Clark-Cowlitz Fire Rescue
Board of Fire Commissioners
Special Meeting Minutes
911 N 65th Avenue, Ridgefield

February 3, 2026

Present:
Commissioners David Town, Larry Bartel, Jade Bourke, Ken Ayers.
Chief John Nohr. ACs Eammon Ryan and Ben Peeler. Recording Secretary Kathy Streissguth.

Special meeting called to order by Commissioner Town at 4:01 p.m.

Flag Salute.

Chief Nohr provided background on the efforts taken to locate a piece of property to build a station in the City of Ridgefield. The Hillhurst property was purchased from the school district several years ago. Covid and permitting issues delayed progress in the project. Placing crews at the joint Fairgrounds station improved coverage for the area. With the addition of full-time response at the Fairgrounds station and the road frontage access restrictions imposed by the City of the Ridgefield, it was determined the Hillhurst site was no longer an ideal location. After a long process of identifying response trends and figuring out how to best serve all of Ridgefield from a single location that would save taxpayer dollars, the area of Royle Road and Pioneer Street was identified as the best place to serve the area. Working with CityGate and CCFR staff, a site was located on Royle, just south of Pioneer that would meet the district's needs.

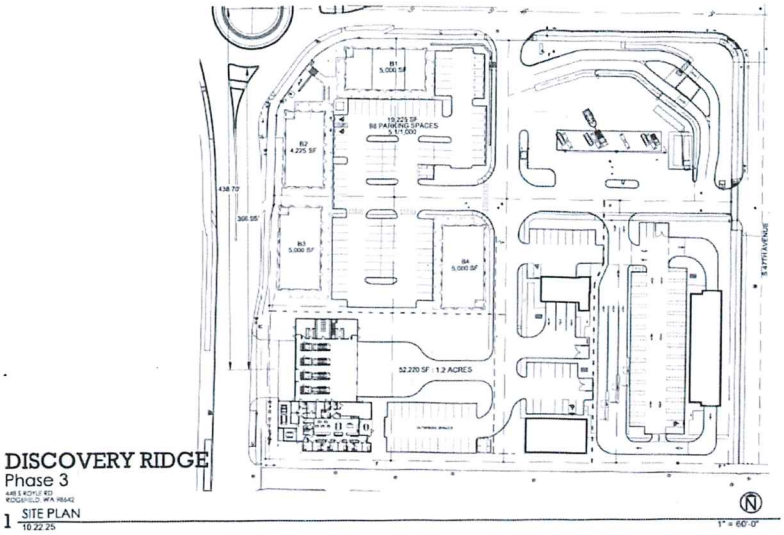
Introduced Scott Higgins of Fuller and Associates. He is the broker for this land deal and assisted with the purchase of the 2 acres adjacent to Station 21. Scott also represents the City of Ridgefield and the owner of the property in question. The City of Ridgefield is interested in acquiring the Hillhurst Road site.

Introduced Karl Johannson and John Colwart from Aetta Architects. Reviewed the site layout and pre-design to prove the fit of the building on the proposed site. Looking at lots 18 and 19 north of the Legacy Trails apartment complex and west of the Rosauers gas station. There is adequate area for the building. Will exit out to Royle Road with drive through bays accessible from a road extension at the back of the building off S 3rd Way, which currently dead ends in the gas station pad. There will not be access from the apartment complex driveway to the south of the property. Reviewed preliminary site layout plans and building elevation drawings.

Discussed possible project timelines for the Woodland Station 29 and Ridgefield Station 24 station builds.

Commissioner Chunn arrived at 4:15 p.m.

The two builds will be staggered - the Ridgefield project will be 4 – 6 months behind Woodland. Discussed the Woodland station construction timeline. About 10 days ago the architects shared issues with a phased construction build allowing the crews to remain in quarters; this would add 6 to 9 months to the build timeline. The logistics would be difficult to manage. Discussed continuity of service. Staff are looking into options for temporarily housing crews and equipment at another location during construction. Will be an additional cost.



Discussed the need for additional dorm rooms at the Station 24. Johansson advised they should fit within the site.

Discussed financials. Moving forward with Station 29. AC Peeler advised they are far enough in the design of the Woodland station that they are currently in the process of selecting flooring. Station 24 is still in concept, but ready to move forward. Chief Nohr advised it was a matter of finding the right piece of property.

EXECUTIVE SESSION

Moved to executive session at 4:30 p.m. to consider the acquisition of real estate and the minimum price at which real estate will be offered for sale. Length of session expected to be 20 minutes with the meeting resuming at 4:50 p.m. Action anticipated.

Executive session extended to 5:05 p.m. at 4:50 p.m. Meeting resumed at 5:06 p.m. *(due to a brief delay while re-opening the remote session)*.

Recommendation to delay action to the February 12 regular Board meeting. No action taken.

No further discussion. Meeting adjourned at 5:06 p.m.

Attest, John Nohr
Fire Chief/District Secretary

Clark County
FIRE & RESCUE

Form No. 511.10.03
EXECUTIVE SESSION
Created: June 11, 2008
Revised: May 11, 2011

Meeting Date
2/3/26

Stated purpose of this executive session:

- ○ To consider matters affecting national security.
- ● To consider the selection of a site or the acquisition of real estate.
- ● To consider the minimum price at which real estate will be offered for sale or lease.
- ○ To review negotiations on the performance of publicly bid contracts.
- ○ To receive and evaluate complaints or charges brought against a public officer or employee.
- ○ To evaluate the qualifications of an applicant for public employment.
- ○ To review the performance of a public employee.
- ○ To evaluate the qualifications of a candidate for appointment to elective office.
- ○ To discuss with legal counsel representing the agency (present or via telephone conference) matters relating to agency enforcement actions.
- ○ To discuss with legal counsel representing the agency (present or via telephone conference) litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party.
- ○ To discuss collective bargaining negotiation strategies.

Meeting recessed at	1630	Hrs
Anticipated length of session	20	Mins
Announcement of extended session	1650	Hrs
Anticipated extended length of session	15	Mins
Meeting resumed at	1706	Hrs

Action anticipated ● YES ○ NO

NO ACTION TAKEN.

Reference RCW Chapter 42.30