

ORDINANCE NO. 541

**AN ORDINANCE of the Town Council of the Town of Mansfield providing for the annexation of certain territory to the Town of Mansfield, Washington, and incorporating the same within the corporate limits thereof, providing for the assumption of existing indebtedness, providing the same shall be subject to the Comprehensive Land Use Plan, and assigning zoning classification.**

**WHEREAS**, a Notice of Intent to annex was filed with the Town of Mansfield, and

**WHEREAS**, a meeting was held with Initiating parties resulting in a decision by the Town Council to:

1. Accept the proposed annexation.
2. Require the simultaneous designation of public use district classification.
3. Requires the assumption of a pro rata share of all existing Town indebtedness by the area to be annexed; and
4. Prepare and approve a "pre-annexation" agreement that specified approval of the annexation would require preliminary approval of the planned development for the subject property and specific condition related to infrastructure.

**WHEREAS**, a Petition for Annexation was made in writing and filed with the Town Council and Planning Commission seeking annexation of real property described as follows, all of which property is contiguous to the corporate Town limits of the Town of Mansfield located at 491 RD 14 NE on the corner of State Route (S.R.) 172 and County Road (Ext. of Mansfield Blvd.)

**WHEREAS**, said petition was signed by the owners of the above-described real property; and

**WHEREAS**, the Town Council fixed a date for a public hearing and caused notice thereof to be published and posted as required by law; and

**WHEREAS**, a public hearing was duly held by the Town Council of the Town of Mansfield on the 9th day of April, 2025, and after said hearing a motion was made, seconded, and unanimously passed to approve the annexation of the subject property.

**NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MANSFIELD, WASHINGTON, DO ORDAIN as follows:**

**Section 1.** Upon agreeing to meet all the conditions set forth, the real property described herein being situated within the County of Douglas, State of Washington, and being contiguous to the Town of Mansfield, shall be annexed to and incorporated into the Town of Mansfield.

**Section 2.** All property within the territory annexed shall. After the effective date hereof, be assessed and taxed at the same rate and on the same basis as the property within the Town

for any outstanding indebtedness of the Town of Mansfield contracted prior to, or existing at the date of annexation.

**Section 3.** All property within the territory so annexed shall be subject to and be part of the Comprehensive Plan of the Town of Mansfield as now adopted, or as hereinafter amended.

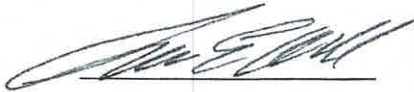
**Section 4.** The subject real property shall be zoned Public.

**Section 5.** A copy of this ordinance shall be filed and recorded as provided by law.

**Section 6.** This ordinance shall become effective from and after its passage by the Council, approved by the mayor and five days after publication as required by law. This ordinance shall be published after the Douglas County Boundary Review Board process has run its course.

PASSED BY THE COUNCIL this day of April 9, 2025

APPROVED



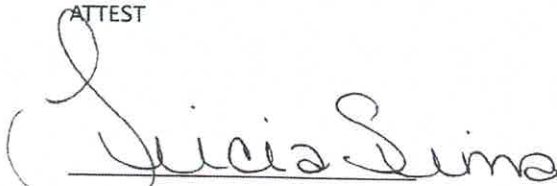
Mayor Clint Wall

APPROVED AS TO FORM:



Steve Smith, Town Attorney

ATTEST



Tricia Sima Clerk/Treasurer

**COPY**

Regular Council Meeting  
City Hall Mansfield, Washington  
April 9, 2025

Mayor Wall called the meeting to order at 6:00 PM.

PRESENT- Mayor Wall, Council members Tupling, Foged, Bayless, Jardine and Lamar. Clerk Sima and Jeanette Cavadini.

EXCUSED ABSENCE- None

UNEXCUSED ABSENCE- None.

PLEDGE OF ALLEGIANCE- The pledge was led by Mayor wall.

MINUTES- Council member Lamar made a motion to accept the March 12 minutes, Foged seconded, motion carried.

AIRPORT UPDATE- Council member Tupling updated the council on the Fly-In/Community Involvement with the CDCPD commissioners and staff. Tupling informed council the Virotower numbers are inaccurate and only counting 50 percent of landings and take-offs. A Fly-In is scheduled for April 26, 2025, for the 75<sup>th</sup> Anniversary of the Mansfield Airport. Discussion followed.

Mayor Wall informed the council that he has asked Scott Rieman with Douglas County TLS for an estimate of costs to repair the runway.

ORDINANCE #541-PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE TOWN OF MANSFIED, WASHINGTON, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF; PROVIDING FOR THE ASSUMPTIN OF EXISTING INDEBTEDNESS, PROVIDING THE SAME SHALL BE SUBJECT TO THE COMPREHENSIVE LAND USE PLAN, AND ASSIGNING ZONING CLASSIFICATIONS-Public Hearing-Second Read. Council member Foged made a motion to accept, Jardine seconded, motion carried.

RESOLUTION 2025-3-PROVIDING FOR THE SUBMISSIN OF A PROPOSITION TO THE QUALIFYING VOTER OF THE TOWN OF MANSFIELD AT THE AUGUST 2025 PRIMARY ELECTON FOR THEIR



RATIFICATION OR REJECTION, PROVIDING FOR THE AUTHORITY TO LEVY AN INCREASE IN THE REGULAR PROPERTY TAX LEVY TO THE RATE OF \$1.50 PER \$1000.00 OF ASSESSED VALUE WHICH IS IN EXCESS TO THE LIMIT FACTOR ESTABLISHED IN RCW 84.55.005 AND 84.55.010; SETTING FOR THE BALLOT PROPOSITION; DIRECTING THE TOWN CLERK TO CERTIFY TO THE COUNTY AUDITOR A CERTIFIED COPY OF THIS RESOLUTION; AND PROVIDING FOR THE MATTERS PROPERLY RELATED THERETO- Council member Lamar made a motion to accept, Tupling seconded, motion carried.

REQUEST FOR QUALIFICATIONS- ENGINEERING- Two Engineering companies submitted an RFQ, Anderson Perry and TDH. Council member Foged made a motion to accept Anderson Perry as the Town of Mansfield's Engineering firm, Jardine seconded, motion carried.

MAYOR REPORT- Mayor Wall informed council that he met with Andrew Beagle, TIB and Adam Schmidtgal, Anderson Perry to review roads in Mansfield. A grant application will be submitted in August for road repair.

Mayor Wall informed council that the Annexation of the Mansfield School is underway, once Ordinance #541 is accepted and published and an Interlocal Agreement is signed by Douglas County Fire #5 the information will be presented to the Douglas County Boundary Review Board.

Mayor Wall informed the council that the children from the Mansfield School would like to paint the ecology blocks at the Douglas County Shop. Discussion followed. Council member Foged made a motion to reject the painting of ecology blocks, Lamar seconded, motion carried.

Mayor Wall informed the council that the children from Mansfield School will be meeting for Earth Day at Blue Stem Park to plant flowers.

Council member Tupling asked about the sale of property located on the east end of Railroad. Discussion followed.

FINANCIAL REPORTS- The bills were read and approved in the amount of \$29,831.40 for April 9, 2025. Warrant #5415-5459. Council member Foged made a motion to accept, Tupling seconded, motion carried.

WARRANT REDEMPTION CHECKS- Check #2269 \$17,802.74 #2270 \$9,127.37 #2271 \$11,984.94 #2272 \$22,578.17 #2273 \$4,429.21.

941 EFT- \$2,677.86

RURAL ECONOMIC DEVELOPMENT 01-\$1,620.00

DEPARTMENT OF REVENUE EFT- \$1,040.01

CHECK ORDER FEE-\$128.50.

The Treasurer's report for April 9, 2025, was read and approved showing \$723,534.56 in checking and investments, motion to approve by Council member Tupling, seconded by Lamar, motion carried.

There being no further business, the meeting has been declared adjourned at 7:02 PM.

Approved:

A handwritten signature in dark ink, appearing to be "R. E. Williams", written over a horizontal line.

Mayor

Respectfully submitted:

A handwritten signature in dark ink, appearing to be "Lucia Sime", written over a horizontal line. A large, loopy circular flourish is on the left side of the signature.

Clerk/Treasurer



## EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4SE1/4) OF SECTION 23, THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4SW1/4) OF SECTION 24, AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, AND 26 IN SAID TOWNSHIP 27 NORTH, RANGE 25 EAST BEING THE NORTHERLY COMMON CORNER OF THE PLAT OF FAIRVIEW ADDITION TO MANSFIELD RECORDED IN VOLUME A OF PLATS AT PAGE 279, RECORDS OF DOUGLAS COUNTY, WASHINGTON AND THE SECOND ADDITION TO MANSFIELD RECORDED IN VOLUME B OF PLATS AT PAGE 3, RECORDS OF DOUGLAS COUNTY, WASHINGTON; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID FAIRVIEW ADDITION TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID FAIRVIEW ADDITION TO A POINT BEING 30 FEET SOUTH, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 26, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 172 ACCORDING TO WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) RIGHT OF WAY PLAN TITLED "SR 172 COUNTY ROAD NO. 835 TO MANSFIELD" APPROVED DECEMBER 7, 1967, RECORDS OF WSDOT; THENCE WESTERLY, PARALLEL WITH AND 30 FEET SOUTHERLY OF THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4NE1/4) OF SECTION 26 BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID SR 172 TO A POINT LYING 933.38 WESTERLY AND 30 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID SECTION 26; THENCE NORTHERLY, PERPENDICULAR TO THE CENTERLINE OF SAID SR 172, TO A POINT 1008.38 FEET NORTHERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID SR 172, SAID POINT BEING THE NORTHWESTERLY CORNER OF A 19.20 ACRE TRACT OF LAND DESCRIBED ON RECORD OF SURVEY FOR MANSFIELD SCHOOL DISTRICT RECORDED AUGUST 6, 1981 UNDER AUDITOR'S FILE NUMBER 211796, RECORDS OF DOUGLAS COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE NORTH LINE OF SAID 19.20 ACRE TRACT, AND A EASTERLY EXTENSION THEREOF, TO A POINT LYING 30 FEET EASTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4SW1/4) OF SECTION 24 SAID POINT ALSO LYING IN THE EASTERLY RIGHT OF WAY LINE OF DOUGLAS COUNTY ROAD NUMBER 791; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND PARALLEL WITH AND 30 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4SW1/4) OF SECTION 24, TO A POINT LYING 33 FEET NORTHERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4SW1/4) OF SECTION 24 SAID POINT BEING THE NORTHEASTERLY INTERSECTION OF THE RIGHT OF WAYS FOR DOUGLAS COUNTY ROADS NUMBERED 791 AND 7846; THENCE EASTERLY PARALLEL WITH AND 33 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4SW1/4) OF SECTION 24, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DOUGLAS COUNTY ROAD NUMBER 7846 TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS "TAX 16" IN SPECIAL WARRANTY DEED TO CHARLES HANSON RECORDED NOVEMBER 19, 2008 UNDER AUDITORS FILE NUMBER 3129359, RECORDS OF DOUGLAS COUNTY, WASHINGTON; THENCE SOUTHERLY, PERPENDICULAR TO THE SOUTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4SW1/4) OF SECTION 24 TO SAID SOUTHERLY LINE BEING THE NORTHERLY LINE OF SAID SECOND ADDITION TO MANSFIELD; THENCE WESTERLY, ALONG SAID NORTHERLY LINE TO THE TRUE POINT OF BEGINNING.



FILE NAME: 280-06-100V-BN0002

DATED: 7-22-2025

**apanderson  
perry**

**TOWN OF MANSFIELD  
ANNEXATION ORDINANCE 541**

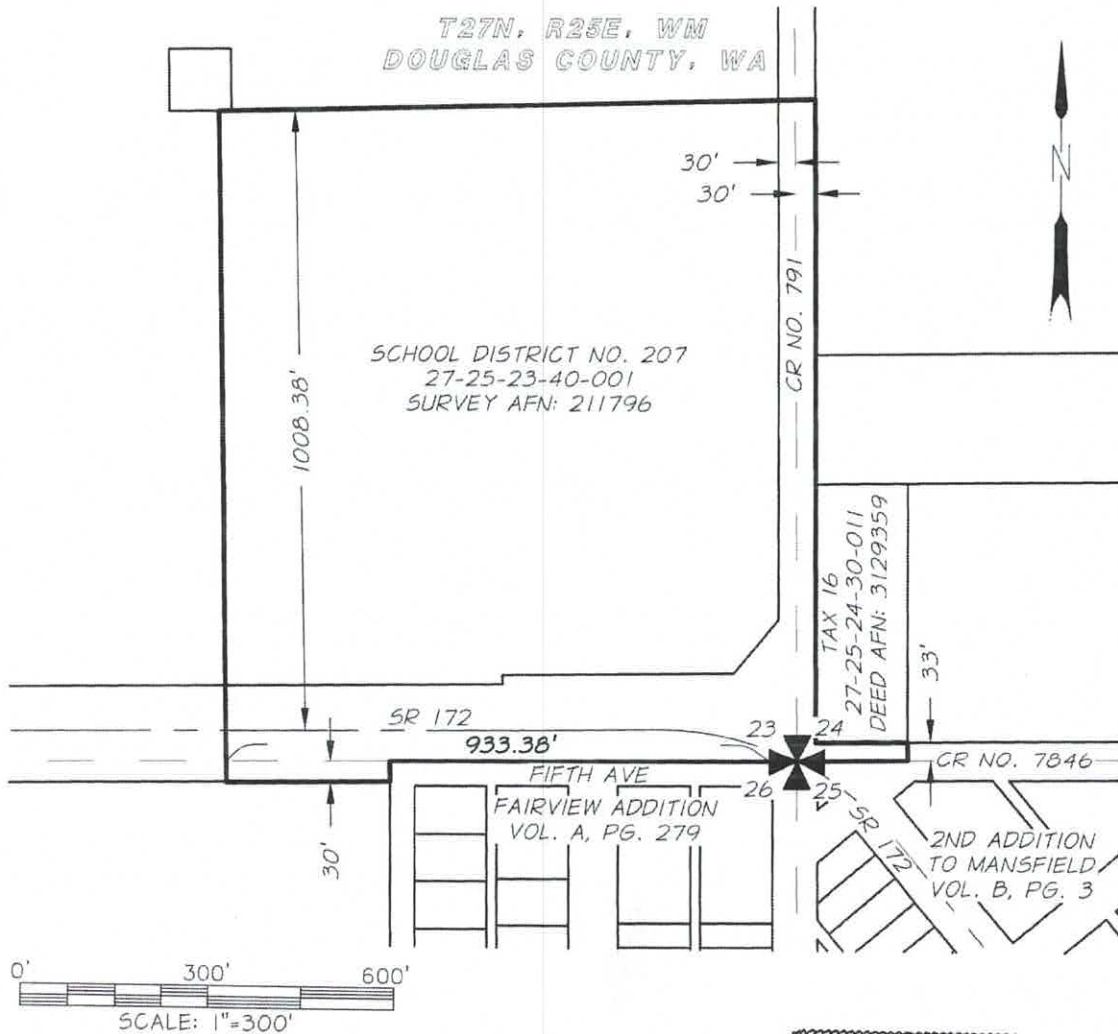
SCHOOL DISTRICT NO. 207  
PARCEL: 27-25-23-40-001  
491 RD 14 NE  
MANSFIELD, WA 98830

EXHIBIT A

1/2

# EXHIBIT A

T27N, R25E, WM  
DOUGLAS COUNTY, WA



FILE NAME: 280-06-100V-BN0002

DATED: 7-22-2025

**apanderson  
perry**

## TOWN OF MANSFIELD ANNEXATION ORDINANCE 541

SCHOOL DISTRICT NO. 207  
PARCEL: 27-25-23-40-001  
491 RD 14 NE  
MANSFIELD, WA 98830

EXHIBIT A

2/2