



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, May 25, 2023
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. STUDY SESSION - 5:00 P.M.

- 1. Police Services Study Update - Presented by Berk Consulting - Steve Stuart, City Manager**

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

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

III. OATH OF OFFICE FOR SERGEANT MARVITZ

IV. PROCLAMATION - TRAILS DAY

V. PROCLAMATION - PRIDE MONTH

VI. PUBLIC COMMENT

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

VII. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the May 11, 2023 Meeting**

VIII. BUSINESS

- 1. First Reading of Ordinance No. 1403 - Approval of Water Rate Structure and Conservation Options - Kirk Johnson, Finance Director**

2. **First Reading of Ordinance No. 1402 - 2023 Budget Amendment - Kirk Johnson, Finance Director**
3. **Resolution No. 628 - Approval of Designation of Official Newspaper - Kirk Johnson, Finance Director**

IX. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1401 - Establishing a Posted Speed Limit on NW 229th Street Between Hillhurst Road and a Point Approximately 450 Feet West of S. 40th Place - Chuck Green, Public Works Director**
2. **Public Hearing and First Reading of Ordinance No. 1404 - Amendment to the Development Agreement for Kemper Grove Phase 2 - Steve Stuart, City Manager**

X. PUBLIC COMMENT

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

XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

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

XII. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: 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

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. May 25, 2023 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

May 25th, 2023

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AQUATIC INFORMATICS INC.	3337	104034	Genl Govt/Facilities	2023 Annual Web Test & Support Renewal	(156.60)
			Public Works	2023 Annual Web Test & Support Renewal	1,956.60
AQUATIC INFORMATICS INC. Total					1,800.00
ARAMARK UNIFORM SERVICES	32	5291226588	Genl Govt/Facilities	05.03.2023 PW Floor Mats	2.42
			Public Works	05.03.2023 PW Floor Mats	32.82
			Community Development	05.03.2023 PW Floor Mats	5.10
		5291230832	Genl Govt/Facilities	05.10.2023 PW Floor Mats	2.42
			Public Works	05.10.2023 PW Floor Mats	32.82
			Community Development	05.10.2023 PW Floor Mats	5.10
		5291226599	Public Works	05.03.2023 PW Uniforms	16.30
		5291230839	Public Works	05.10.2023 PW Uniforms	16.30
		5291226591	Genl Govt/Facilities	05.03.2023 Floor Mats - CH/RACC/PD	9.19
			Public Safety	05.03.2023 Floor Mats - CH/RACC/PD	4.47
			Community Development	05.03.2023 Floor Mats - CH/RACC/PD	5.78
		5291230835	Genl Govt/Facilities	05.10.2023 Floor Mats - CH/RACC/PD	9.19
			Public Safety	05.10.2023 Floor Mats - CH/RACC/PD	4.47
			Community Development	05.10.2023 Floor Mats - CH/RACC/PD	5.78
ARAMARK UNIFORM SERVICES Total					152.16
ASSOCIATED CONSULTANTS INC.	1030	23-124-02	Community Development	Pioneer Village Building #11 Plan Review	570.00
ASSOCIATED CONSULTANTS INC. Total					570.00
BATTERIES PLUS BULBS	3436	P62266465	Public Safety	PD Trailer Battery	313.57
BATTERIES PLUS BULBS Total					313.57
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202304B	Public Works	04.2023 Customer Web Payments	21.90
		2827-202304A	Public Works	04.2023 Customer Web Payments	734.54
BLUEFIN PAYMENT SYSTEMS - EPAY Total					756.44
BOB'S PAINTLAND	59	66785	Public Works	Water Operational Supplies	89.89
BOB'S PAINTLAND Total					89.89
CFM STRATEGIC COMMUNICATIONS INC.	2551	27296	Genl Govt/Facilities	04.2023 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CITY OF BATTLE GROUND	92	INV00423	Judicial	04.2023 Court Costs / Public Defender	23,423.83
CITY OF BATTLE GROUND Total					23,423.83
CITY OF LACENTER	2846	1780467429	Public Safety	2020 Chevy Tahoe - R244107	35,000.00
		1732244801	Public Safety	2018 Chevy Tahoe - R236133	15,000.00
CITY OF LACENTER Total					50,000.00
CITY OF RIDGEFIELD WATER & STORM - EPAY	96	009457-000-0423	Public Works	Columbia Hills Irrigation Tract D Cispus Way	97.73
		009272-000-0423	Public Works	1308 N Heron Dr Hayden Park - Water	48.87
				1308 N Heron Dr Hayden Park - Storm	21.00
		005207-000-0423	Public Works	Blue Heron Community Garden	48.87
		009787-010-0423	Genl Govt/Facilities	IRR 487 S 56th Pl.	2.96
			Public Works	IRR 487 S 56th Pl.	39.90
			Community Development	IRR 487 S 56th Pl.	6.20
		005436-009-0423	Public Works	6007 N Ridgefield Woods Dr - Irrigation	48.87

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CITY OF RIDGEFIELD WATER & STORM - EPAY	96	009787-009-0423	Genl Govt/Facilities	487 S 56th Pl. - Water	6.77
				487 S 56th Pl. - Storm	49.39
			Public Works	487 S 56th Pl. - Water	91.34
				487 S 56th Pl. - Storm	666.08
			Community Development	487 S 56th Pl. - Water	14.19
				487 S 56th Pl. - Storm	103.52
		006398-000-0423	Public Safety	116 N Main Ave PD - Storm	84.00
				116 N Main Ave PD - Water	65.30
		006420-000-0423	Public Works	315 N 3rd Ave Davis Park	156.37
		009787-007-0423	Public Works	1101 S Hillhurst Rd - Water	48.87
				1101 S Hillhurst Rd - Storm	21.00
		005436-010-0423	Public Works	5054 Pioneer Street - Storm	21.00
		005815-000-0423	Genl Govt/Facilities	109 W Division WWTP-Storm / CRWWD Portion	441.00
				109 W Division - WWTP - Water/ CRWWD Portion	146.53
			Public Works	109 W Division WWTP-Storm	441.00
				109 W Division - WWTP - Water	146.53
		005807-000-0423	Public Works	Abrams Park Restrooms - Water	128.73
				Abrams Park Restrooms - Storm	21.00
		010821-000-0423	Public Works	Water Tower (Cemetery)	63.00
		006404-000-0423	Genl Govt/Facilities	230 Pioneer St City Hall - Water	99.00
				230 Pioneer St City Hall - Storm	147.00
		008428-000-0423	Public Works	Cedar Ridge Park - Storm	21.00
				Cedar Ridge Park - Water	97.73
		006405-000-0423	Public Works	119 N 3rd Ave Community Park - Storm	42.00
				119 N 3rd Ave Community Park - Water	48.93
		009787-001-0423	Public Works	IRR Horns Corner Park	100.68
		007097-000-0423	Public Works	2311 N 5th Way Crow's Nest Park - Water	48.87
				2311 N 5th Way Crow's Nest Park - Storm	42.00
		007183-000-0423	Public Works	618 Lark Dr Lark Park - Storm	21.00
				618 Lark Dr Lark Park - Water	48.87
		009787-006-0423	Public Works	Roundabout 45th & 3rd	48.87
		009787-000-0423	Public Works	Green Gables Tract-Q Irrigation M	50.22
		010889-000-0423	Public Works	Junction Well & Reservoir	147.00
		005488-000-0423	Public Works	Cemetery Water Spigots	48.87
		005812-001-0423	Public Works	Abrams Park Chlorine Injector - Storm	21.00
		009427-000-0423	Public Works	Columbia Hills Irrigation Tract B Wind River	48.87
		005032-000-0423	Genl Govt/Facilities	101 S Main - Water	60.66
				101 S Main -Storm	63.00
		010935-000-0423	Public Works	Cedar Creek Irrigation Tract-B	177.39
		012825-000-0423	Public Works	IRR West End S Sevier Rd	48.87
		005811-000-0423	Public Works	Abrams Park Kitchen & Irrigation - Water	52.74
				Abrams Park Kitchen - Storm	441.00
		009787-003-0423	Public Works	Green Gables Tract-D Irrigation MET	48.87
		006419-000-0423	Public Works	301 N 3rd Ave CDD - Storm	42.00
		009787-008-0423	Public Works	IRR Seven Wells PH3 Tract H	48.87
		005810-000-0423	Public Works	Abrams Park Standpipe - Water	48.87

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		009787-005-0423	Public Works	Park & Ride Lot	231.00	
		009787-002-0423	Public Works	Green Gables Tract-D Irrigation M	48.87	
		005806-000-0423	Public Works	Abrams Soccer Field - Water	156.37	
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					5,629.31	
CLARK COUNTY	102	CI051220	Public Safety	Q1.2023 TER&R and NetMotion	7,640.72	
CLARK COUNTY Total					7,640.72	
CLARK COUNTY TREASURERS OFFICE	554	SIF202304	Genl Govt/Facilities	School Impact Fees	258,324.70	
CLARK COUNTY TREASURERS OFFICE Total					258,324.70	
CLARK PUBLIC UTILITIES	3619	25410954	Public Works	South Junction Trail	1,242.85	
CLARK PUBLIC UTILITIES Total					1,242.85	
CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202304	Genl Govt/Facilities	230 Pioneer Ave	202.80	
				487 S 56th Pl.	59.27	
			Public Safety	116 N Main Avenue	288.99	
				101 Mill St Ste B	106.35	
			Public Works	2300 N 3rd Way Bellwood Trail Lights	35.64	
				Municipal Lighting Lease	9,242.22	
				109 W Division St - Electricity	49.35	
				800 NE 264 St Intertie 1 - Water	607.17	
				SR/Pioneer ST & S 65 AVE	62.83	
				Overlook Park - Electricity	131.79	
				3701 N 3rd Cir - Electricity	26.99	
				487 S 56th Pl.	778.54	
				535 N Abrams Park Rd.	101.29	
				512 N Allen Dr - Electricity	26.83	
				1504 NW Intertie 3 - Water	740.55	
				City Park/Water Well	2,551.16	
				N 35th Ave and Pioneer St	62.57	
				Pioneer St. & Gee Creek Loop - Electricity	27.23	
				400 N Abrams Park Rd	1,111.70	
				Traffic Signal - Hillhurst/Royal Rd.	56.46	
				301 N 3rd Ave	65.68	
				SR/Pioneer St & S 56 PL	109.10	
				214 S Riverview Dr	94.40	
				N 1st Cir & N 65th Ave - Park & Ride	60.21	
				255 S 56th Pl - Electricity	2,228.84	
				337 S Royal Rd.	163.05	
				911 N 65th Ave Intertie 2 - Water	95.45	
				N Abrams Park/E Division	173.42	
				Community Development	487 S 56th Pl.	124.05
					Public Works	487 S 56th Pl.
CLARK PUBLIC UTILITIES - EPAY Total					19,403.46	
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	0741-202304	Genl Govt/Facilities	04.2023 487 S 56th Pl - Sewer	3.98	
				04.2023 230 Pioneer St City Hall - Sewer	266.00	
				04.2023 109 W Division WWTP - CRWWD Portion - Sewer	88.86	
			Public Safety	04.2023 116 N Main Ave PD - Sewer	52.38	

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CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	0741-202304	Public Works	04.2023 487 S 56th Pl - Sewer	52.29
				04.2023 Abrams Park Kitchen - Sewer	38.26
				04.2023 109 W Division WWTP - Sewer	88.87
				04.2023 Abrams Park Restrooms - Sewer	89.45
				04.2023 255 S 56th Pl Well & Reservoir - Sewer	38.26
				04.2023 Abrams Park Former Mgr House - Sewer	42.97
				04.2023 487 S 56th Pl - Sewer	8.33
			Community Development	04.2023 487 S 56th Pl - Sewer	1.31
CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total					770.96
COLUMBIAN PUBLISHING	116	42314	Community Development	35th Ave Improvements & Sanderling Park Final Plat	93.60
		41968	Genl Govt/Facilities	2023 Municipal Codes Amendments	73.80
		41958	Community Development	Capital Facilities Plan Consultant Team	630.30
COLUMBIAN PUBLISHING Total					797.70
COMCAST - EPAY	2271	2271-202305	Genl Govt/Facilities	PW Ops Communications	20.90
				PW OPS Internet Services	12.13
				RACC Internet Services	52.84
				CH Internet Services	407.76
				CH Communicatons	66.38
				PD Communications	350.41
			Public Safety	PW Ops Communications	206.12
				PW OPS Internet Services	163.29
			Public Works	PW Ops Communications	32.85
				PW OPS Internet Services	25.37
				RACC Internet Services	147.96
COMCAST - EPAY Total					1,486.01
COMCAST BUSINESS - EPAY	1666	172506494	Genl Govt/Facilities	PW Ops - Communications	96.94
			Public Works	PW Ops - Communications	1,305.20
			Community Development	PW Ops - Communications	202.88
			170825279	Genl Govt/Facilities	05.2023 City Hall Communications
COMCAST BUSINESS - EPAY Total					1,996.84
CT PUBLISHING LLC	3753	702113	Genl Govt/Facilities	Invitation to Bid Official Newspaper	81.00
CT PUBLISHING LLC Total					81.00
DANIEL E. HERRIGSTAD	3794	1000	Genl Govt/Facilities	2023 Big Paddle Music Performance	1,500.00
DANIEL E. HERRIGSTAD Total					1,500.00
DAVID R KING	3876	1006	Public Safety	Leadership Training	100.00
DAVID R KING Total					100.00
DEPARTMENT OF LICENSING	3387	PD-R244107	Public Safety	2020 Chevy Tahoe Licensing & Sale Tax - 1GNSKDEC2LR244107	3,176.25
		PD-R236133	Public Safety	2018 Chevy Tahoe Licensing & Sale Tax - 1GNSKDEC0JR236133	1,396.25
DEPARTMENT OF LICENSING Total					4,572.50
DEPARTMENT OF LICENSING - EPAY	154	RG0001309-2023	Genl Govt/Facilities	CPL Fees	21.00
		RG0001304-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001331-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001298-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001311-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001330-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001310-2023	Genl Govt/Facilities	CPL Fees	18.00

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DEPARTMENT OF LICENSING - EPAY	154	RG0001308-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001319-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001307-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001320-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001324-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001296-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001321-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001317-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001327-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001325-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001306-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001329-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001323-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001326-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001314-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001305-2023	Genl Govt/Facilities	CPL Fees	21.00
		RG0001328-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001322-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001313-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001303-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001318-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001312-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001315-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001299-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001300-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001301-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001302-2023	Genl Govt/Facilities	CPL Fees	18.00
		RG0001297-2023	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - EPAY Total					636.00
DKS ASSOCIATES	1565	85507	Community Development	04.2023 On Call Review Services	2,622.50
DKS ASSOCIATES Total					2,622.50
DLT SOLUTIONS LLC	3903	SI607183	Public Works	2023 AutoCAD Annual Subscription	584.49
			Community Development	2023 AutoCAD Annual Subscription	1,252.48
			Information Technology	2023 AutoCAD Annual Subscription	250.50
DLT SOLUTIONS LLC Total					2,087.47
DOWL LLC	3731	2432.14846.02-9	Public Works	Refuge Park - Phase 1 Design and Permitting	4,232.95
DOWL LLC Total					4,232.95
ELCOR INC	2081	MSG-16094	Public Safety	04.2023 IT Services	3,860.48
			Public Works	04.2023 IT Services	3,137.40
			Community Development	04.2023 IT Services	3,377.27
			Information Technology	04.2023 IT Services	7,006.57
		16156	Information Technology	Extra Monitor & Fnance Laptop	2,107.96
ELCOR INC Total					19,489.68
FIDELITY NATIONAL TITLE	677	612888944	Public Works	Right of Way & Easements for Royle Rd Project Parcel 213965000	51,092.60
		612888946	Public Works	Right of Way & Easements for Royle Rd Project Parcel 215597000 R	50,854.07
FIDELITY NATIONAL TITLE Total					101,946.67

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GALINA BURLEY	3766	3766-20230525A	Public Works	2023 Intertwine Summit Parking Reimb. - Burley	8.00
		3766-20230525C	Public Works	2023 WRPA Annual Conference Mileage Reimb. - Burley	458.75
		3766-20230525B	Public Works	05.11.2023 Parks Event Parking Riemb. - Burley	3.50
		3766-20230516	Public Works	2023 WRPA Annual Conference Meals Reimb. - Burley	220.00
GALINA BURLEY Total					690.25
GISI MARKETING GROUP	2811	274704	Genl Govt/Facilities	2023 Ridgefield Newsletter Edition #2	3,939.94
GISI MARKETING GROUP Total					3,939.94
GRAYLING ENGINEERS PLLC	3877	744	Public Works	Water Main Replacement - Pioneer to Shobert	17,783.68
GRAYLING ENGINEERS PLLC Total					17,783.68
GROVER ELECTRIC AND PLUMBING	210	HB78096	Genl Govt/Facilities	PW Ops Kitchen Repair	2.02
			Public Works	PW Ops Kitchen Repair	27.41
			Community Development	PW Ops Kitchen Repair	4.26
		HB78097	Public Works	Overlook Park Dog Water Bowl Faucet Replacement	53.06
		HB78033	Public Works	Abrams Park Faucet Repair	59.63
GROVER ELECTRIC AND PLUMBING Total					146.38
H.D. FOWLER COMPANY	2036	I6390168	Public Works	Water Meters	740.36
H.D. FOWLER COMPANY Total					740.36
HARPER HOUF PETERSON RIGHELLIS INC.	1678	56181	Public Works	04.2023 Boyse Park Master Plan	150.00
HARPER HOUF PETERSON RIGHELLIS INC. Total					150.00
HARRY'S KEY SERVICE INC.	982	40-23133	Public Safety	PD Bluffs Rekey and Install Locks	2,144.11
		40-23133-1	Public Safety	PD Bluffs Rekey and Install Locks	415.72
HARRY'S KEY SERVICE INC. Total					2,559.83
HARRY'S LAWN AND POWER EQUIPMENT	214	240698	Public Works	Parks Lawn Mower Repair	561.70
		239947	Public Works	Parks Operational Supplies	68.94
HARRY'S LAWN AND POWER EQUIPMENT Total					630.64
HD SUPPLY INC.	3886	INV00003353	Public Works	Water Operational Supplies	569.21
		INV00002369	Public Works	Water Operational Supplies	111.25
HD SUPPLY INC. Total					680.46
HIGHWAY SPECIALTIES LLC	3887	0007103-IN	Public Works	Street Signs	149.19
HIGHWAY SPECIALTIES LLC Total					149.19
HOME DEPOT VISA - EPAY	1805	2011212	Genl Govt/Facilities	PWFAC Tools	3.14
				PW Shop Air Compressor Repair	2.56
				PW Shop Supplies	4.42
				Events Trailer Supplies	84.87
				WA Sales Tax 8.7%	(16.96)
			Public Works	PWFAC Tools	22.92
				PW Shop Air Compressor Repair	34.38
				PW Shop Supplies	59.61
		6035399	Public Works	PW Shop Break Room Counter Top & Supplies	543.46
		8372109	Public Works	PW Shop Break Room Repair	460.06
		7022567	Public Works	PW Shop Break Room Cabinets	1,469.04
		4180576	Public Works	Returned PW Shop Break Room Sink	(161.96)
		4372127	Public Works	PW Shop Break Room Remodel	299.66
HOME DEPOT VISA - EPAY Total					2,805.20
HONEY BUCKETS	223	553454766	Genl Govt/Facilities	PW Shop Port-a-Potty	72.55
			Public Works	PW Shop Port-a-Potty	976.45

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HONEY BUCKETS	223	553461713	Genl Govt/Facilities	05.2023 1SAT Port-a-Potty Rental	355.00
HONEY BUCKETS Total					1,404.00
HOWARD JOFFE	3909	RES-22-0199	Genl Govt/Facilities	Building Permit Refund	92.40
HOWARD JOFFE Total					92.40
INTERMEDIA.NET INC.	3804	2305132393	Information Technology	04.2023 Voice Service Charges	87.23
INTERMEDIA.NET INC. Total					87.23
JACOBS ENGINEERING GROUP INC.	3349	W3X87401-09	Public Works	04.2023 Screen Design/Engineering Services	3,014.82
JACOBS ENGINEERING GROUP INC. Total					3,014.82
JANEAN Z PARKER	2199	193	Community Development	04.2023 Legal Services	2,062.50
			Legal	04.2023 Legal Services	4,312.50
JANEAN Z PARKER Total					6,375.00
JOE TURNER P.C.	1437	1291	Community Development	04.18.2023 Hearing Examiner	430.00
JOE TURNER P.C. Total					430.00
KARL JOHANSSON	3569	21001-25	Public Works	04.2023 YMCA Site Plan	8,452.06
KARL JOHANSSON Total					8,452.06
KHALED RASHED	3859	3859-20230525	Community Development	2013 Ford Escape Air Filter - Khaled	21.69
KHALED RASHED Total					21.69
KIRK JOHNSON	1716	1716-20230525	Finance	03.2023-04.2023 Mileage Reimb. - Kirk Johnson	209.08
KIRK JOHNSON Total					209.08
Kriek Nichole & Kriss Gunerson	UB*00823	(blank)	Genl Govt/Facilities	Refund Check 007464-000 822 N Raven Dr	73.22
Kriek Nichole & Kriss Gunerson Total					73.22
LAKE SIDE INDUSTRIES	264	230381	Public Works	Streets Operational Supplies - Asphalt	1,865.65
LAKE SIDE INDUSTRIES Total					1,865.65
LANGUAGE LINE SERVICES INC.	3122	10996720	Public Safety	04.2023 Interpreting Services - PD	30.77
		10998407	Genl Govt/Facilities	04.2023 Interpreting Services - CH	7.64
LANGUAGE LINE SERVICES INC. Total					38.41
Manor Homes NW Inc	UB*00889	(blank)	Genl Govt/Facilities	Refund Check 005820-073 522 N 32nd Ct	4.69
Manor Homes NW Inc Total					4.69
MARIUS L MALATTIA	1817	172	Community Development	04.2023 Design Reviews	525.00
MARIUS L MALATTIA Total					525.00
MARTA L. OCHOA-RUTHERFORD	3396	578	Judicial	05.04.2023 Interpreting Services	130.00
		577	Judicial	04.20.2023 Interpreting Services	65.00
		579	Judicial	05.04.2023 Interpreting Services	130.00
MARTA L. OCHOA-RUTHERFORD Total					325.00
MINERT AND ASSOCIATES INC.	981	323292	Genl Govt/Facilities	DOT Screening - J. Strickler/J. Swarts/N. Johnson	3.85
			Public Works	DOT Screening - J. Strickler/J. Swarts/N. Johnson	241.65
MINERT AND ASSOCIATES INC. Total					245.50
MODERN MARKETING	3014	MMI151137	Genl Govt/Facilities	PD Operational Supplies - Stickers	(36.40)
			Public Safety	PD Operational Supplies - Stickers	454.74
MODERN MARKETING Total					418.34
NAPA AUTO PARTS	498	367895	Genl Govt/Facilities	PW Shop Small Tools	2.30
			Public Works	PW Shop Small Tools	30.97
		368016	Public Works	Dog Water Fountain Repair	8.62
		367954	Public Works	PWUTIL Vehicle Maintenance	28.65
		365528	Public Works	PWUTIL Vehicle Maintenance	10.36
NAPA AUTO PARTS Total					80.90

City of Ridgefield

Claims Payment Report

For Approval on:

May 25th, 2023

NORTHSIDE FORD TRUCK SALES INC	3281	12579	Genl Govt/Facilities	2023 Ford Ranger SuperCab	39,679.70
		12571	Genl Govt/Facilities	2023 Ford F-150 - D90979	48,460.48
NORTHSIDE FORD TRUCK SALES INC Total					88,140.18
NORTHWEST NATURAL GAS - EPAY	315	0315-202304	Genl Govt/Facilities	04.2023 PW Shop - Natural Gas	2.32
				04.2023 PW Ops - Natural Gas	3.37
				04.2023 PW Ops #B - Natural Gas	160.20
				04.2023 City Hall - Natural Gas	301.12
			Public Safety	04.2023 PD The Bluffs - Natural Gas	237.11
				04.2023 Police Department - Natural Gas	48.63
			Public Works	04.2023 PW Shop - Natural Gas	30.44
				04.2023 PW Ops - Natural Gas	44.26
				04.2023 PW Ops #B - Natural Gas	2,101.85
			Community Development	04.2023 PW Ops - Natural Gas	7.05
			Public Works	04.2023 PW Shop - Natural Gas	0.77
				04.2023 PW Ops - Natural Gas	1.11
				04.2023 PW Ops #B - Natural Gas	53.02
NORTHWEST NATURAL GAS - EPAY Total					2,991.25
NORTHWEST STAFFING	522	4131715	Public Works	05.07.2023 Temp Services	664.84
			Community Development	05.07.2023 Temp Services	543.96
		4131583	Public Works	04.30.2023 Temp Services - Loucks	1,205.80
NORTHWEST STAFFING Total					2,414.60
NW CONSTRUCTION GENERAL CONTRACTING INC.	2900	P21026-2900-14	Genl Govt/Facilities	Royle Road S 19th to 460 LF N of S 15th	(13,013.29)
			Public Works	Royle Road S 19th to 460 LF N of S 15th	260,679.13
NW CONSTRUCTION GENERAL CONTRACTING INC. Total					247,665.84
OPENGOV INC	2562	INV00010927	Information Technology	2023 Annual Procurement Software Subscription	6,848.12
OPENGOV INC Total					6,848.12
OTAK INC.	1787	52300034	Community Development	04.2023 Commercial Project Management	18,780.50
OTAK INC. Total					18,780.50
PACIFIC OFFICE AUTOMATION - LEASE	1564	79498505	Genl Govt/Facilities	04.2023 Copier Lease PD/CH/RACC/PWUTIL	753.17
			Public Safety	04.2023 Copier Lease PD/CH/RACC/PWUTIL	587.68
			Public Works	04.2023 Copier Lease PD/CH/RACC/PWUTIL	43.99
			Community Development	04.2023 Copier Lease PD/CH/RACC/PWUTIL	467.72
		79864978	Genl Govt/Facilities	PW Ops Copier Lease - Additional Tax	7.96
			Public Works	PW Ops Copier Lease - Additional Tax	107.40
			Community Development	PW Ops Copier Lease - Additional Tax	16.69
		79767856	Genl Govt/Facilities	05.2023 Copier Lease - PD/CH/RACC/PWUTIL	767.42
			Public Safety	05.2023 Copier Lease - PD/CH/RACC/PWUTIL	562.47
			Public Works	05.2023 Copier Lease - PD/CH/RACC/PWUTIL	42.10
			Community Development	05.2023 Copier Lease - PD/CH/RACC/PWUTIL	447.66
		79738845	Genl Govt/Facilities	04.2023 Copier Lease Additional Tax - CH	48.63
PACIFIC OFFICE AUTOMATION - LEASE Total					3,852.89
PACIFICA LAW GROUP	2911	83512	Legal	04.2023 Legal Services	3,870.50
PACIFICA LAW GROUP Total					3,870.50
PATRICIA NEWHOUSE	2644	2644-20230525	Administration	03.2023 Mileage Reimbursement - Newhouse	23.06
PATRICIA NEWHOUSE Total					23.06
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.001-1	Community Development	03.2023 Developer Plan Review	4,815.00

City of Ridgefield

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For Approval on:

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PBS ENGINEERING AND ENVIRONMENTAL	342	0071069.009-15	Public Works	0.2023 Royle Road Corridor Completion	10,257.53
		0071708.001-3	Public Works	04.2023 Overlook Park Construction Management	4,121.73
		0071069.010-7	Public Works	03.2023 Royle Rd Roundabout Construction Inspection	31,153.71
PBS ENGINEERING AND ENVIRONMENTAL Total					50,347.97
PITNEY BOWES - EPAY	341	1023063967	Genl Govt/Facilities	Postage Machine - PowerGuard2 #F900020	114.14
PITNEY BOWES - EPAY Total					114.14
PLAYCORE WISCONSIN INC.	2930	PJI-0206040	Genl Govt/Facilities	Parks Playground Repair Supplies	(28.31)
			Public Works	Parks Playground Repair Supplies	353.68
PLAYCORE WISCONSIN INC. Total					325.37
PURCHASE POWER - EPAY	356	53127452	Genl Govt/Facilities	03.27.2023 Postage Replenishment	500.00
PURCHASE POWER - EPAY Total					500.00
RIDGEFIELD HARDWARE	376	0376-202304	Genl Govt/Facilities	04.2023 Operational Supplies	265.98
			Public Safety	04.2023 Operational Supplies	91.24
			Public Works	04.2023 Operational Supplies	893.77
RIDGEFIELD HARDWARE Total					1,250.99
ROBERT AHEARN	3895	3895-20230508	Public Safety	PD Bluffs Blinds - Final Payment	2,540.32
ROBERT AHEARN Total					2,540.32
ROBERT S. PHED	3907	BGMC 23-01	Judicial	05.04.2023 Interpreting Services	65.00
ROBERT S. PHED Total					65.00
SIMPLIFILE - EPAY	2962	E6119441	Genl Govt/Facilities	Alpaca Group Covenant to Construct Public Improvements	220.37
SIMPLIFILE - EPAY Total					220.37
SOLID WASTE SYSTEMS INC.	3826	0155685-IN	Public Works	Storm/Streets Sweeper Maintenance	143.86
		0156056-IN	Public Works	Storm/Streets Sweeper Brooms	3,233.30
SOLID WASTE SYSTEMS INC. Total					3,377.16
SPRINGBROOK - GROUP EPAY	3544	230521926	Public Works	04.2023 UB Web Payments	97.98
SPRINGBROOK - GROUP EPAY Total					97.98
SPRINGBROOK SOFTWARE LLC	3444	INV-012971	Public Works	04.2023 Customer Web Payments	561.22
SPRINGBROOK SOFTWARE LLC Total					561.22
STATE AUDITOR'S OFFICE	524	L154559	Finance	04.2023 Audit Services	34,266.76
STATE AUDITOR'S OFFICE Total					34,266.76
SWORDFERN LLC	2663	23-501	Genl Govt/Facilities	126 Main Ave Appraisal	3,900.00
SWORDFERN LLC Total					3,900.00
THE MASTERS TOUCH LLC	1786	P86613	Public Works	04.2023 UB Statements - Postage	1,756.43
		P86528	Public Works	04.2023 Backflow Test Letters - Postage	175.80
		86613	Public Works	04.2023 UB Statements	1,029.45
		P86592	Public Works	04.2023 Final Bills - Postatge	27.84
		86592	Public Works	04.2023 Final Bills	91.07
		86528	Public Works	04.2023 Backflow Test Letters	325.89
THE MASTERS TOUCH LLC Total					3,406.48
THE PARR COMPANY	964	26653268	Genl Govt/Facilities	PW Ops Kitchen Install	5.53
			Public Works	PW Ops Kitchen Install	74.57
			Community Development	PW Ops Kitchen Install	11.59
		26652488	Public Works	Street Signs	46.47
		26653599	Genl Govt/Facilities	PW Ops Kitchen Install	1.22
			Public Works	PW Ops Kitchen Install	16.51
			Community Development	PW Ops Kitchen Install	2.56

City of Ridgefield

Claims Payment Report

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THE PARR COMPANY	964	26653560	Genl Govt/Facilities	PW Shop Operational Supplies	2.00
			Public Works	PW Shop Operational Supplies	26.89
		26654806	Genl Govt/Facilities	Big Paddle Supplies	95.66
		26653365	Genl Govt/Facilities	PW Ops Kitchen Install	1.58
			Public Works	PW Ops Kitchen Install	21.38
			Community Development	PW Ops Kitchen Install	3.32
THE PARR COMPANY Total					309.28
THE PRINT SHOP	1580	75419	Genl Govt/Facilities	AP Checks	306.42
THE PRINT SHOP Total					306.42
TRACY BLEHM	809	0809-20230525	Human Resources	AWC Labor Relations Conference Lodging Reimb.- Blehm	339.68
TRACY BLEHM Total					339.68
TRAFFIC SAFETY SUPPLY	432	INV058836	Public Works	Reserved Parking Sign - Abram Park	141.39
TRAFFIC SAFETY SUPPLY Total					141.39
UNIVERSAL FIELD SERVICES INC	3601	503572	Public Works	04.2023 Right of Way Acquisition Assistance - Royle Rd.	108.00
UNIVERSAL FIELD SERVICES INC Total					108.00
VAIRKKO TECHNOLOGIES LLC	3699	23133	Genl Govt/Facilities	05.2023 PD Scheduling Software	(12.39)
			Public Safety	05.2023 PD Scheduling Software	154.79
VAIRKKO TECHNOLOGIES LLC Total					142.40
VERIZON WIRELESS - EPAY	452	9933623991	Genl Govt/Facilities	04.2023 PW iPad and cellphones	33.64
				04.2023 General iPad and cellphones	48.67
			Public Safety	04.2023 PD iPad and cellphones	632.84
			Public Works	04.2023 PW iPad and cellphones	453.45
			Community Development	04.2023 CDD iPad and cellphones	291.97
			Executive	04.2023 Executive iPad and cellphones	48.66
			Council	04.2023 Council iPad and cellphones	535.52
			Finance	04.2023 Finance iPad and cellphones	48.66
			Administration	04.2023 Admin iPad and cellphones	291.97
		9933623993	Genl Govt/Facilities	04.2023 PW iPad and cellphones	86.15
				04.2023 Josh Johnson Cell Equipment	4.89
				04.2023 General iPad and cellphones	47.91
			Public Safety	04.2023 PD iPad and cellphones	670.69
				04.2023 PD Cell Equipment	32.60
			Public Works	04.2023 PW iPad and cellphones	1,159.42
				04.2023 Josh Johnson Cell Equipment	17.93
			Community Development	04.2023 Josh Johnson Cell Equipment	9.78
				04.2023 CDD iPad and cellphones	526.96
		Council	04.2023 Council iPad and cellphones	47.91	
		9933623992	Administration	04.2023 Admin iPad and cellphones	287.42
			Public Works	04.2023 Hillhurst Pedestrian Crossing	105.16
VERIZON WIRELESS - EPAY Total					5,382.20
W.W.GRAINGER INC.	206	9690990628	Public Works	Hydrant Hydraulic Oil	263.58
W.W.GRAINGER INC. Total					263.58
WALLIS ENGINEERING PLLC	464	16990	Public Works	03.2023-04.2023 South Junction Upgrade - Trail Improvement	341.00
WALLIS ENGINEERING PLLC Total					341.00
WALTER E. NELSON COMPANY	3553	1789084	Public Works	Paper Products and Hand Soap - Abrams Park	110.35
WALTER E. NELSON COMPANY Total					110.35

City of Ridgefield

Claims Payment Report

For Approval on:

May 25th, 2023

WAPITI NW LLC	2545	40173	Genl Govt/Facilities	2021 Kenworth T440 - PW Crew	33.60
			Public Works	2021 Kenworth T440 - PW Crew	452.11
		40165	Public Works	2013 Ford F-150 - Zack Radar	1,083.60
WAPITI NW LLC Total					1,569.31
WELLS FARGO - EPAY	1681	202304WF	Genl Govt/Facilities	04.2023 Wells Fargo Visa Transactions	24,813.24
WELLS FARGO - EPAY Total					24,813.24
WESTERN UNITED CIVIL GROUP LLC	3743	1124	Public Works	Sidewalk 2130 N 3rd Way	6,500.00
		C2022-59-3743-1	Genl Govt/Facilities	Gee Greek Emergency Streambank Stabilization - Retainage	11,300.00
WESTERN UNITED CIVIL GROUP LLC Total					17,800.00
WEX BANK - EPAY	3552	88884469	Genl Govt/Facilities	04.2023 Fuel	394.07
			Public Safety	04.2023 Fuel	3,266.60
			Public Works	04.2023 Fuel	5,300.56
			Community Development	04.2023 Fuel	731.64
WEX BANK - EPAY Total					9,692.87
WILCO FARM STORE	655	727615-6	Public Works	Storm Truck Tool Box	1,627.91
WILCO FARM STORE Total					1,627.91
WOODLAND SAW AND CYCLE INC.	2223	2886	Public Works	Storm Operations! Supplies	242.71
WOODLAND SAW AND CYCLE INC. Total					242.71
Grand Total					1,109,557.17

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: Approval of Minutes from the May 11, 2023 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT:

ATTACHMENTS:

1. 05-11-2023



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MAY 11, 2023**

Regular Meeting - 5:00 PM

I. STUDY SESSION - 5:00 P.M.

1. City Council Member Selection Process & Interviews - Steve Stuart, City Manager

City Council conducted interviews for the vacated position by Rachel Coker.

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

1. Flag Salute

2. Roll Call

Present:

Mayor Jennifer Lindsay
Mayor Pro Tem Rob Aichele
Council Member Matt Cole
Council Member Lee Wells
Council Member Ron Onslow
Council Member Judy Chipman

3. Late changes to the agenda

III. EXECUTIVE SESSION PURSUANT TO RCW 42.30.110(1)(G)

Mayor announced that City Council would enter into an executive session pursuant to RCW 42.30.110(1)(G) at 6:31PM. Council will be in the executive session until 7:00PM. Action will be taken during the regular scheduled City Council meeting.

Attendees: City Manager, Deputy City Manager, Mayor and City Council.

Mayor reconvened the meeting at 7:00PM.

IV. DELIBERATION AND SELECTION OF POSITION NO. 2

1. Oath of Office - City Council Position No. 2

After deliberation by Mayor and City Council, Clyde Burkle was selected by a vote of 4-2 for the City

Council, Position No 2. The Oath of Office was conducted by City Clerk, Julie Ferriss.

V. PROCLAMATION - PUBLIC SERVICE RECOGNITION MONTH

VI. PUBLIC COMMENT

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

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

VII. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Ron Onslow
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the April 27, 2023 Meeting**

VIII. PRESENTATION

1. **Tax Increment Area (TIA) Update - Kirk Johnson, Finance Director**
2. **Clark County Commission on Aging Annual Update - Claire Lust, Community Development Director**
3. **Port of Ridgefield Update - Randy Mueller, CEO**

IX. BUSINESS

1. **Resolution No. 626 - Declaring Certain Property as Surplus and Authorizing Its Disposition - Kirk Johnson, Finance Director**

City staff are recommending the disposition of the following items including vehicles, equipment, weapons, office equipment and 4 donated Surrey's. Several of the items have interest from other municipal agencies. Staff will work with them to sell and transfer ownership. The weapons will be traded to a gun shop the police department routinely uses for purchases. Remaining items will be offered for sale on the City's public auction site.

MOTION: MOVED TO APPROVE RESOLUTION NO. 626 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Ron Onslow
SECONDER:	Mayor Pro Tem Rob Aichele
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells,

2. Resolution No. 627 - Approving Clark Regional Mitigation Plan - Lee Knottnerus, Deputy City Manager

The federal Disaster Mitigation Act (DMA) of 2000 requires state and local governments to develop hazard mitigation plans as a condition for federal disaster grant assistance. Mitigation actions are activities designed to reduce or eliminate losses resulting from natural hazards such as earthquakes, floods, storms and wildfires. Under its guidance for the DMA, the Federal Emergency Management Agency (FEMA) encourages multi-jurisdictional planning. Clark County and its cities prepared a hazard mitigation plan in 2004, which was formally approved by FEMA on December 16, 2004. The performance period of the initial plan ran from 2004 to its expiration in 2009. Due to the length of the time that the 2004 plan remained expired, the 2016 Clark Regional Natural Hazard Mitigation Plan was considered a new plan with a new process and new direction. Clark Regional Emergency Services Agency (CRESA) formed a regional, seventeen-member partnership comprised of Clark County, its cities and its special purpose districts and embarked on a planning process that allowed partners to look at mitigation planning in a new light and determine the best way to move forward for each jurisdiction involved. The plan was approved on August 16, 2017. The 2023 plan update was a challenge due to COVID and the planning partners' available time and staffing to work on the mitigation plan update. The plan update focused on updating the hazard analysis with updated/new information and data, as well as updating the jurisdictional annexes. Once the hazard mitigation plan is adopted by each jurisdictional partner and approved by FEMA, the partnership will collectively and individually become eligible to apply for hazard mitigation project funding under the unified hazard mitigation assistance grant program, which provides pre- and post-disaster grant opportunities. The grant funds are made available to states and local governments and can be used to implement the long-term hazard mitigation measures specified within the Ridgefield annex of the NHMP before and after a major disaster declaration. The NHMP is considered a living document such that, as awareness of additional hazards develops and new strategies and projects are conceived to offset or prevent losses due to natural disasters, the NHMP will be evaluated and revised on a continual 5-year time frame. The plan consists of two parts: Volume 1 – Planning Area-Wide Elements and Volume 2 – City specific plans. Staff has just included the executive summary and Ridgefield hazard risk planning as part of the package. The full document is available at City offices.

MOTION: MOVED TO APPROVE IN ITS ENTIRETY, VOLUME 1 AND THE INTRODUCTION; CHAPTER 5, THE CITY OF RIDGEFIELD ANNEX, AND THE APPENDICES OF VOLUME 2 OF THE 2023 CLARK REGIONAL NATURAL HAZARD MITIGATION PLAN (NHMP).

RESULT:	(UNANIMOUS)
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Lee Wells
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman

X. PUBLIC COMMENT

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

Comments received during public testimony can be heard on the City's website under <https://ridgefieldwa.us/government/city-council-meeting-audio-files/>.

XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Onslow - Attended RTC meeting, C-TRAN meeting, Park Foundation luncheon.

Council Member Burkle - Helped out at Negihbors Helping Neighbors.

Mayor Pro Tem Aichele - Attended Ribbon cutting ceremony, main street meeting, Port of Ridgefield workshop, First Saturday event, City Manger briefing, Port of Ridgefield meeting.

Council Member Wells - City Manager briefing, Ridgefield Junction Neighborhood Association meeting reminder.

Council Member Chipman - Attended CRWWD meeting, Main Street meeting, City Manager briefing.

Council Member Cole - Attended First Saturday event, School Board meeting, City Manager briefing.

2. Mayor

Attended ECHO board meeting.

3. City Manager

XII. ADJOURN

9:22PM

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: First Reading of Ordinance No. 1403 - Approval of Water Rate Structure and Conservation Options

GOVERNING LEGISLATION

RCW 35.92; Ridgefield Municipal Code Chapter 13.35

PREVIOUS COUNCIL ACTION TAKEN:

The council has adopted ordinances over the years setting bi-monthly water rates that support operating and capital revenues to preserve the public health, safety and proper maintenance of the water system. The most recent action associated with bi-monthly water rates was adopted by the Council through Ordinance No. 1381 on November 17, 2022.

SUMMARY/BACKGROUND:

City staff have been tasked with researching options for water conservation. Staff are in the process of completing a rate study to analyze revenue needs for the next five-ten years. As part of the process, staff and the consultants are analyzing the residential and commercial rate structures to see if changes are needed to incentivize water reduction. Staff are providing options for the council to review. In order to implement a new rate structure prior to the highest usage water billing cycles, staff would need to implement the changes effective July 1, 2023.

Current options for the rate structure include adding a new billing tier for commercial irrigation. In addition, staff have a proposed residential rate structure for the council to review. The new structure would include modification of the usage tiers and adding one usage tier. The goal is to reduce water output for the highest usage customers and incentivize the lowest usage tiers. Staff and the consultants are still reviewing appropriate rates per tier and will have additional information to present to council regarding proposed rates within the tiered structure.

In addition to reviewing the rate structure, staff have researched conservation programs throughout the West Coast and Southwest states who have implemented these types of programs. Staff will present a few options to council and will come back at a later date with options to consider in the Ridgefield Municipal Code.

BUDGET/FINANCIAL IMPACTS:

Limited financial impact is expected from the adoption of the implementation of changes to the rate structure.

RECOMMENDED ACTION OR MOTION:

Staff requests council waive second reading and provide action on Ordinance No. 1403.

"I move to adopt Ordinance No. 1403 as presented and include exhibits A1, A2 and ____ as

discussed."

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Ordinance No. 1403 Exhibit A1 Redlined
2. Ordinance No. 1403 Exhibit A2 Redlined
3. Ordinance No. 1403 Exhibits B1 - B4

ORDINANCE NO. 1403

An Ordinance of the City of Ridgefield, Washington Concerning Water Conservation Incentives, Amending Ridgefield Municipal Code Chapter 13.35.010 Water Rates for Metered Customers, Adding Section 13.35.060 Water Conservation Incentive Rebate, and Adopting Certain Incentive Strategies to Conserve Water

WHEREAS, Ridgefield Municipal Code Chapter 13.35 provides for bi-monthly water rates which have been adjusted periodically; and

WHEREAS, Ridgefield Municipal Code Chapter 13.35 provides for the rate structure and tier system for water usage charges; and

WHEREAS, the City completed a study of the water system rates and structure; and

WHEREAS, the Ridgefield City Council deems it in the best interest of the City to adjust the water rate tiers and usage charges per cubic foot (cf) to promote water conservation; and

WHEREAS, the Ridgefield City Council deems it necessary to offer a water conservation incentive during high usage billing cycles; and

WHEREAS, this ordinance is needed for the immediate preservation of public health and safety, support of city government, promotion of water conservation and to properly maintain the water system;

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend Ordinance No. 1381, and Chapter 13.35 (Water Rates) of the Ridgefield Municipal Code and to provide additional incentives to promote the conservation of water within the City.

Section 2. Findings of Fact. Each and every one of the recitals contained in the 'whereas' clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 3. Amendment to RMC 13.35.010 (Water Rates). The City Council hereby amends Chapter 13.35 of the Ridgefield Municipal Code to revise section 13.35.010 Water Rates for Metered Customers as set forth in exhibit "A1" attached hereto and incorporated herein fully by this reference.

Section 4. Adding a New Section RMC 13.35.060 Water Conservation Incentive Rebate. The City Council hereby amends Chapter 13.35 of the Ridgefield Municipal Code to add a new section 13.35.060 Water Rates for Metered Customers as set forth in exhibit "A2" attached hereto and incorporated herein fully by this reference.

Section 5. Adopting Water Conservation Incentives. The City Council hereby adopts a Water

Conservation Incentive Program as set forth in Exhibit “ ” to offer additional ways to promote conservation of water within the City of Ridgefield.

Section 6. City Manager Authorization. The City Manager is hereby authorized to implement and administer the Water Conservation Incentive Program and to adopt such administrative regulations as are necessary to implement the adopted programs.

Section 7. 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 8. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 9. 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 10. Effective date. This ordinance shall be in full force and effect July 1, 2023 after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 25th DAY OF MAY, 2023.

Jennifer Lindsay,
Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker,
City Attorney

First Reading: May 25, 2023
Second Reading Waived
Date of Publication: May 31, 2023
Effective Date: July 1, 202

Chapter 13.35 WATER RATES

13.35.010 Water rates for metered customers.

- A. Residential customers within the city limits shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
Residential	\$45.25	0—1,000	\$0.0062
		1,001—2,000	\$0.0240
		2,001—3,500	\$0.0266
		3,501-5,000	\$XXXXX
		Over 5,000	\$XXXX

- B. Commercial, industrial, government, mixed use customers shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1-inch and under	\$45.25	No Minimum	\$0.0306
1.5-inch	\$90.49		
2-inch	\$144.79		
3-inch	\$271.46		
4-inch	\$452.46		
6-inch	\$904.89		
8-inch	\$1,447.83		
10-inch	\$5,203.15		
12-inch	\$9,727.62		

- C. Irrigation meters shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1-inch and under	\$45.25	No Minimum	\$XXXXX
1.5-inch	\$90.49		
2-inch	\$144.79		
3-inch	\$271.46		
4-inch	\$452.46		
6-inch	\$904.89		

8-inch	\$1,447.83		
10-inch	\$5,203.15		
12-inch	\$9,727.62		

- D. Industrial customers using more than two hundred thousand cf per two-month billing cycle may request consideration by the city for a special contract under RMC 13.20.060. The rate shall be calculated on a case by case basis to be based on the actual cost of service. Negotiated rates, if approved, shall be approved via agreement between the industrial customer and the city.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018; Ord. No. 1298, 2(Exh. A), 11-21-2019; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

13.35.020 Optional water rates for residential customers.

- A. The following monthly volumetric water charges shall be applicable to a two-month billing cycle for water customers that request the optional conservation rate.

Meter Type or Size	Volume Used (cf)	
	\$/cf	
1 inch and under	No Minimum	\$0.0512

- B. Customers under the optional water rate will not be charged a base rate.
- C. Customers must notify the utility clerk between December 1 and December 31 should they wish to exercise the ability to change between standard water rates for metered customers as provided for in RMC 13.35.010 and optional water rates for residential customers as provided for in RMC 13.35.020 for the following year.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018; Ord. No. 1298, 2(Exh. A), 11-21-2019; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

13.35.030 Water rates for customers beyond corporate limits.

All consumers of water service, for services provided beyond the corporate limits, shall pay the two-month billing cycle rate for their classification plus a surcharge of fifty percent inclusive of base rate and volume charge.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

13.35.040 Multiple residential users on a single meter.

- A. Multiple dwelling units, including accessory dwelling units on a single water meter shall be charged the standard residential water rate for each dwelling unit plus the volume charge as outlined in RMC 13.35.010. The allowable volume used in each tier for multiple residential users on a single meter shall be those tiers shown in RMC 13.35.010 multiplied by the number of units.

- B. For billing purposes multiple users on a single meter must be handled through one account only.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

13.35.050 Low-income citizen water rate discount.

- A. A discount of twenty-five percent of water charges shall be applied to those customers who are approved as low-income customers as defined in this title. To be approved as a low-income customer, the customer must meet the following requirements:
1. Have a household adjusted gross income of less than two hundred percent of the federal poverty guidelines.
 2. If a customer was approved as a low-income senior citizen by the city prior to January 31, 2014, the customer shall continue to be eligible for the credit for so long as the household adjusted gross income continues to meet the requirements of RCW 84.36.381(5).
- B. Any person desiring to be approved as a low-income customer shall submit an application on a form approved by the city and present the following documentation to staff:
1. A valid driver's license or other documentation verifying residence.
 2. The applicant's most recently filed federal income tax form if taxes forms are filed
- OR
- A letter of non-filing from the Internal Revenue Service AND the applicant's current social security statement or alternative income statement.
- C. The city shall approve all customers who meet these criteria as low-income customers. The city's approval shall be effective for one year from the date of approval. Any customer desiring to continue status as a low-income customer must reapply. Failure to reapply will cause the status to lapse.
- D. The discount shall only be allowed from and after the date that the customer is approved for this rate. The city shall not be liable for the failure of any qualified person to make application for this discount and there shall be no entitlement to such discount in the absence of an application, therefore.

(Ord. No. 1374, § 2(Exh. A), 9-8-2022; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

Editor's note(s)—Ord. No. 1374, § 2(Exh. A), adopted Sep. 8, 2022, amended § 13.35.050 in its entirety to read as herein set out. Former § 13.35.050 pertained to low income citizen water rate credit and derived from Ord. No. 1148, §§ 1—3, adopted Jan. 23, 2014; and Ord. No. 1169, § 2(Exh. 1), adopted Nov. 20, 2014.

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(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018; Ord. No. 1298, 2(Exh. A), 11-21-2019; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

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- B. Any person desiring to be approved as a low-income customer shall submit an application on a form approved by the city and present the following documentation to staff:
1. A valid driver's license or other documentation verifying residence.
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- A letter of non-filing from the Internal Revenue Service AND the applicant's current social security statement or alternative income statement.
- C. The city shall approve all customers who meet these criteria as low-income customers. The city's approval shall be effective for one year from the date of approval. Any customer desiring to continue status as a low-income customer must reapply. Failure to reapply will cause the status to lapse.
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(Ord. No. 1374, § 2(Exh. A), 9-8-2022; Ord. No. 1381, § 2(Exh. A), 11-17-2022)

Editor's note(s)—Ord. No. 1374, § 2(Exh. A), adopted Sep. 8, 2022, amended § 13.35.050 in its entirety to read as herein set out. Former § 13.35.050 pertained to low income citizen water rate credit and derived from Ord. No. 1148, §§ 1—3, adopted Jan. 23, 2014; and Ord. No. 1169, § 2(Exh. 1), adopted Nov. 20, 2014.

13.35.060 Water Conservation Incentive Rebate

- A. Any residential customer will be eligible to apply for a water conservation rebate of 25% of the base rate during the billing periods May-June, July-August, and September-October.
1. Customers must show a (10%, 15%, or 20)% reduction in water usage compared to the same period the previous year. Ex. May-June billing cycle compared to May-June billing cycle from the previous year.
 2. A customer will apply for the rebate through an online application process.
 3. Qualifying rebates will be posted to the account on the next billing cycle.

Water Conservation Strategies

Exhibit B1. Installation of a rain barrel/collection system. Rebate of 25% on a purchase price up to a maximum of \$25.

Exhibit B2. Smart water usage monitor installation rebate program. These can be weather based or soil moisture-based irrigation controllers. Rebate of 25% up to a maximum of \$50.

Exhibit B3. Conversion to a drip irrigation system. Rebates of 25% up to a maximum of \$100.

Exhibit B4. Partner with an environmentally friendly car wash to provide coupons or promotions to encourage a reduction in at home car wash.

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: First Reading of Ordinance No. 1402 - 2023 Budget Amendment

GOVERNING LEGISLATION

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

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 1383 pertaining to the 2023 Budget on December 1, 2022.

SUMMARY/BACKGROUND:

The budget amendment totals \$4,024,000 in total appropriations and includes \$855,000 in additional revenue for 2023. Revenue increases include \$304,200 in grant awards and \$493,500 in interagency funding for shared projects. An additional \$57,300 will be transferred from the water and storm water fund to reallocate their share in debt service for the vacuum excavation truck. The amendment also includes \$1,889,750 in interfund transfers to fund capital requests.

The overall fund balance impact will be a decrease of \$3,169,000.

Refer to the attached exhibit "A" for Ordinance No. 1402, for a list of revenue impacts and appropriation requests.

BUDGET/FINANCIAL IMPACTS:

Please refer to the included table and to Exhibit "A" attached to Ordinance No.1402

RECOMMENDED ACTION OR MOTION:

Staff requests Council conduct first reading of Ordinance No. 1402. No action is requested at this time.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. 2023 Budget Amendment Fund Balance impact
2. 2023 Budget Amendment 1 Exhibit A
3. 2023 Budget Amendment 1

ORDINANCE NO. 1402

An Ordinance of the City of Ridgefield, Washington Amending Ordinance No. 1383 Pertaining to the 2023 Budget

WHEREAS, the Ridgefield City Council at its regular meeting on December 1, 2022 adopted Ordinance No. 1383 which adopted the City of Ridgefield 2023 budget; and

WHEREAS, the City of Ridgefield deems it necessary to adjust its forecast for revenue and appropriate additional expenditures in 2023 in the funds that are identified in the attached Exhibit "A" of the 2023 budget amendment; and

WHEREAS, these expenditures were not anticipated at the time of the adoption of the 2023 budget.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend the 2023 budget to account for revenues and expenditures that were not anticipated at the time of adoption.

Section 2. Budget Amendment Adopted. Ordinance No. 1383 and the budget of the City of Ridgefield for fiscal year 2023 shall be amended to include the additional receipt and/or reduction of funds and the additional and/or reduction of expenditures addressing the funds shown in the attached Exhibit "A".

Section 3. Severability. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

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

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective date. This ordinance shall be in full force and effect five (5) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 8th DAY OF JUNE, 2023.

Jennifer Lindsay,

Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker,
City Attorney

First Reading:	May 25, 2023
Second Reading	June 8, 2023
Date of Publication:	June 14, 2023
Effective Date:	June 19, 2023

Fund Balance Impact								
		Total Expense	Interfund Transfer Out	Ongoing Expense	One-Time Exp/Transfer	New Revenue Grants	Interfund Transfer In	Fund Impact
001	General Fund	\$ 691,500	\$ 49,750	\$ -	\$ 741,250	\$ 195,000	\$ -	\$ (546,250)
001-58	Building Fees	37,500	-	-	37,500	-	-	(37,500)
101	Street Fund	48,750	-	-	48,750	-	48,750	-
105	REET Fund	-	-	-	-	-	-	-
114	PIF Fund	-	750,000	-	750,000	-	-	(750,000)
115	TIF Fund	-	960,000	-	960,000	-	-	(960,000)
300	General Capital	2,487,000	-	-	2,487,000	660,000	1,711,000	(116,000)
406	Water Fund	130,750	-	-	130,750	-	-	(130,750)
408	Storm Fund	38,500	130,000	-	168,500	-	-	(168,500)
410	Water Utility Capital	-	-	-	-	-	-	-
412	Storm Utility Capital	130,000	-	-	130,000	-	130,000	-
416	Water SDC	-	-	-	-	-	-	-
501	ERF	460,000	-	-	460,000	-	-	(460,000)
Total		\$ 4,024,000	\$ 1,889,750	\$ -	\$ 5,913,750	\$ 855,000	\$ 1,889,750	\$ (3,169,000)

Exhibit "A"



2023 Budget Amendment #1

Ordinance # 1402

Expense Funding Source													
Item No.	Requesting Department	Fund	Project	Funding Source	Total 2023 Apprpr.	Total Ongoing Annual Expense	Reapprop.	New Approp. Request	Revenue increase/ Decrease	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance	Fund Balance Impact	Description
1	Finance	General Fund	TIA Analysis	General Fund	50,000	-	-	50,000	-	-	-	(50,000)	Consultant expense for analysis and preparation of Tax Increment Financing draft report.
2	Finance/ Public Works	General Fund	Investment grade Energy Audit	General Fund	105,000	-	-	105,000	-	-	-	(105,000)	Consultant expense to prepare an investment grade energy audit to identify projects and potential revenue sources for energy related savings projects at PW Ops and City Hall.
3	Public Works	General Fund	General Facilities Plan	General Fund	20,000	-	-	20,000	-	-	-	(20,000)	Preparation of a General Facilities plan in conjunction with the Comprehensive Plan update project. 2023 funding from reallocation of existing funds for capital budget. Total cost \$40k including 2024 estimated expense.
4	Public Works/ Community Development	General Fund	Community Engagement for Comprehensive Plan update	General Fund	30,000	-	-	30,000	-	-	-	(30,000)	Community engagement related to Comprehensive Plan update. Additional funding included in facility plan updates to facilitate community engagement. Reallocate funding from capital budget line item.
5	Finance	General Fund	Six-Year Capital Budget	General Fund	(75,000)	-	-	(75,000)	-	-	-	75,000	Reduction of six-year capital budget to reallocate funding for comprehensive plan elements. Capital Budget will be completed as part of the facilities plan elements of the comp plan.

Exhibit "A"



2023 Budget Amendment #1

Ordinance # 1402

Expense													Funding Source
6	Public Works/ Community Development	General Fund	Comprehensive Plan	Grant	75,000	-	25,000	50,000	-	-	50,000	(25,000)	Consultant expense for preparation of the Comprehensive Plan update. City will receive a \$125k grant from the Department of Commerce in 2023 - 2025 time frame. Total estimated expense \$130k for this portion of plan.
7	Public Works	General Fund	Abrams Park Master Plan	General Fund	40,000	-	-	40,000	-	-	-	(40,000)	Consultant expense to prepare a master plan for Abrams Park. Total estimated expense \$50k including 2024 work.
8	Public Works	Street Fund	Traffic Safety Signage	General Fund	30,000	-	-	30,000	-	30,000	-	(30,000)	Request to fund a target zero safety program with current funding options, to improve pedestrian and traffic safety. Sites include crosswalks along Hillhurst and other areas where gaps exist in the sidewalk system.
9	Public Works	Water Fund	Water System Plan	Water Fund	100,000	-	-	100,000	-	-	-	(100,000)	Consultant expense to prepare updated Water System plan. Project coordinated with overall Comprehensive Plan update.
10	Public Works	Storm Fund	Phase 2 Storm Permit Audit	Storm Fund	20,000	-	-	20,000	-	-	-	(20,000)	Consultant expense to identify phase 2 permit requirements and compare to current storm water status.
11	Finance	General Fund	Clark Cowlitz Fire Alternate Response Team Project	Grant	59,200	-	-	59,200	-	-	59,200	-	City received a grant from AWC to pass through to Clark Cowlitz Fire Rescue.
12	Public Safety	General Fund	Police Services Study (La Center)	General Fund Public Safety Sales Tax, La Center	57,000	-	-	57,000	28,500	-	-	(28,500)	Consultant expense to prepare study related to La Center police services. Expense paid 50/50 with La Center. Staff will bring this and other options to council for new funding from public safety sales tax.

Exhibit "A"



2023 Budget Amendment #1

Ordinance # 1402

Expense													Funding Source
13	Public Safety	General Fund	Digital Evidence	General Fund Public Safety Sales Tax	8,500	-	-	8,500	-	-	-	(8,500)	Purchase of cloud based digital evidence storage system. Full cost \$26,653 spread over 3 years. Allows secure file transfer to prosecutor for evidence. Staff will bring this and other options to council for new funding from public safety sales tax.
14	Public Safety	General Fund	Drone Program	General Fund Public Safety Sales Tax	27,000	-	-	27,000	-	-	-	(27,000)	Purchase of drones and training for operators. Staff will bring this and other options to council for new funding from public safety sales tax.
15	Public Works	General Fund	Lead Engineer - FTE	General Fund, Street Fund, Water Fund, Storm Fund	125,000	-	-	125,000	-	18,750	-	(125,000)	Add new FTE for Lead Engineer in Public Works. Gen Gov 15%. CDD 30%, Parks 15%, Streets 15%, Water 15%, Storm 10%.
16	Finance	General Fund	Vacuum Excavation Truck Debt Service	General Fund, Water Fund, Storm Fund	57,300	-	-	57,300	57,300	-	-	-	Reallocate indirect allocation funding from Water (\$22,600) and Storm (\$34,700) Fund to General Fund for payments. No new funding requested just reallocation in departments.
17	Finance	Water Fund, Storm Fund	Low Income Utility Assistance	Water Fund, Storm Fund	18,000	-	-	18,000	-	-	-	(18,000)	Authorize funding from delinquency fees for both water and storm fund revenues. Request is 50% of delinquency fees to fund program. Estimate is \$12k water, \$6k storm.
18	Public Works	General Fund	Events Box Trailer	General Fund	30,000	-	30,000	-	-	-	-	(30,000)	Reallocate funding from 2022 budget for events trailer ordered in 2022 but delivered in 2023.
19	Finance	General Capital	Park Laundry	Grant	195,000	-	-	195,000	-	-	195,000	-	Recognition of grant funding and expense related to Park Laundry remediation due diligence and land acquisition.

Exhibit "A"



2023 Budget Amendment #1

Ordinance # 1402

Expense													Funding Source
20	Public Safety	General Fund	Patrol Vehicle Purchase and Outfitting	General Fund	170,000	-	110,000	60,000	-	-	-	(170,000)	Reallocate \$110k from 2022 budget for vehicles ordered but delivered in 2023. Additional acquisition of vehicles from La Center.
21	Public Works	General Capital	PW Ops Center Improvements/ Equipment Acquisition	Bond	116,000	-	116,000	-	-	-	-	(116,000)	Reallocate remaining bond funds for PW Ops tenant improvements, repairs and equipment acquisition. Bond funds were received in 2021.
22	Public Works	General Capital	Pioneer Extension/ Roundabout Construction	CRWWD, General Fund	466,000	-	-	466,000	465,000	1,000	-	(1,000)	Additional expense to match contractual commitment for construction of Pioneer St extension and roundabout construction. Recognize CRWWD participation for sewer portion of work. Additional funding from General Fund.
23	Public Works	General Capital	Royle Rd Roundabout Construction	Traffic Impact Fees	960,000	-	600,000	360,000	-	960,000	-	(960,000)	Reallocate \$600k from 2022 budget and add additional \$360k for approved change orders to complete construction.
24	Public Works	General Capital	Greely Farms Park Land Purchase	Park Impact Fees	750,000	-	-	750,000	-	750,000	-	(750,000)	Purchase 3 additional acres of park land located in Greely Farms.
25	Public Works	Storm Capital	Garrison Ridge Slide Repair	Storm Fund R&R Reserves	130,000	-	-	130,000	-	130,000	-	(130,000)	Complete Geo Tech review and engineering for potential repair at storm facility. Working on potential insurance recovery for project.
26	Public Works/ Finance	ERF	Equipment/Vehicle Replacement	Equipment Replacement Fund	460,000	-	410,000	50,000	-	-	-	(460,000)	Reallocate funding from both 2021 and 2022 budget for fleet and equipment replacement ordered in prior years and delivered in 2023. Additional funding includes cost escalations.



2023 Budget Amendment #1

Ordinance # 1402

Expense					Funding Source				
Total Budget Amendment	4,024,000	-	1,291,000	2,733,000	550,800	1,889,750	304,200	(3,169,000)	



2023 Budget Amendment – Ordinance No. 1402
First Reading May 25, 2023



2023 Budget Amendment – Ordinance No. 1402

2023 Policy Reserves

Fund Balance Source	2023 Reserves	2022 Reserves	% Change	Reserve % to 2023 Budget
General Fund	\$3,097,260	\$2,921,178	6.03%	28%
Community Development (Building Activities)	\$653,570	\$619,191	5.55%	20%
Water Fund	\$1,374,973	\$1,274,143	7.91%	49%
Storm Water Fund	\$634,921	\$543,928	16.73%	44%
Total Policy Reserves (Operating Funds)	\$5,760,724	\$5,358,440	7.51%	
Real Estate Excise Tax (Debt Service GO Bonds)	\$1,413,553	\$1,409,075	0.32%	



2023 Budget Amendment – Ordinance No. 1402

2023 Available Reserves

Fund Balance Source	2023 Reserves
General Fund (Includes Street Fund)	\$3,083,537
Community Development (Building Activities)	\$2,037,022
Water Operating Fund	\$1,672,799
Storm Water Operating Fund	(\$26,808)
Real Estate Excise Tax (REET)	\$2,240,631
Park Impact Fee Fund (PIF)	\$834,811
Traffic Impact Fee Fund (TIF)	\$1,516,253
Transportation Benefit District Fund (TBD)	\$166,940
Water System Development Charges (WSDC)	\$6,843,798



2023 Budget Amendment – Ordinance No. 1402

General Fund Operations Requests

Project	Funding Source	Expense	Revenue	Description
Lead Engineer – FTE	General Fund, Street Fund, Water Fund, Storm Fund	\$125,000	\$0	Add new FTE for Lead Engineer position in Public Works. Gen Gov 15%, CDD 30%, Parks 15%, Streets 15%, Water 15%, Storm 15%.
Tax Increment Financing	General Fund	50,000	0	Consultant expense for project analysis and preparation of Tax Increment Financing draft report.
Investment Grade Energy Audit	General Fund	105,000	0	Consultant expense to conduct an investment grade energy audit to identify energy reduction projects and revenue at PW Ops and City Hall.
Clark-Cowlitz Fire Rescue – Alternate Response Team (ART) Project	AWC Grant	59,200	59,200	The City has received a pass-through grant to provide funding to Clark-Cowlitz Fire Rescue for the ART project.
Abrams Park Master Plan	General Fund	40,000	0	Consultant expense to prepare a master plan for Abrams park. Total estimated expense \$50k including 2024 expenditures.



2023 Budget Amendment – Ordinance No. 1402

Public Safety Operations Requests

Project	Funding Source	Expense	Revenue	Description
Police Services Study - La Center	General Fund Public Safety Sales Tax, La Center	\$57,000	\$28,500	Consultant expense to prepare study related to La Center police services. Expense paid 50/50 with La Center. Staff will bring this and other options to council for new funding from public safety sales tax.
Cloud Based Digital Evidence Software	General Fund Public Safety Sales Tax	8,500	0	Purchase of cloud based digital evidence storage system. Full cost \$26,653 spread over 3 years. Allows secure file transfer to prosecutor for evidence. Staff will bring this and other options to council for new funding from public safety sales tax.
Drone Program	General Fund Public Safety Sales Tax	27,000	0	Purchase of drones and training for operators. Staff will bring this and other options to council for new funding from public safety sales tax.



2023 Budget Amendment – Ordinance No. 1402

Comprehensive Plan Requests

Project	Funding Source	Expense	Revenue	Description
Comprehensive Plan	Grant	\$75,000	\$50,000	Consultant expense for preparation of the Comprehensive Plan update. City will receive a \$125k grant from the Department of Commerce in 2023 - 2025 time-frame. Total estimated expense \$130k for this portion of plan development.
General Facilities Capital Plan	General Fund	20,000	0	Preparation of a General Facilities plan in conjunction with the Comprehensive Plan update project. 2023 funding from reallocation of existing funds for capital budget. Total cost \$40k including 2024 estimated expense.
Community Engagement for Comprehensive Plan Update	General Fund	30,000	0	Community engagement related to Comprehensive Plan update. Additional funding included in facility plan updates to facilitate community engagement. Reallocate funding from capital budget line item.
Six-Year Capital Budget	General Fund	(\$75,000)	0	Reduction of six-year capital budget to reallocate funding for comprehensive plan elements. Capital Budget will be completed as part of the facilities plan elements of the comp plan.



2023 Budget Amendment – Ordinance No. 1402

Comprehensive Plan and Operating Fund Requests

Project	Funding Source	Expense	Revenue	Description
Water System Plan Update	Water Fund	\$100,000	\$0	Consultant expense to prepare updated Water System plan. Project coordinated with overall Comprehensive Plan update.
Phase 2 Storm Permit Audit	Storm Fund	\$20,000	0	Consultant expense to identify phase 2 permit requirements and compare to current storm water status.
Low Income Utility Assistance Funding	Water Fund, Storm Fund	\$18,000	0	Authorize funding from delinquency fees for both water and storm fund revenues. Request is 50% of delinquency fees to fund program. Estimate is \$12k water, \$6k storm.
Traffic Safety Signage	General Fund	\$30,000	0	Request to fund a target zero safety program with current funding options, to improve pedestrian and traffic safety. Sites include crosswalks along Hillhurst and other areas where gaps exist in the sidewalk system.
Vacuum Excavation Truck Debt Service	General Fund	57,300	57,300	Reallocate indirect allocation funding from Water (\$22,600) and Storm (\$34,700) Fund to General Fund for payments. No new funding requested just reallocation in departments.



2023 Budget Amendment – Ordinance No. 1402

Capital Requests

Project	Funding Source	Expense	Revenue	Description
Park Laundry	Grant	\$195,000	\$195,000	Recognition of grant funding and expense related to Park Laundry remediation due diligence and land acquisition.
Events Box Truck	General Fund	30,000	0	Reallocate funding originally approved in the 2022 budget for events trailer delivered in 2023.
Patrol Vehicle Purchase and Outfitting	General Fund	170,000	0	Reallocate \$110k from 2022 budget for vehicles ordered but delivered in 2023. Additional acquisition of patrol vehicles from la Center \$60k.
PW Operations Center Improvements/ Equipment Acquisition	2020-2021 Bond Issuance	116,000	0	Reallocate remaining bond funds for PW Ops tenant improvements, repairs and equipment acquisition. Bond funds received in 2020 – 2021 issuance.
Pioneer Extension/ Roundabout Construction	CRWWD, General Fund	466,000	465,000	Additional expense to match contractual commitment for construction of Pioneer extension. Recognize CRWWD participation for sewer portion of work. Additional funding from General Fund.



2023 Budget Amendment – Ordinance No. 1402

Capital Requests

Project	Funding Source	Expense	Revenue	Description
Royle Road Roundabout Construction	Traffic Impact Fees	\$960,000	\$0	Reallocate \$600k from 2022 budget and add additional \$360k for approved change orders to complete construction.
Greely Farms Park Land Purchase	Park Impact Fees	750,000	0	Purchase 3 additional acres of park land located in Greely Farms subdivision.
Garrison Ridge Slide Repair	Storm Fund R&R Reserves.	130,000	0	Complete Geo Tech review and engineering for repair of storm facility. Potential insurance recovery for this project.
Equipment/ Vehicle Replacement	Equipment Replacement Fund	460,000	0	Reallocate funding from both 2021 and 2022 budget for fleet and equipment replacement ordered in prior years and delivered in 2023. Added approximately \$50k for cost escalations since initial order.
	Total Budget Amendment	\$4,024,000	\$855,000	



2023 Budget Amendment – Ordinance No. 1402

Fund Balance Impact

Fund	Total Expense	Interfund Transfer Out	Revenue	Interfund Transfer In	Fund Impact	Forecast Y/E Avail Fund Bal
General Fund	\$691,500	\$49,750	\$195,000	\$0	(\$546,250)	\$2,495,544
Building Fees	37,500	0	0	0	(37,500)	1,385,928
Street Fund	48,750	0	0	48,750	0	NA
REET Fund	0	0	0	0	0	1,384,835
PIF Fund	0	(750,000)	0	0	(750,000)	14,235
TIF Fund	0	(960,000)	0	0	(960,000)	0
TBD	0	0	0	0	0	60,559
General Capital	2,487,000	0	660,000	1,711,000	(116,000)	NA
Water Fund	130,750	0	0	0	(130,750)	1,907,075
Storm Fund	38,500	130,000	0	0	(168,500)	170,064
Water Utility Capital	0	0	0	0	0	NA
Storm Utility Capital	130,000	0	0	130,000	0	NA
Water SDC	0	0	0	0	0	8,712,219
Total	\$4,024,000	\$1,889,750	\$855,000	\$1889,750	(\$3,169,000)	



THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: Resolution No. 628 - Approval of Designation of Official Newspaper

GOVERNING LEGISLATION

RCW 35A.21.230, RCW 35A.12.160; RCW 35A.33.060, RCW 65.16

PREVIOUS COUNCIL ACTION TAKEN:

Council designates the official newspaper annually. Most recently they designated the official newspaper by adoption of Resolution No. 611 on May 26, 2022.

SUMMARY/BACKGROUND:

RCW 35A.21.230 provides that "Each code city shall designate an official newspaper by resolution. The newspaper shall be of general circulation in the city and have the qualifications prescribed by chapter 65.16 RCW". City procurement policy requires services, including selection of the official newspaper, to be obtained using due diligence for both price and quality.

Therefore, the city must have one official newspaper that it should contract with based on an annual bid process. The city may, of course, publish notices in newspapers in addition to the official newspaper.

A request for bids was published in the Reflector and the Columbian with a deadline for submission no later than 2:00 PM on May 25, 2023. The bid is for publications during the period of June 1, 2023 through May 31, 2024.

Staff will provide the details of the bid for Designation as the Official Newspaper to Council in the staff report. Bids will be received by 2 PM on May 25, 2023.

BUDGET/FINANCIAL IMPACTS:

There are no significant changes to advertising costs expected in 2023-2024.

RECOMMENDED ACTION OR MOTION:

"I move to approve Resolution No. 628 designating the _____ as the Official Newspaper for the City of Ridgefield for the period June 1, 2023 through May 31, 2024 as presented.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

None

RESOLUTION NO. 628

DESIGNATION OF OFFICIAL NEWSPAPER

WHEREAS, the _____ submitted a bid for publication of any official notices that the City is required to publish during the period from June 1, 2023 through May 31, 2024, and

WHEREAS, the _____ is a newspaper of general circulation in the City and has the qualifications prescribed by RCW 65.16.020, as amended.

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

Section 1. The _____ is designated to be the official newspaper for the City of Ridgefield for publication of all official notices which the City is required to publish.

Section 2. This resolution shall be effective immediately upon passage and signatures hereto.

PASSED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 25TH DAY OF MAY, 2023.

CITY OF RIDGEFIELD

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1401 - Establishing a Posted Speed Limit on NW 229th Street Between Hillhurst Road and a Point Approximately 450 Feet West of S. 40th Place

GOVERNING LEGISLATION

RCW 46.61.415 When local authorities may establish or alter maximum limits.
Ridgefield Municipal Code Title 10 (Vehicles and Traffic), Chapter 10.08 (Speed Limits)
Sections 10.08.010 - Speed limits established—Generally, 10.08.024 - Speed limits established—Thirty-five miles per hour

PREVIOUS COUNCIL ACTION TAKEN:

None

SUMMARY/BACKGROUND:

The area where the Kennedy Farms subdivision was built was annexed into the City in 2008. A Development Agreement with Kennedy Farms' developer, Urban NW Holdings, LLC, was approved by Council in April 2017. The subdivision was approved in September 2017 and engineering plans were approved in October 2017.

Neither the Development Agreement nor the approved engineering plans designated a posted speed limit for NW 229th Street along the site's southern frontage, nor was there any Council action to designate a posted speed within the City's portion of the roadway.

Following up on a community member request for speed enforcement along this section of NW 229th Street, it was determined that this section has not been incorporated into the City's Speed Limit code (RMC Section 10.08, Speed Limits). After an engineering study, the City's Public Works Director and City Engineer are recommending that a posted speed limit be incorporated into code and reflect that of nearby collectors in the area, 35 mph.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff requests holding a public hearing and, if no substantive public comments are received, waive second reading of the ordinance.

The requested action amends Title 10 – Vehicles and Traffic as follows:

Adds NW 229th Street between Hillhurst Road and a point approximately 450 feet west of S. 40th

Circle to **Section 10.08.024 - Speed limits established—Thirty-five miles per hour.**

A suggested motion:

“I move to waive second reading and adopt Ordinance No. 1401, as presented.”

STAFF CONTACT: Chuck Green, Public Works Director

ATTACHMENTS:

1. NW 229th Speed Limit Map

ORDINANCE NO. 1401

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 10.08 (SPEED LIMITS)

WHEREAS, the City of Ridgefield has adopted the Washington State Model Traffic Ordinance (WAC 308-330) which encourages uniform traffic laws throughout Washington State while providing local agencies the authority to raise and lower speed limits on local roadways; and

WHEREAS, RCW 46.61.415 establishes that local authorities may post, increase or decrease speeds on local roadways in their respective jurisdictions following an engineering and traffic investigation on arterial streets; and

WHEREAS, RCW 46.61.415 allows local authorities to establish a maximum speed limit of 20 miles per hour on a nonarterial highway or part of a nonarterial highway without the need for an engineering and traffic investigation; and

WHEREAS, the City of Ridgefield has adopted previous Ordinances since 1967 pertaining to the established speed limits within the City Limits and enforcement thereof; and

WHEREAS, there is no current posted speed limit on NW 229th Street from Hillhurst Road to a point approximately 450 feet west of S. 40th Place (the western City limits); and

WHEREAS, the City Engineer has conducted an appropriate engineering evaluation and has determined that a posted speed limit of 35 miles per hour is warranted on this segment of NW 229th Street; and

WHEREAS, the existing Chapter 10.08 is being amended to designate a posted speed limit on NW 229th Street between Hillhurst Road and a point approximately 450 feet west of S. 40th Place within the Chapter; and

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendment to Title 10 during a regularly scheduled City Council meeting held on May 25, 2023; and

WHEREAS, the Ridgefield City Council conducted a second reading on the proposed amendments to Title 10 during a regularly scheduled meeting held on _____, 2023.

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend Chapter 10.08 regulating speed limits on city collectors and arterials.

Section 2. Ridgefield Municipal Code Section 10.08.024 - Speed limits established—Thirty-five miles per hour is hereby amended as follows:

The speed limits on the following street segments shall be thirty-five miles per hour:

Royle Road;

N. 65th Avenue;

N. 85th Avenue;

S. 65th Avenue;

S. Union Ridge Parkway;

S. 74th Place;

S. 10th Street;

S. 5th Street;

S. 85th Avenue;

S. Hillhurst Road—S. Great Blue Road to southerly city limits;

S. 11th Street;

S. Wells Drive;

S. 15th Street;

S. 10th Way;

S. Royle Road;

N. 10th Street – N. 65th Avenue to N. 85th Avenue;

NW 229th Street – Hillhurst Road to a point approximately 450 feet west of S. 40th Place (Ridgefield City Limits).

Section 5. 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, roadway names, ordinance numbering, section/ subsection numbers and any references thereto.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed

this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 7. Applicability. This ordinance shall be applied in the current city limits of the City of Ridgefield.

Section 8. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS ____ DAY OF _____, 2023.

ATTEST/AUTHENTICATED:

Jennifer Lindsay, Mayor

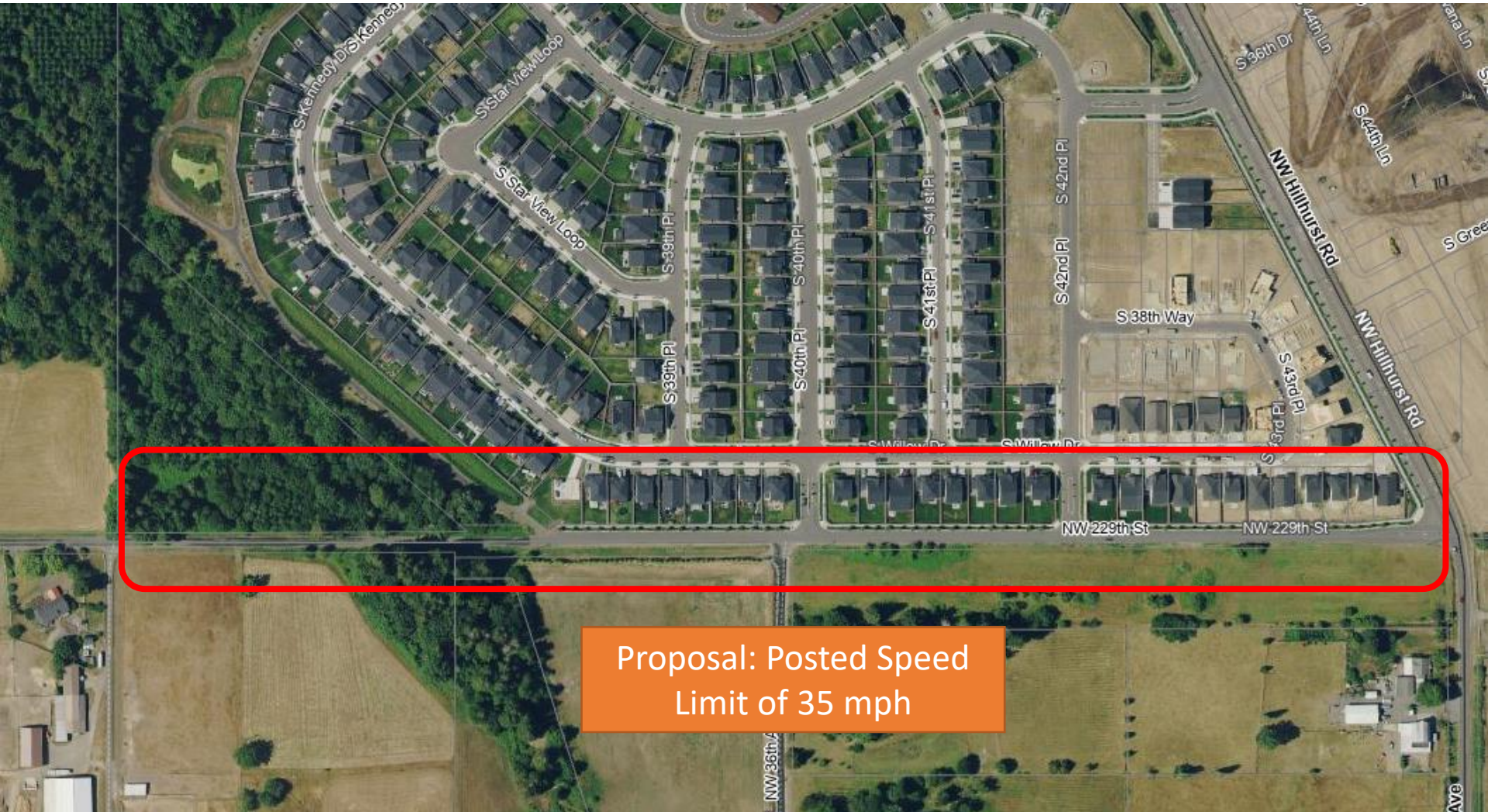
Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading/Passage: May 25, 2023
Second Reading/Passage:
Date of Publication:
Effective Date:

NW 229th Street West of Hillhurst



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: May 25, 2023

AGENDA ITEM NAME: Public Hearing and First Reading of Ordinance No. 1404 - Amendment to the Development Agreement for Kemper Grove Phase 2

GOVERNING LEGISLATION

RCW 36.70B.170

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

The developer, Hinton Development through H2 Grove, is obligated to construct certain park improvements for Kemper Grove Phase 2 on Parcels 986060425, 986060426, 986060427, 986060429, 213716000, and 602865000; Under the original development agreement was entitled to park impact fees for such improvements. The original development agreement provided that the developer and their assigns would own and maintain this park property, but grant an easement for public use.

However, in light of the impact fee credits issued, the City wishes to own the improvements. Under the proposed First Amendment to the Development Agreement, the developer agrees to dedicate the constructed improvements to the City and the developer further agrees to maintain the improvements to certain standards to be approved by the City and binding on the Kemper Grove development through recorded covenants.

Parallel language was adopted in February of this year related to other park improvements for Phase 3 and Phase 4/5.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Staff recommends Council hold a public hearing for Ordinance No. 1404.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

1. First Amendment to Development Agreement Phase 2 5-18-23

ORDINANCE NO. 1404

An Ordinance of the City of Ridgefield, Washington Approving a First Amendment to the Development Agreement with H2 Grove providing for the dedication and maintenance of certain park property

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

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

WHEREAS, the City and H2 Grove LLC have entered into a Development Agreement, recorded June 6, 2022, under Clark County recording number 6052746; and

WHEREAS, H2 Grove LLC owns property within the City of Ridgefield known as Phase 2 of the Kemper Grove PUD Subdivision ("Subdivision") and which includes the following tax parcels within the City of Ridgefield, Clark County, Washington: 986060425, 986060426, 986060427, 986060429, 213716000, and 602865000 (collectively "Park Property").

WHEREAS, the City wishes to own the Park Property and under the proposed First Amendment to the Development Agreement, the developer agrees to dedicate the constructed improvements to the City and the developer further agrees to maintain the improvements to certain standards to be approved by the City and binding on the Kemper Grove development through recorded covenants.

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on May 25, 2023; and

WHEREAS, the City Council conducted a first reading of this ordinance on May 25, 2023; and

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 First Amendment to the Development Agreement with the developer to amend ownership, and maintenance responsibilities for certain park property

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the First Amendment to the Development 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 _____ DAY OF May, 2023.

CITY OF RIDGEFIELD

Mayor, Jennifer Lindsey

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: May 25, 2023
First reading: May 25, 2023
Second Reading/Passage:
Date of Publication:
Effective Date:

After recording, return to:

STEVE C. MORASCH
Landerholm, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Space Above for Recording Information Only

INSTRUMENT TITLE: FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

GRANTOR(S): H2 GROVE, LLC; D.R. Horton, Inc. – Portland

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

ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBERS: 986060425, 986060426, 986060427, 986060429,
213716000 & 602865000

REFERENCE NUMBER OF
RELATED DOCUMENTS: N/A

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

This is the First Amendment to Development Agreement (the "First Amendment") to that certain Development Agreement (the "Agreement") recorded on June 6, 2022 at recording number 6052746 in the official deed records of Clark County, Washington.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT - 1
HINS01-000003 - 6203591

PROPERTY

The real property subject to the Agreement consists of three tax parcels within the City of Ridgefield, Clark County, Washington. The tax parcels are known as 986060425, 986060426, 986060427, 986060429, 213716000 & 602865000 (the “Tax Parcels”). The legal description for the Tax Parcels are described in the Agreement.

PARTIES

As used herein, “Owner” means H2 GROVE, LLC and it’s successors and assigns, including but not limited to D.R. Horton, Inc. – Portland, a Delaware corporation.

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 First Amendment are collectively referred to as the Parties.

AUTHORITIES

Whereas, the Parties are authorized to enter this First Amendment 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. The Parties desire to amend the Agreement to clarify the ongoing obligations of the successors to the Owner with respect to maintenance of the Park Property.
- B. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

NOW, THEREFORE, the Parties agree that the Agreement shall be amended as follows:

1. Amendment to “RESPONSIBILITIES” Section.

Sections 1.2 and 1.3 are stricken and replaced with the following:

“1.2) Owner shall convey or dedicate the trail and park improvements identified in Exhibit B (the “Park Property”) to the City.

“1.3) [Intentionally omitted]

The following provisions are added at the end of Section “1 Responsibilities” of the Agreement:

“1.6) Owner shall be responsible to maintain Park Property and improvements thereon as a public park, consistent with reasonable maintenance standards agreed to by and between the City and

Owner, which standards, at minimum should be those adopted and adhered to by the City with respect to the maintenance of similar City-owned parks.

“1.7) In the event the City determines that Owner is not maintaining the Park to the standards of care agreed upon by the City and the Owner, or as otherwise provided in this Agreement, the City shall notify Owner in writing and provide Owner with at least five (5) business days within which the cure the deficiency. If Owner fails to cure the deficiency within such period, the City may undertake such maintenance or repairs as it deems necessary for the protection of the public’s health, safety, and welfare and bill the Owner for the costs associated therewith. In the event of an emergency, the City may perform the work without notice to Owner. In the event the City performs any work, the City shall charge the Owner and Owner shall pay the reasonable costs of such work.

1.8) The City shall carry such property and liability insurance as it deems necessary or as is required by law, and such insurance shall be primary with respect to any and all events. Owner shall carry such liability insurance as it deems necessary and appropriate, with the understanding that City’s liability insurance shall not be required to cover claims, incidents, or damages that result from the gross negligence or willful misconduct of Owner with respect to Owner’s maintenance obligations.”

2. CITY’S RESERVED AUTHORITY

Notwithstanding anything in this First Amendment 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 First Amendment 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 First Amendment will constitute the final instrument. The exchange of copies of this First

Amendment 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 First Amendment as to the Parties and may be used in lieu of the original First Amendment for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

4. AUTHORIZATION

The persons executing this First Amendment on behalf of the Parties are authorized to do so and, upon execution by such parties, this First Amendment 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 First Amendment and to consummate or cause to be consummated the transactions contemplated hereby.

5. DEFINED TERMS

Capitalized terms not expressly defined herein shall have their same meanings as provided in the Agreement. All definitions of defined terms set forth in the Agreement shall continue to apply.

6. FULL FORCE AND EFFECT

To the extent there is a conflict between the terms of this First Amendment and the Agreement, the terms of this First Amendment shall prevail. Except as amended herein, the terms of the Agreement shall remain in full force and effect.

7. PUBLIC HEARING

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

Signatures appear on the following pages.

H2 GROVE, LLC

MARK HINTON, Manager

Date _____

STATE OF WASHINGTON)
) ss.
County of Clark)

This record was acknowledged before me on _____, 2023 by MARK HINTON, as Manager of H2 GROVE, LLC, a Washington limited liability company.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

D.R. HORTON, INC. – PORTLAND

By: _____
Its: _____

Date

STATE OF WASHINGTON)
) ss.
County of Clark)

This record was acknowledged before me on _____, 2023 by _____,
as _____ of D.R. Horton, Inc. – Portland, a Delaware corporation.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

By: STEVEN STUART
Its: City Manager

Date

STATE OF WASHINGTON)
) ss.
County of Clark)

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: _____, 2023.

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My appointment expires: _____

Approved as to form:

City Counsel