & 5 is 4,219 square feet.

Public streets provide direct access to each of the lots in Phases 4 & 5.

Tract Q is a 4.71-acre tract to be retained by the developer for future construction of Kemper Grove Phase 3.

Tract N is a 0.06-acre storm tract to be owned and maintained by the HOA, with an access and inspection easement granted to the City.

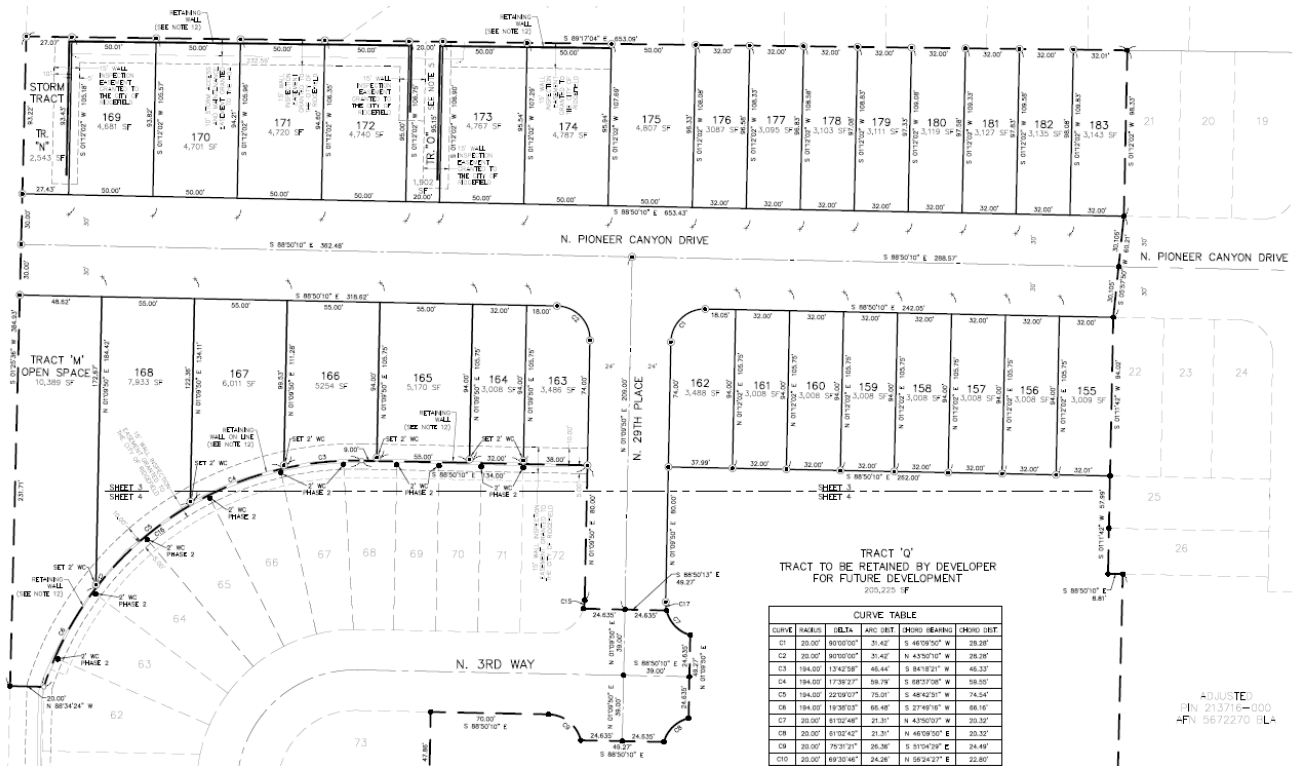
Tract M is a 0.24-acre open space tract to be owned and maintained by the HOA. It includes a 5-foot-wide bark chip pedestrian trail extending the existing trail in Phase 2 north to Pioneer Canyon Drive.

Tract O is a 0.04-acre open space tract to be owned and maintained by the HOA. It includes an 8-foot-wide compacted gravel trail providing access from Pioneer Canyon Drive north to the trail system in Kemper Loop.

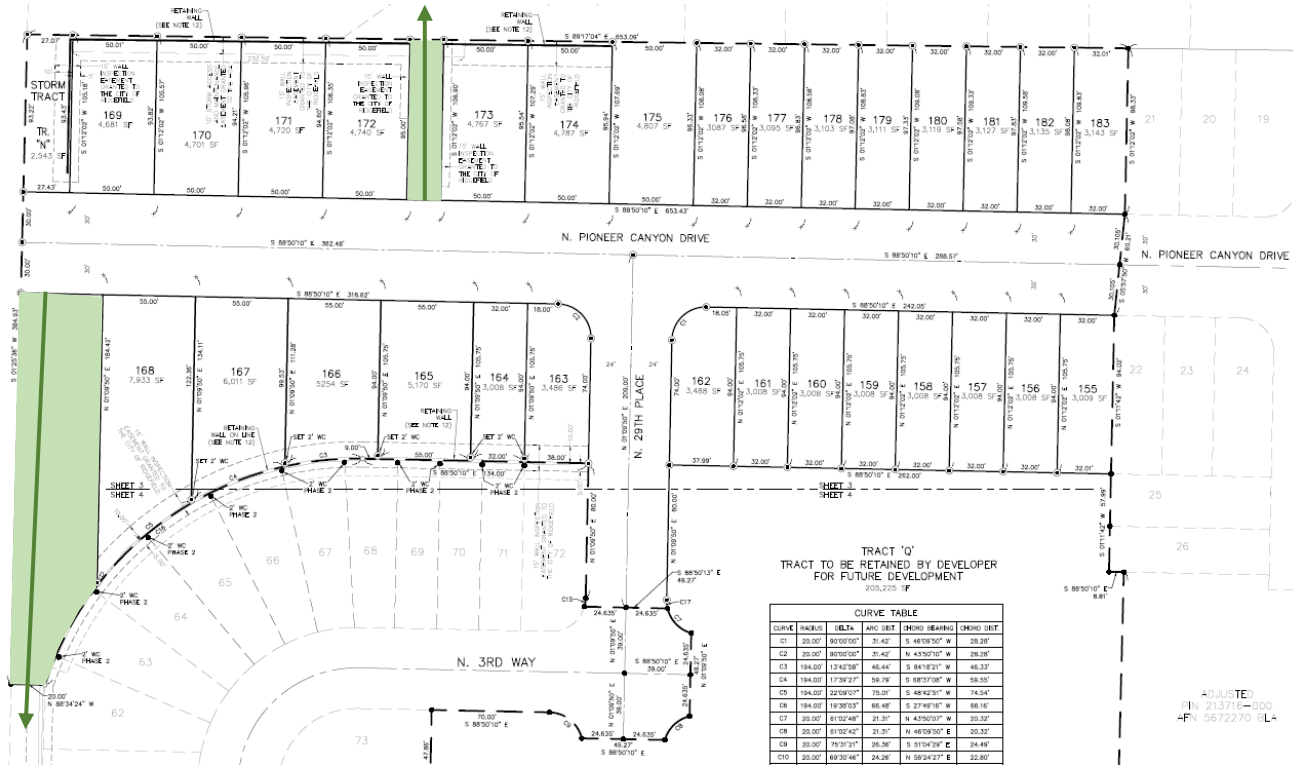
Tract P is a 3.84-acre open space, wetland, and storm tract to be owned and maintained by the City as Demelo Park. It includes an array of park and trail amenities to be discussed during the Kemper Grove Development Agreement presentation at the April 14 City Council meeting.

All open spaces and trails are open and accessible to the public.

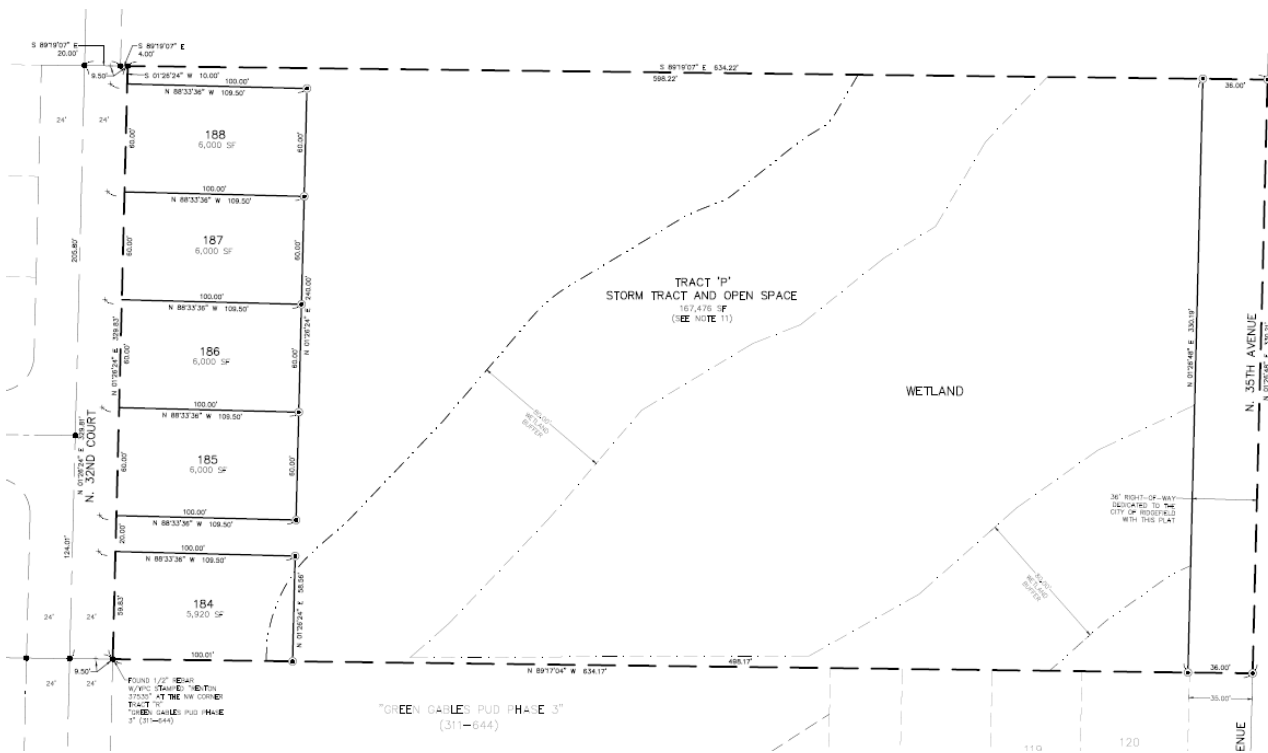
Kemper Grove Phase 4 layout (developed portion; full plan set included as attachment)



Kemper Grove Phase 4 open space



Kemper Grove Phase 5 layout (full plan set included as attachment)



Kemper Grove Phase 5 open space



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

IV. Survey Review

Staff confirmed that the applicant has addressed all survey comments on March 15, 2022.

V. Engineering Review

Private improvements are substantially complete. As a **condition of approval**, the trail segments in Tracts M and O shall be fully complete prior obtaining city signatures on the final plat mylar.

A bond for 120% of the cost of all incomplete public improvements is required. The applicant submitted a cost estimate for remaining public improvements totaling \$207,563.00. The City Engineer issued a performance bond letter on March 31, 2022 identifying a bond amount of \$249,075.00. As a **condition of approval**, the applicant shall submit the performance bond prior to obtaining city signatures on the final plat mylar.

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

VI. Land Use Review

Preliminary plat condition of approval A.17 required the applicant to install wetland signage per RDC 18.280.150.C.3. As a **condition of approval**, the applicant shall install the signage required under RDC 18.280.150.C.3 prior to obtaining city signatures on the final plat mylar.

Preliminary plat conditions of approval A.20-21 required the applicant to place critical areas and buffers in conservation covenants along with appropriate terms and conditions prohibiting certain activities and providing for permanent maintenance of these areas by the HOA, per RDC 18.280.040.G-H. As a **condition of approval**, the applicant shall record the documents required in RDC 18.280.040.G-H concurrent with the final plat mylar, and recorded copies shall be submitted to the city.

Preliminary plat condition of approval A.28 required the applicant to install signage indicating that open spaces are available for public use. As a **condition of approval**, the applicant shall install signage indicating that all open spaces are available for public use prior to obtaining city signatures on the final plat mylar.

Preliminary plat condition of approval A.31 required the applicant to provide HOA bylaws and CC&Rs. The applicant submitted these documents for review by the City Attorney and no revisions were required. As a **condition of approval**, the applicant shall record the HOA bylaws and CC&Rs concurrent with the final plat mylar, and recorded copies shall be submitted to the city.

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

VII. Recommendation

Staff recommends City Council **APPROVE** the Kemper Grove Phase 4 & 5 Final Plat subject to the following **conditions of approval**:

1. The trail segments in Tracts M and O shall be fully complete prior obtaining city signatures on the final plat mylar.
2. The applicant shall submit a performance bond in the amount of \$249,075.00 prior to obtaining city signatures on the final plat mylar.
3. The applicant shall install the signage required under RDC 18.280.150.C.3 prior to obtaining city signatures on the final plat mylar.
4. The applicant shall install signage indicating that all open spaces are available for public use prior to obtaining city signatures on the final plat mylar.
5. 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).
6. 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.
7. The applicant shall record the documents required in RDC 18.280.040.G-H concurrent with the final plat mylar, and recorded copies shall be submitted to the city.

8. The applicant shall record the HOA bylaws and CC&Rs concurrent with the final plat mylar, and recorded copies shall be submitted to the city.
9. The applicant shall submit three (3) full-sized copies and one (1) 11-inch by 17-inch copy of the recorded plat and all associated written documents within thirty (30) calendar days of City signatures on the face of the Mylar.
10. Prior to engineering acceptance, the applicant shall install correct street signs based on the street and addressing information provided during staff review.

Reviewed by:

Claire Lust, Community Development Director. Claire.lust@ridgefieldwa.us, 360.857.5024

Brenda Howell, Interim Public Works Director. Brenda.howell@ridgefieldwa.us, 360.857.5022

Signed:

Claire Lust, Community Development Director

April 7, 2022

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: April 14, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Ridgefield Crossing Hoa

GOVERNING LEGISLATION:

R.C.W. 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Hearing Examiner approved the Kemper Grove preliminary planned unit development (PUD) plat on February 13, 2019, as PLZ-18-0080. Kemper Grove includes five phases with a total of 188 residential lots. The Kemper Grove project area includes Residential Lot Density 4 (RLD-4), Residential Low Density 6 (RLD-6) and Residential Medium Density 16 (RMD-16) zoning. The preliminary PUD plat also included a 3.84 acre park which has been named Demelo Park (as per City guidelines for park naming). The City Council of Ridgefield is considering approval of the final plat for Kemper Grove Subdivision Phases 4 and 5 (RMD-16 and RLD-6) at their regularly scheduled April 14, 2022 public meeting. As part of the final plat, Demelo Park is being proposed to serve the development and surrounding area. This park will feature:

In phase 2:

- 1- bench
- 2- picnic tables
- Approx. 3,385 sf grass play area
- Approx. 120 feet of 5 foot wide paved path in tract H
- Approx. 420 feet of 4 foot wide bark trail in tract F
- Approx. 554 feet of 8 foot wide paved trail in tract G

In phase 4:

- Approx. 238 feet of 4 foot wide bark trail in tract M
- Approx. 95 feet of 8 foot wide paved trail in tract O

In phase 5:

- Play equipment by Columbia Cascade model #9869 (with engineered rubber mat)
- 2- benches
- 1- trash can
- 600 sf covered picnic area with 6 picnic tables
- 18 foot diameter Grain Bin Gazebo on concrete pad
- 4 piece Rhapsody musical equipment (goblet drum, kettle drum, kundu drum & metallophone.)
- 1 bike rack fitting 6-8 bikes minimum
- 1 cow, pig, chicken statue at north park entrance along path
- 10 piece Greenfields outdoor exercise equipment (on individual concrete pads)
- Approx. 170 feet of concrete or asphalt sidewalk and sitting area around play equipment.

Walkway is 5 feet wide.

- Approx. 342 feet of 4 foot wide bark trail through the wetland buffer
- Approx. 893 feet of lighted paved trails connecting 32nd and 35th, along the north and south entrances of the park, bordered on the north with a black chainlink fence separating the Kemper Grove and Wertz properties, extending to the northeast corner of the park area. Trails are 5 feet wide mostly. There is a short section of wider paved access path at the south end of the park where the stormwater facility is located. There is approx.. 240 feet of 12 foot wide paved access trail to the storm facility which serves as an access trail to the park for use by bikes and pedestrians.
- Approx. 34,500 square feet of wetland buffer mitigation planting will take place adjacent to the park.
- Approx. 18,000 square feet of grass will be planted and maintained as lawn for active use by park goers.

In return for providing the added community benefit provided by the park amenities listed above, the City would agree in this Development Agreement (DA) to make the listed improvements eligible for Park Impact Fee credits at a documented cost provided as an exhibit to the DA.

BUDGET/FINANCIAL IMPACTS:

Issuance of approximately \$1,200,000 in Park Impact Fee Credits

ACTION OR MOTION:

Staff recommends Council conduct a first reading and public hearing for Ordinance No. 1364

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: Kemper Grove DA (PDF)

ORDINANCE NO. 1364

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH RIDGEFIELD CROSSING HOA

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 Agreements pursuant to RCW 36.70B.170 which provides:

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 cost of development; and,

WHEREAS, Cedars Construction LLC own the properties known as THE CROSSING TRACT L 312084, SW 1/4, S22, T4N, R1E; and

WHEREAS, Cedars Construction is proposing to develop and build parks and trail amenities on the Lot for the purpose of public recreation and connection with the Ridgefield trail system; and

WHEREAS, The City has identified a need to connect trail segments on the East and West sides of Interstate 5, and provide park amenities along those trails for the growing population which are served by those amenities; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on May 6, 2021; and

WHEREAS, the City Council conducted a first reading of this ordinance on May 6, 2021; and

WHEREAS, the City and Cedars Construction have reached agreement regarding the terms and conditions of a Development Agreement related to park and trail improvements, which will best facilitate desired access, safety, and park amenity outcomes, which Development Agreement, together with its Exhibit A and Exhibit B, is 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 Cedars Construction. Execution of this Agreement

will require City to provide Park Impact Fee (PIF) credits in exchange for construction and public access to the park and trail amenities described in the agreement.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Ridgefield Crossing Phase C Development Agreement ("Agreement") attached hereto as Exhibit "A" and 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 XXXth DAY OF May 2021.

Mayor, Jennifer Lindsay

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker
City Attorney

MAIL TAX STATEMENTS TO:
H2 Grove, 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 GROVE, LLC
GRANTEE:	CITY OF RIDGEFIELD, WASHINGTON
ABBREVIATED LEGAL DESC:	#14B #14A #83 #28 #29 SEC 20 T4NR1EWM 17.03A (PEND 1761 KEMPER GROVE PUD PH 2); #13 & #15 OF SEC 20 T4NR1EWM; #5 OF SEC 20 T4NR1EWM
FULL LEGAL DESCRIPTION:	See Exhibit A-1, A-2, A-3, A-4, A-5 and A-6 To This Document
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBERS:	213719000, 213716000 & 213708000
REFERENCE NUMBER OF RELATED DOCUMENTS:	N/A

Attachment: Kemper Grove DA (Kemper Grove Development Agreement)

DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

PROPERTY

The real property subject to this Agreement consists of portions of three tax parcels within the City of Ridgefield, Clark County, Washington. The tax parcels are known as APN 213719000, 213716000 and 213708000 and the portions of these tracts that are subject to this Agreement are commonly known as Tracts F, G and H of the proposed Kemper Grove PUD Subdivision Phase 2 and Tracts M, O and P of the proposed Kemper Grove PUD Subdivision Phase 4 and 5. The legal description for the Tracts are attached as **Exhibit A-1, A-2, A-3, A-4, A-5 and A-6**. The Tracts described in Exhibit A-1, A-2, A-3, A-4, A-5 and A-6 are identified as Open Space with the purpose of connecting a partially constructed trail system, as well as providing a public park identified as a need in Neighborhood Park Gap Area “ F ” in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan. The Tracts comprise all of the real property that is subject to this Agreement.

PARTIES

H2 GROVE, LLC is the current owner of fee title to the Tracts. As used herein, “Owner” means H2 GROVE, LLC.

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/or has the right to construct the parks and trail amenities on the Tracts described in Exhibit A-1, A-2, A-3, A-4, A-5 and A-6 in Ridgefield, WA 98642, comprising a total of 6.16 acres. The legal descriptions for these Tracts may be revised at final platting with approval of the final plat by City Council, provided that the acreage of the Tracts is not reduced.
- B. Owner is proposing to develop and build parks and trail amenities on the Tracts for the purpose of public recreation and connection with the Ridgefield trail system, which is consistent with the Ridgefield Parks and Recreation Comprehensive Plan which has been adopted by the Ridgefield City Council.
- C. The City has identified a need for Neighborhood Park amenities in the subject area, identified in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan as Gap Area “ F ”.

- D. Owner and the City have agreed to park and trail system improvements, contained herein, which will best facilitate desired access, recreation, and connectivity outcomes.
- 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 construct trail and park improvements as identified in **EXHIBIT B**.
- 1.2) Owner or its (“Successor”) agree to allow public access to trail and park improvements on the Tracts and connecting segments under the ownership interest and control of Owner or (“Successor”). Such public access shall be preserved by way of public access easements provided on the plats for the individual subdivision phases.
- 1.3) Owner agrees or its (“Successor”) agrees to maintain trail and park improvements on the Tracts and connecting segments under the ownership interest and control of Owner or (“Successor”). Such maintenance shall be provided by way of recorded CCRs (to be approved by the City through the final platting process) and shall be the responsibility of the Home Owner’s Association for the subdivision.
- 1.4) City agrees to establish a Park Impact Fee (“PIF”) Credit in the amount of Four Hundred Fifty Three Thousand Seven Hundred Forty Four and 69/100 (\$453,744.69) for the Tracts in Phase 2 and Six Hundred Fifty One Thousand Three Hundred Sixty Three and 24/100 (\$651,363.24) for the Tracts in Phase 4 and 5 for a total PIF Credit of (\$1,093,737.01) as the eligible share of the improvements to Tracts contained within this agreement and **EXHIBIT B**, as those expenses are eligible as improvements to a System Park identified in the 2017-2022 Ridgefield Parks and Recreation Comprehensive Plan.

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 Grove, 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 Grove, LLC Attn: Mark Hinton mark@hintondevelopment.com
With a copy to:	H2 Grove, 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 GROVE, 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: _____

Attachment: Kemper Grove DA (Kemper Grove Development Agreement)

CITY OF RIDGEFIELD

By: Steven Stuart
 Its: City Manager

 Date

State of Washington)
) ss.
 City of _____)

I certify that I know or have satisfactory evidence that Steven Stuart is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of Ridgefield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 20____.

(Seal or stamp)

 Signature

 Title

My appointment expires _____

Approved as to form:

 City Counsel

Attachment: Kemper Grove DA (Kemper Grove Development Agreement)

EXHIBIT A
Legal Description

Attachment: Kemper Grove DA (Kemper Grove Development Agreement)

EXHIBIT B

Depiction of Lot Improvements

The park improvements in phase 2 shall include:

- 1- bench
- 2- picnic tables
- Approx. 3,385 sf grass play area
- Approx. 120 feet of 5 foot wide paved path in tract H
- Approx. 420 feet of 4 foot wide bark trail in tract F
- Approx. 554 feet of 8 foot wide paved trail in tract G

The improvements in phase 4 shall include:

- Approx. 238 feet of 4 foot wide bark trail in tract M
- Approx. 95 feet of 8 foot wide paved trail in tract O

The park improvements in phase 5 shall include:

- Play equipment by Columbia Cascade model #9869 (with engineered rubber mat)
- 2- benches
- 1- trash can
- 600 sf covered picnic area with 6 picnic tables
- 18 foot diameter Grain Bin Gazebo on concrete pad
- 4 piece Rhapsody musical equipment (goblet drum, kettle drum, kundu drum & metallophone.)
- 1 bike rack fitting 6-8 bikes minimum
- 1 cow, pig, chicken statue at north park entrance along path
- 10 piece Greenfields outdoor exercise equipment (on individual concrete pads)
- Approx. 170 feet of concrete or asphalt sidewalk and sitting area around play equipment. Walkway is 5 feet wide.
- Approx. 342 feet of 4 foot wide bark trail through the wetland buffer
- Approx. 893 feet of paved trails along the north and south entrances of the park, extending to the northeast corner of the park area. Trails are 5 feet wide mostly. There is a short section of wider paved access path at the south end of the park where the stormwater facility is located. There is approx.. 240 feet of 12 foot wide paved access trail to the storm facility which serves as an access trail to the park for use by bikes and pedestrians.
- Approx. 34,500 square feet of wetland buffer mitigation planting will take place adjacent to the park.
- Approx. 18,000 square feet of grass will be planted and maintained as lawn for active use by park goers.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 14, 2022

ITEM:

AGENDA ITEM TITLE: Regarding Ridgefield School District Proposition No. 8 General Obligation Bonds

GOVERNING LEGISLATION: RCW 42.17A.555.

PREVIOUS COUNCIL ACTION TAKEN: Proposition No. 5 General Obligation Bonds approval February 11, 2020 & Proposition No. 7 General Obligation Bonds approval January 13, 2022.

SUMMARY/BACKGROUND: Resolution regarding Ridgefield School District Proposition No. 8.

BUDGET/FINANCIAL IMPACTS: Not applicable

RECOMMENDED ACTION OR MOTION: Staff recommends that the Council hold a Public Hearing to receive comments for and against Ridgefield School District Proposition No. 8.

Once the Public Hearing has afforded approximately equal opportunity for the expression of opposing views, staff recommends closing the Public Hearing and deliberating/acting upon Resolution No. 610.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

Resolution No.610

REGARDING RIDGEFIELD SCHOOL DISTRICT PROPOSITION NO. 8 GENERAL OBLIGATION BONDS

WHEREAS, on April 26, 2022, voters in the Ridgefield School District will decide on a bond that would pay to construct a new K-6 elementary school and fund a 18,000 square foot expansion at Ridgefield High School with metal shop, classrooms, and space for future career and technical education (CTE) classrooms; and

WHEREAS, Ridgefield's population has more than doubled between 2010-2021, consistently ranking as the fastest growing City in Washington during that period; and

WHEREAS, Ridgefield School District is the fastest growing school system in southwest Washington; current district enrollment is 3,747 students and projections indicate a potential enrollment of 8,200 students by 2035; and

WHEREAS, Ridgefield School District has the highest average enrollment in Clark County and the 2nd lowest tax rate (the new tax of \$0.25 would be \$140.50 per year for a \$562,000 house); and

WHEREAS, new schools are an investment in our youth, which are among this City's most treasured assets; and

WHEREAS, improvements to school facilities are needed in the Ridgefield School District in order to provide the students of the District with adequate, proper and safe educational facilities; and

WHEREAS, the cost of replacing these facilities rises each year with the cost of inflation; and

WHEREAS, the \$62.5 million bond program will leverage more than \$8 million in additional state assistance revenues; and

WHEREAS, the Ridgefield City Council has taken consistent action to assure that new development also pays its share of the infrastructure needs it creates, by increasing School Impact Fees (SIFs) - a fee assessed on every new housing unit (whether single-family or multi-family) built in the district - every year since 2016, which in 2022 will be \$11,002 per new housing unit (the **highest** in Clark County by far and one of the **highest** SIFs in the State of Washington), providing the school district revenue to purchase land where the new campuses are necessary throughout the District; and

WHEREAS, new housing units will also contribute additional property tax revenue to the school district that lowers all Ridgefield property tax bills (the City of Ridgefield tax rate for 2022 is the **lowest** in Clark County by far); and

WHEREAS, if the April 26, 2022 bond measure does not pass, costs to build new facilities will likely increase, some permitting for construction of facilities must by law restart, and the school district will likely need to enact measures such as boundary changes and multiple shifts

for students in order to address overcrowding.

THEREFORE, BE IT RESOLVED by the City Council of the City of Ridgefield, Clark County, State of Washington:

1. That the Ridgefield City Council does support the Ridgefield School District Proposition No. 8 as a necessary investment in our community's present and future, which our community cannot afford to reject, and encourages our residents to vote "yes" on April 26, 2022, in favor of passing the Ridgefield School District capital bond measure.

Passed by the City Council at its regular meeting held on the 14th day of April, 2022.

Jennifer Lindsay
Mayor

Attest:

Julie Ferriss
City Clerk