



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
December 20, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30PM

1. Washington State Legislative Agenda - [5:30 PM](#)

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

Move to beginning of the meeting: Board/Commission appointments

Remove: Taverner Ridge Phase 10 Final Plat

Appointment of Parks Board Members, Position No. 1, 4 and 5

Confirm appointment of: Marie Bouvier - Position No.1; Kim Stenbak - Position No.4; Dave Zigler - Position No. 5.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

Appointment of Salary Commission Members, Position No. 1, 2 & 5

Confirm appointment of: Shaun Ford - Position 1; Darcy Rourk - Position 2; Victoria Haugen - Position 5.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

Appointment of Civil Service Commission Member, Position No. 2

Confirm appointment of: Mike Jones - Position 2.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

Appointment to the Clark County Arts Commission

Confirm appointment of: Liz Kollings.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

Appointment to the Clark County Mosquito Control Board

Confirm appointment of: Rian Davis.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

PUBLIC COMMENT - [6:34 PM](#)

Kathy Winters - Resident

Memorandum of Understanding between the Ridgefield Community Center, the FVRL Foundation and the Trustees of the FVRLibrary was signed, which allows the planning for the new Ridgefield Library to proceed

Paul Stenbak - Resident

Speaking regarding Abrams Park on behalf of Ridgefield Little League

Thanked City staff and Council for putting together RORC

We need to continue to have Abrams Park be part of our organization for years to come

We will still need Abrams Park for games and practices

Norman Farrell - Resident

Provided an update on Ridgefield Community Gleaners Association

Local volunteers who collect vegetables and fruit from local gardens to provide to Ridgefield families who are supported by Ridgefield Family Resource Center

Barbara Wright - Resident

Thanked City staff and City Council for serving on the Clark County Arts Commission

Grant Williams - Resident

Questions regarding \$20 tab proposal
 Residents need to see funding streams that we have for roads
 Show residents how the money is going to be spend
 Show information to residents ahead of time
 How come developers are not paying for it?
 Get PCI up to date

Rob Aichele - Resident

Provided construction update on the Ridgefield High School addition project

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:47 PM](#)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

1. **Approval of Claims And/Or Payroll - [6:47 PM](#)**
2. **Approval of Minutes from December 6, 2018 Meeting - [6:47 PM](#)**

BUSINESS

1. **Second Reading of Ordinance No. 1282 - Pioneer Village Development Agreement - Jeff Niten, Community Development Director**

The Pioneer Village Mixed Use development was the subject of a previous Development Agreement which describes the development of parcels 213741-000 and 213742-000 as a mix of uses including 300 residential apartments, an approximate 10 acre Community Park, and a commercial component of approximately 16 commercial retail buildings. The Master Plan, which applied the Ridgefield Mixed Use Overlay to the entire site was approved in June 2018. This Development Agreement adds to components to the previously agreed upon design. First, the agreement will require the applicant to purchase Traffic Impact Fee (TIF) credits from an entity that has credits available, and participated in construction of Royle Road. The purchase will be for the entire amount held by the entity, or all credits required for the development, whichever is less. Secondly, the applicant will be required to implement the approved wetland mitigation, except for monitoring and maintenance. The city will be obligated to delineate the critical area and prepare a mitigation plan for the master planned site, and maintain and monitor the work completed by the applicant. Further, the building and impact fees for the project shall be those in effect when the agreement is approved by City Council.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1282 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

2. **Second Reading of Ordinance No. 1284 - Intent to assume the rights, powers, functions, and obligations of the Ridgefield Transportation Benefit District - Kirk Johnson, Finance Director**

The TBD was formed to provide funding for the city match for the I-5 interchange project. The project was completed and closed out in 2012 and the funding source expired as of the close-out of the project. At the time the TBD was formed, statutes required they be formed as a separate legal entity. Meetings were held separately from the regular City Council meetings and separate financial statements were prepared. The State Legislature enacted the 2015 Second Engrossed Substitute Senate Bill 5987, codified

in RCW 36.94 providing public entities with the ability to assume the rights, powers, functions, and obligations of a transportation benefit district. The Ridgefield TBD is still active as a separate legal entity. Council held a public hearing on December 6, 2018 at a regular city council meeting to determine if assumption of the TBD is in the best interest of the City. No comments pro or con were received by the public. Staff recommends that council assume the rights, powers, functions and obligations of the Ridgefield TBD for efficiency and to reduce any potential cost of oversight of a separate legal entity.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1284 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

3. Second Reading of Ordinance No. 1285 - Adopt a Source for Funding for the Construction, Preservation, and Maintenance of Transportation Improvements in the City of Ridgefield - Kirk Johnson, Finance Director

The Ridgefield TBD is still active, however there are no current funding sources for the TBD. Staff recommend that Council held a Public Hearing to determine if it is in the best interest of the City to adopt a dedicated funding source for street construction, preservation and maintenance. Council heard comments from two residents regarding the implementation of a dedicated vehicle licensing fee as a funding source for the Ridgefield TBD. Per RCW 36.74 Council has multiple options for adopting dedicated funding sources. Staff are recommending a \$20.00 vehicle licensing fee be adopted. Pending approval by Council the fee would go into effect 180 days from the date of adoption.

City Council conducted discussion on TDB funding options.

MOTION: COUNCIL MEMBER WERTZ MOVED TO TABLE ORDINANCE NO. 1285

SECOND: NONE

MOTION FAILS

MOTION: COUNCIL MEMBER RON ONSLOW MOVED TO ADOPT ORDINANCE NO. 1285 AS PRESENTED

SECOND: COUNCIL MEMBER DAY

MOTION: COUNCIL MEMBER DARREN WERTZ MOVED TO AMENDMENT MOTION TO INCLUDE ENDING DATE OF 24 MONTHS AFTER IMPLEMENTATION

SECOND: NONE

MOTION FAILS

RESULT:	ADOPTED [6 TO 1]
MOVER:	Ron Onslow, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
NAYS:	Wertz

4. Motion - Approval of Amendment to Collection System Transfer and Operation Agreement - [7:34 PM](#)

In 2004 the City of Ridgefield began evaluating options to provide additional sewer treatment capacity to provide for future growth of the City while maintaining stable rates for customers. After the evaluation of numerous options, the City Council determined the most feasible option was to help form and join the Discovery Clean Water Alliance (DCWA). DCWA was officially formed in January 2013 owns all regional treatment plants and large scale conveyance systems, including the Ridgefield Wastewater Treatment

Plant. During formation of the DCWA, it became apparent that even with joining the DCWA, the City's sewer rates and fees would need to increase substantially to pay for the necessary improvements to provide for continued growth opportunities. After evaluating additional options, in May 2012, the City entered into a Memorandum of Understanding (MOU) with Clark Regional Wastewater District (District) and began work on an agreement to transfer the sewer collections system to the District. In June of 2013 the Transfer agreement was adopted by the City Council, and on January 1, 2014 the collection system was transferred to the District. This amendment will allow the District to request that the City terminate water service to assist with collecting severely past due sewer charges. This provision would only be used in unusual circumstances where our normal past due collection processes were not successful in obtaining payment. The District has a similar agreement with the City of Vancouver, and uses this mechanism 1-2 times per year.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE AMENDMENT TO THE COLLECTION SYSTEM TRANSFER AND OPERATION AGREEMENT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

5. Motion - Approval of Interlocal Agreement with Ridgefield School District on Repurposing of View Ridge Middle School - [7:39 PM](#)

Following voter approval of the Ridgefield School District bond in 2017 the School District has been repurposing much of the former View Ridge Middle School campus. The building will serve as administrative offices, conference rooms, and public meeting facilities. This project is intended to provide a common hub for civic engagement known as the Ridgefield Administrative & Civic Center, and is intended to result in an efficient use of public resources. In early 2018 the City and School District began discussions to lease a portion of the space for City use. The term of this inter-local agreement is 30 years from the effective date, and provides 3,063 square feet in the southern portion of the facility for City Offices. Additionally, the agreement provides 3,406 square feet of shared space to conduct public meetings with City Council, School Board of Directors, Planning Commission, Parks Board, and Hearing Examiner, and 2,502 square feet of shared space for a main entry, conference and breakrooms. These spaces will be ready for occupancy by January 31, 2019. There is a prioritization schedule as part of the agreement.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE VIEW RIDGE MIDDLE SCHOOL REPURPOSING AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

6. Motion - Approval of Lease Agreement with Ridgefield School District on Repurposing of View Ridge Middle School - [7:46 PM](#)

Following voter approval of the Ridgefield School District bond in 2017 the School District has been repurposing much of the former View Ridge Middle School campus. The building will serve as administrative offices, conference rooms, and public meeting facilities. This project is intended to provide a common hub for civic engagement known as the Ridgefield Administrative & Civic Center, and is

intended to result in an efficient use of public resources. In early 2018 the City and School District began discussions to lease a portion of the space for City use. The City's portion of the project cost will be \$2,472,929. The City will be obligated to pay \$750,000 to the Ridgefield School District by December 31, 2018 and \$114,861.93 per year by December 31 of each calendar year for a term of ten years. There will be no ongoing lease costs for the remainder of the lease term. The City will be responsible for the proportionate share of on-going utility costs each calendar year.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE RIDGEFIELD ADMINISTRATIVE & CIVIL CENTER AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

7. Motion - Approval of Ridgefield Outdoor Recreation Complex Reimbursement Agreement - [7:48 PM](#)

The City has been working with the Ridgefield School District on the development of the Ridgefield Outdoor Recreation Complex, or RORC, in conjunction with the School District's 5-6 and 7-8 Schools Complex since 2015. The RORC and Schools will be located on 57.5 acres, 7.5 of which is owned by the City. This agreement will allow the City to reimburse the School District for the construction costs of the shared parking lot, field 6 and related improvements that were constructed by the District as a part of the Sunset Ridge and View Ridge project as agreed to in the 2017 Interlocal Agreement.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE REIMBURSEMENT OF COSTS FOR SHARED PARKING AND FIELD 6 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Day, Lindsay

PUBLIC COMMENT

Shaun Ford - Resident

Excited to see that things are happening with field 6 at RORC

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:52 PM](#)

Council Member Onslow - attended AWC board meeting, Clark College legislative meeting, C-TRAN meeting, Road Map to Washington Future - Elected Official Workshop.

Council Member Taylor - attended Road Map to Washington Future - Elected Official Workshop, City Manager briefing.

Council Member Day - attended Road Map to Washington Future - Elected Official Workshop, meeting with Mayor of Vancouver.

Council Member Wells - attended same meetings as other council members and pre-application conference.

Council Member Lindsay - attended numerous breakfast meetings, Road Map to Washington Future - Elected Official Workshop, Main Street meeting.

Council Member Wertz - attended same meeting as other council members and Chamber of Commerce legislative breakfast meeting, City Manager briefing.

Mayor

Attended ribbon cutting for Clark County's 10th Avenue Bridge.

City Manager

City Manager Steve Stuart - City office will be closed on Monday and Tuesday. Last City Council meeting for Jeff Niten, Jeff accepted City manager position with City of Shelton.

Public Works Director Bryan Kast - Completed interview process for Engineer in training position.

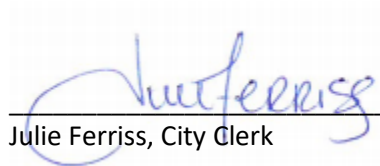
Finance Director Kirk Johnson - Investment portfolio update provided.

Community Development Jeff Niten - Community Development report update provided.

Deputy City Manager Lee Knottnerus - Winners of the holiday decorating contest announced.

Police Chief John Brooks - attended shop with the cop and rocks with cops.

ADJOURN - [8:06 PM](#)



Julie Ferriss, City Clerk

Don Stose, Mayor