



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JULY 13, 2023**

Regular Meeting - 5:00 PM

I. PUBLIC BRIEFING - 5:00 P.M.

1. Public Briefing: Local Tax Increment Financing - Kirk Johnson, Finance Director

City Council received a presentation from the staff and consultants on Local Tax Increment Financing.

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

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
Council Member Clyde Burkle

3. Late changes to the agenda

III. INTRODUCTION AND SWEARING-IN CEREMONY FOR LIEUTENANT ANDREW - CHIEF DORIOT

IV. INTRODUCTION AND SWEARING-IN CEREMONY FOR OFFICER BENTON - CHIEF DORIOT

V. INTRODUCTION AND SWEARING-IN CEREMONY FOR OFFICER COBLENTZ - CHIEF DORIOT

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:	Mayor Pro Tem Rob Aichele
SECONDER:	Council Member Ron Onslow
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the June 29, 2023 Meeting**

VIII. BUSINESS

1. **Motion - Awards for On-Call Emergency, Facility and Utility and Infrastructure Construction & Repair Contracts - Chuck Green, Public Works Director**

The City's Public Works Department frequently has small and medium size repair and construction projects which require outside contractors. Previously, each request required a separate, full procurement. Recent changes in state law now enable jurisdictions to have on-call contracts with contractors to do these minor projects without the need to go out for full procurements each time. The City of Battle Ground has been using this on-call services arrangement to hire contractors for this type of work. Because this system has been efficient and effective in deploying a range of small and medium repair and construction service work orders, the City of Ridgefield desires to use a similar process. The City of Ridgefield sought bids from highly qualified contractors to construct and repair utilities related to minor tasks, as designated by City staff, and provide all equipment, labor, cleanup, parts and supplies needed to complete the specified work, in accordance with these Contract Provisions and the attached Special Provisions.

Up to two (2) contractors are to be awarded contracts.

Three bids were received and the two lowest bidders are: Parker Pacific Excavating of Ridgefield, WA and Halme Excavating of Battle Ground, WA. The work shall be for one (1) year with an option to renew up to four (4) additional years. The total amount for the life of the contract shall not exceed \$300,000 per contractor and all work is subject to prevailing wage requirements. Each work order performed under these contracts will be provided on an as-needed basis at hourly rates with an individual work order value not to exceed \$50,000.

I MOVE TO AWARD THE ON-CALL EMERGENCY, FACILITY AND UTILITY AND INFRASTRUCTURE CONSTRUCTION AND REPAIR CONTRACTS TO PARKER PACIFIC EXCAVATING AND HALME EXCAVATING IN AMOUNT NOT TO EXCEED \$300,000 FOR EACH CONTRACT.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Judy Chipman

SECONDER:	Council Member Matt Cole
AYES:	Mayor Lindsay, Mayor Pro Tem Aichele, Council Member Cole, Council Member Wells, Council Member Onslow, Council Member Chipman, Council Member Burkle

2. Resolution No. 629 - The Bluffs Suite 210 Fee Waiver Approval - Claire Lust, Community Development Director

The City of Ridgefield has two programs pertaining to fee waivers in the downtown area. Ridgefield Municipal Code (RMC) 18.070.140 (C) authorizes the City Council to grant a partial or full transportation impact fee (TIF) exemption for development projects created within the downtown area including the central mixed use (CMU) zoning district and the downtown transition area (DTA); provided, any exemption shall be paid into the impact fee fund established under RMC 18.070.180 out of general funds or other lawful sources of funding. RMC 3.70.030-060 authorizes the City Council to waive development fees (not including system development charges, Washington State Building Code Council surcharges, or fees collected on behalf of outside agencies) for developments in the CMU or Waterfront Mixed Use (WMU) zoning districts. The applicant must demonstrate that the project is for the redevelopment of the property and the meets or exceeds the development and design standards for the underlying zone. No federal, state, or local rule or regulation may prohibit the waiver. The waiver shall not apply to any fees or portions of any fees that the City would be required to remit to the State or another government entity. Fee waiver requests must be submitted prior to final City approval of the projects; provided, however, that no fees paid to the City will be reimbursed. In reviewing a fee waiver request under RMC 3.70, Council may also consider the following factors:

1. The nature of the development project and the impact the redevelopment will have on downtown and waterfront areas;
2. Comparable waivers or deferrals issued by the City;
3. Any other identified public benefit resulting from the development project; and
4. Any other factor the City deems appropriate.

On February 8, 2023, the applicant (FDM Development) requested a fee waiver for The Bluffs development project located at 101 Mill Street. At the time, the project included the shell building and three tenant improvements (TI): Port of Ridgefield TI, Ridgefield Police Department TI, and FDM Development Suites TI. Council adopted Resolution No. 625 waiving the known eligible fees in the amount of \$42,911.80 on March 9, 2023. On May 8, 2023, the applicant submitted for an additional tenant improvement permit for The Bluffs Suite 210 (COM-23-0029, Franklin Dean Suites 210 Tenant Improvement). The applicant subsequently requested a fee waiver for Suite 210. Staff finds that the project is eligible for fee waivers under RMC 18.070.140 and 3.70.030-060 due to its location in the CMU zone. Pertaining to the additional eligibility criteria in RMC 3.70.050, the project is for redevelopment of the subject property and was found to meet or exceed the CMU development and design standards through the land use review and approval process (site plan file no. PLZ-19-0124). No federal, state, or local rule or regulation would prohibit the waiver. To date, the applicant has paid \$0.00 in development fees for The Bluffs Suite 210 (see Attachment A). The total fee amount remaining due is \$15,100.85. Of this amount, **\$15,075.85** is eligible to be waived. The remaining \$25.00 is the Washington State surcharge, which may not be waived per RMC 3.70.030. The TIF waived (up to \$10,259.80 out of the \$15,075.85 total) would be required to be paid into the impact fee fund out of general funds per RMC 18.070.140.C.

MOTION: MOVED TO APPROVE RESOLUTION NO. 629 AS PRESENTED, WAIVING THE BLUFFS SUITE 210 DEVELOPMENT FEES IN THE AMOUNT OF \$15,075.85.

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

3. Second Reading of Ordinance No. 1406 - Spring 2023 Ridgefield Municipal Code (RMC) Amendments - Claire Lust, Community Development Director

City Council held a public hearing and first reading of Ordinance No. 1406 on June 29, 2023. No public testimony was received. Councilors discussed building permit exemption thresholds for accessory structures, shooting ranges, and tree branches encroaching in the right-of-way. Attachment B has revisions to the proposed text amendments based on this discussion (Attachment A has the proposed text amendments as presented on June 29):

Accessory structures: No change to proposed text amendments. Codify 120-sf threshold for requiring a building permit for accessory structures. Matches current practice and existing 120-sf threshold for accessory structures that can encroach up to three feet into side and rear yard setbacks.

Shooting ranges: Update proposed text amendments to prohibit outdoor firearm ranges. Add Clark Cowlitz Fire Rescue to list of required approvers for all shooting ranges including firearm ranges, archery ranges, and axe throwing lounges.

Trees: Remove "All limbs of trees, shrubs, bushes, weeds, or any other vegetative growth which are less than fourteen feet above the surface of any street or less than nine feet above the surface of any sidewalk" from proposed items to be added to the list of nuisances subject to code enforcement. Public Works and Community Development will coordinate on a more comprehensive update to tree trimming standards outside the scope of this code update.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1406 WITH ATTACHMENT B AS PRESENTED.

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

IX. PUBLIC HEARING/BUSINESS

PUBLIC HEARING AND FIRST READING OF ORDINANCE NO. 1405 - AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR PARADISE POINT.

The developer, HSR through RDGB Royal Farms LLC, RDGF River View Estates LLC, and RDGS Real View, LLC, is obligated under a Development/Pre-Annexation Agreement to construct and dedicate to the City certain road, park, and trail improvements as part of the Paradise Point PUD Subdivision. The City has identified a need for community park amenities in the area within its Comprehensive Plan and the parties have agreed to certain park and trail system improvements. The City has also identified a need for transportation circulation infrastructure in the area within its Comprehensive Plan and Capital Improvement Plan. The City is required to provide transportation impact fee credits and park impact fee credits for the construction and dedication of system improvements which are above and beyond the

mitigation required for impacts the development creates. The developer is seeking to amend terms of the Agreement to phase required street/park/trail improvements to match when development/need arises. The Agreement specifies that dedication of property for referenced park/trails occurs prior to or at final plat for Phase 1 of the development. In the Agreement, development of referenced park/trails/collector is to occur prior to final plat for the 130th single family lot. Developer is seeking a change to coordinate property and development dedication at the earlier of Phase 4 or 5 Final Plat, with a failsafe date of 9/30/26 and Bond to assure the work is completed. Therefore, under the proposed amendment, the parties have agreed the developer will construct the improvements and dedicate them to the City. The developer agrees to contribute toward maintenance of the park and trail improvements and to set forth these maintenance provisions of the development agreement in any HOA recorded covenants related to the property to be approved by the City and binding on the Paradise Point lots.

MAYOR LINDSAY OPENED THE PUBLIC HEARING: 7:29PM

No testimony received.

MAYOR CLOSED THE PUBLIC HEARING: 7:29PM

First reading conducted.

X. PUBLIC COMMENT

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XI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Cole - We have a great community and had a great 4th of July event.

Council Member Chipman - Attended sausagefest event, Raptors games, neighbors helping neighbors, CRWWD meeting.

Council Member Wells - Attended 4th of July event, pre-application conference, City Manager briefing, retirement party for James Barhitte.

Council Member Aichele - Attended a pre-application conference.

Council Member Burkle - Attended the 4th of July event.

Council Member Onslow - Attended C-Tran audit exit interview, sausagefest event, retirement for James Barhitte, 4th of July event.

2. Mayor

Attended many of the same meetings and events, also attended the ECHO meeting.

3. City Manager

City Manager Steve Stuart - Provided an update on projects.

Public Works Director Chuck Green - Royle Road project and Costco grading updates were provided.

Kudos to public works staff for completing ditch cleaning maintenance earlier in the week.

Community Development Director Claire Lust - Kudos to planning staff for their work on code amendments.

Deputy City Manager Lee Knottnerus - Main Street Day event update.

Police Chief Cathy Doriot - Acknowledged Sergeant Jeff Pettit for his years of service and retirement.

XII. ADJOURN

7:53PM.



Julie Ferriss, City Clerk



Jennifer Lindsay, Mayor