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

February 26, 2026

Present:
Commissioners Stanley Chunn, David Town, Ken Ayers, and Jade Bourke.
Chief John Nohr, ACs Ben Peeler, Mike Jackson, Eamonn Ryan, Finance Manager Kathy Streissguth.

Commissioner Larry Bartel attending virtually.

Meeting called to order by Commissioner Chunn at 4:03 p.m.

Flag Salute.

Introduction of Guests:
Jim Nelson, Bond Agent from DA Davidson
Deanna Gregory, Bond Counsel from Pacifica Law Group
John Colwart, Aetta Architects
Alyssa Dressel, Aetta Architects
Brian Salsig, new Finance Manager for CCFR
Kristen Olson, new Human Resource Manager for CCFR

CALL FOR LATE AGENDA ADDITIONS
Chief Nohr added an Executive Session to discuss the purchase price of property for a future fire station.

CONSENT AGENDA
Motion by Commissioner Bourke, second by Commissioner Town to approve consent agenda. Motion passed unanimously.

COMMUNICATIONS
Thank you card from Ridgefield Mayor Cole and Councilmember Favela for the opportunity to participate in a training house burn on February 24.

COMMUNITY PARTNER REPORT
Ridgefield Councilmember Katie Favela provided an update on regional and City activities. The City of Ridgefield, Port of Ridgefield and Ridgefield School District will host a joint community meeting on April 2. There will be a ribbon cutting ceremony for Story Book Hollow Park in March. Funding has been received for improvements on Royle Road including culvert replacement, road leveling, and sidewalks. There will be a community meeting on March 9 at the RACC to review two different plans for the 35th Avenue Extension project. Invitations for the State of the City address on March 17 have been sent out. The CCFR phone number has been added to the city newspaper. Chief Jackson will attend an ECHO meeting on April 14 to talk about CARES resources.

CITIZEN COMMENTS
None.

STANDING COMMITTEES

Clark County Fire Risk Management Group
No report.

Fairgrounds Fire Facility Board
No report.

Finance Committee – Town/Bourke
Commissioner Town summarized the exit conference with the State Auditor meeting earlier today. In the accountability audit for 2023-24, there was recommendation on monitoring fuel cards and a thank you to Capt. Gratzer for updating the Station 151 fuel procedure. The financial audit was pronounced clean with no recommendations. CCFR received a rating of "Good" in multiple areas; "Good" is the highest rating available. The auditors gave special thanks to Kathy Streissguth for her skills in managing the District's finances and the audit process.

Local BVFF – Chunn/Ayers
No report.

WFCA Region VIII – Bartel
No report.

Cowlitz Indian Tribe – Contract Liaison Bartel/Bourke
No report. Chief Nohr is reaching out to set up a meeting.

EMS District 2 – Bourke
No meeting.

Port of Ridgefield
No meeting.

Commissioner Updates
No updates.

WORKSHOP – CAPITAL FINANCING AND CONSTRUCTION
Commissioner Chunn opened the workshop at 4:14 PM.

Deanna Gregory from Pacifica Law Group presented the function of bond counsel and how they work for the District. She provided background on the legal aspects of selling bonds and the requirements of the District to comply with tax law and Securities Exchange Commission rules.

Jim Nelson from DA Davidson presented debt capacity and the rating process. Information on possible annual payments based on anticipated interest rates. The bond issuing process was summarized and timelines presented.

John Colwart from Aetta Architects presented information on the proposed fire station construction in Woodland, including building timeline, floor plan, schematics, and proposed exterior materials. Colwart also showed a virtual walkthrough of the fire station. Commissioner Bartel expressed concern about the antique fire engine display

area at the front of the station. Alyssa Dressel presented multiple interior finish options including flooring, countertops, trim, and wall finishes.

Commissioner Chunn closed the workshop at 6:08 p.m. and called for a short recess.

Meeting resumed at 6:20 p.m.

CHIEF'S REPORT
Chief Nohr reported that today was Maureen Groat's last day. There was excellent turnout of CCFR personnel this afternoon to wish Maureen well in retirement. Maureen provided exceptional internal and external customer service during her tenure at CCFR.

Audrey DeVilling has started as the new Finance Payroll Assistant. She is shadowing Christi Linn on payroll processes. New HR Manager Kristen Olson started today. Brian Salsig will officially start as the new Finance Manager on 3/2. CCFR has received over 125 applicants for the Administrative Assistant position and 7-10 applicants for the Contract Specialist position. The Logistics Technician position will be posted in the near future.

Chief Nohr attended Chief Hebert's retirement ceremony at Fire District 6 today. Chief Dave Russel is the new FD6 chief. Chief Nohr will have the first one-on-one meeting with new VFD Chief John Drake on February 27. The third ambulance provided by the Cowlitz Tribal Foundation has been outfitted and is ready to be blessed; Chief Nohr to coordinate this ceremony. CCFR held a Fire Battalion Chief exam yesterday and today with five candidates. The list will be posted shortly. CCFR has been carrying a BC vacancy and plans to appoint for the vacancy in May or June. CCFR was assisted by personnel from VFD, FD3 and FD6.

The Training Division conducted a house burn on S. 5th Street this past Tuesday. Chief Nohr appreciates the work of Capt. Haldeman and Capt. Gratzer in assisting observers from the City of Ridgefield (Mayor Matt Cole and Councilmember Katie Favela) with turnouts and other logistical issues.

CCFR provided multiple letters of support to the City of Ridgefield for grants and congressionally directed funding to address multiple infrastructure projects around the city. CCFR was contacted by the City of Woodland about a possible contract to provide building official services; the current building official is retiring. AC Jackson to provide more information at the next meeting.

REAL PROPERTY PURCHASE AND SALE
Chief Nohr noted that there had been no changes in the Purchase & Sale agreements for Royle Road and Hillhurst Road since the last meeting. However, the seller proposed a change in the Latecomer Road Agreement that potentially changes the overall price of the purchase. This issue to be discussed in Executive Session.

CITIZEN COMMENTS
None.

Commissioner Bartel exited the meeting at 6:31 PM.

EXECUTIVE SESSION
Executive Session to consider the price at which real estate will be offered for sale or purchase. Action expected.

Entered Executive Session at 6:31 p.m. Anticipated length is 10 minutes to last until 6:41 p.m.

Meeting resumed at 6:41 p.m.

Chief Nohr explained that the City of Ridgefield will purchase property on Hillhurst Road owned by CCFR for $310,000. CCFR will purchase property on Royle Road for $2,000,000. The City of Ridgefield will fund the transactions to a maximum of $2,000,000 to meet the requirements of a Tax Increment Financing mitigation agreement. The seller will develop a road to the back of the property as part of an earlier development agreement. CCFR will sign a latecomer road agreement with the seller and provide $140,000 upon completion of the road. If the seller does not finish the road, they will pay CCFR $100,000.

Motion by Commissioner Bourke, second by Commissioner Ayers to delegate authority to Chief Nohr to sign the purchase agreement for the purchase of property on Royle Road and to sign the sales agreement for the sale of property on Hillhurst Road to the City of Ridgefield, and to sign the latecomer road agreement with the seller. No further discussion. Motion passed unanimously.

No further discussion. Meeting adjourned at 6:45 p.m.

Attest, John Nohr
Fire Chief / District Secretary

Clark-Cowlitz
FIRE RESCUE

CLARK-COWLITZ FIRE RESCUE
CONSENT AGENDA
February 26, 2026

1. Minutes
   - Board Meeting – February 12

2. Prepaid Invoices
   - $ 40,417.46 USBank VISA Stmt Ending February 6 paid February 13
     i. $ 38,030.21 EFT 525 (CCFR Fund 6228)
     ii. $ 2,387.25 EFT 524 (FFFB Fund 6254)

3. Current Invoices
   - $ 1,338.91 (FFFB Fund 6254)
     i. Chk Nos. 104545 – 104546 dated February 26
   - $ 68,210.32 (CCFR Fund 6228)
     i. $ 54,584.35 Chk Nos. 104521 – 104544 dated February 26
     ii. $ 2,465.41 EFT – 527 dated February 26
     iii. $ 11,160.56 ACH – 526 - 529 to be paid February 27
   - $ 95,150.45 (Capital Fund 6224)
     i. $11,600.00 Chk Nos. 104547 dated February 26
     ii. $ 83,550.45 EFT – 556 dated February27

Commissioner Stanley Chunn – Chair

Commissioner David Town – Vice Chair

Commissioner Larry Bartel

Commissioner Ken Ayers

Commissioner Jade Bourke

Clark-Cowlitz
FIRE RESCUE

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

Meeting Date

2/26/2026

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	**6:31**	Hrs
Anticipated length of session	**10**	Mins
Announcement of extended session		Hrs
Anticipated extended length of session		Mins
Meeting resumed at	**6:41**	Hrs

Action anticipated ☒ YES ❍ NO

Reference RCW Chapter 42.30