



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 25, 2024**

Regular Meeting - 5:30 PM

I. STUDY SESSION - 5:30 P.M.

- 1. Bonding 101 Training Session - Presented by PFM Financial Advisors, LLC and Pacifica Law Group, LLP - Kirk Johnson, Finance Director**

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

- 1. Flag Salute**
- 2. Roll Call**

Present:

Mayor Ron Onslow
Mayor Pro Tem Jennifer Lindsay
Council Member Matt Cole
Council Member Lee Wells
Council Member Judy Chipman
Council Member Clyde Burkle
Council Member Katie Favela

- 3. Late changes to the agenda**

III. 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/165/City-Council-Meeting-Audio-Files>.

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT: (UNANIMOUS)

MOVER:	Council Member Clyde Burkle
SECONDER:	Mayor Pro Tem Jennifer Lindsay
AYES:	Mayor Onslow, Mayor Pro Tem Lindsay, Council Member Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the April 11, 2024 Meeting**

V. BUSINESS

1. **First Reading of Ordinance No. 1420 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Pioneer Widening Project - Kirk Johnson, Finance Director**

The City is considering the issuance of Limited Tax General Obligation (LTGO) bonds to finance the construction and right of way acquisition of a major transportation project to expand Pioneer Street from S 56th Way to the east of Royle Road. The project will include a new roadway to the north to connect with an expanded Pioneer Canyon Drive and provide access to the Union Ridge Town Center. In addition, a new roundabout will be constructed on Pioneer at 50th Street to facilitate safe traffic flow to the north and south to accommodate additional commercial growth and access along the major arterial roadway into Ridgefield. The issuance of the LTGO bonds is estimated to be approximately \$30 million. The request is to provide the City Manager and Finance Director with the authority to issue up to \$32 million in LTGO bonds at a rate not to exceed 6% true interest cost, and a 25-year term. The bonds will be paid from the recently adopted Tax Increment Financing Plan through a tax increment area located along the east and west side of I-5 in a zone estimated to support significant commercial development. The project is estimated to help facilitate over \$700 million in private commercial development and bring 2,000 jobs to Ridgefield. In addition, the state and local jurisdictions will see an increase in retail sales tax of \$3.4 million at full build out. The Tax Increment Financing Plan is estimated to provide up to \$44 million in revenue to support the debt service on the LTGO bonds. Existing city resources will fund the balance of the debt service from a combination of property taxes, real estate excise taxes and sales tax revenues. The debt service forecast for this project is estimated to be between \$53 million and \$59 million over the 25-year period.

First reading only.

2. **Motion - Approval of Purchase and Sale Agreement for Property for a Regional Stormwater Facility - Kirk Johnson, Finance Director**

The city and a local developer are finalizing an agreement in principle for the sale of approximately 2.36 acres of a larger 10+ acre parcel number 213956001. The parcel includes a storm water pond constructed by the developer that would be dedicated to the city for a regional stormwater facility to treat water runoff from the public roads and Union Ridge Town Center. The city and developer will collaborate on a boundary line adjustment to include the new 2.36 acres into the city's existing parcel number 214026000 that is west of the property purchase. The city obtained a third party appraisal of the parcel and the developer has agreed to the appraised value of \$1,140,000. The city agreed to pay the cost for the boundary line adjustment permit and recording fees.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO FINALIZE AND EXECUTE THE PURCHASE AND SALE AGREEMENT FOR 2.36 ACRES OF LAND IN PARCEL 213956001 FOR \$1,140,000 AND APPLICABLE PERMITTING AND CLOSING COSTS.

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

3. Motion - Approval of Purchase and Sale Agreement for Property Located at 211 N Main Ave - Kirk Johnson, Finance Director

The city purchased the property at 211 N Main Ave in 2017 as a potential site for the Ridgefield library. The Fort Vancouver Library District chose to remain in their current location, expanding their square footage at the Ridgefield Community Center. As a result, the city sold the property to a private developer who estimated a need for the additional property to build the existing building at 101 Mill Street which houses the Ridgefield Police Station and Port of Ridgefield offices. The original plans to construct a second structure on the parcel at 211 N Main was changed due to changes in the commercial market during the pandemic. The city has negotiated with the private developer to purchase the parcel back at the same selling price as the city received in 2020, \$185,000. The parcel is needed to assist with interim downtown parking and staging for the Park Laundry remediation and cleanup project located along N Main Ave.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 211 N MAIN AVE PARCEL 068027000 FOR THE PURCHASE PRICE OF \$185,000 PLUS APPLICABLE CLOSING COSTS.

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

4. Motion - Approval of Abrams Park Master Plan - Corey Crownhart, Park Manager

Abrams Park has been a cherished part of Ridgefield's Parks System for decades. Each weekend, it comes alive with the bustling activity of hundreds of people appreciating its natural beauty. The park has been the setting for many of the city's major events and evokes a sense of history, heritage, and community connection among residents. However, the park's popularity has worn on its infrastructure. To address this, the 2024 Parks Capital Budget approved a Master Plan process. The city has partnered with AKS and PointNorth, consulting firms known for their expertise, to enhance Abrams Park for future enjoyment. On December 21, 2023, a study session with the Council was held to discuss project goals and gather Council input. An Open House and a community engagement survey on Ridgefield Roundtable provided opportunities for public feedback. These findings were shared with the Parks Board on March 13, 2024. Preliminary concepts of the Master Plan were then presented to City Council on March 28, 2024, allowing staff and consultants to refine the concepts based on feedback.

Master plan concepts are presented and discussed.

MOTION: MOVED TO SELECT PLAN A WITH CONSIDERATIONS THAT WERE DISCUSSION BY COUNCIL (NATURE PATCHES, WAIT FOR FIELD CONFIGURATION, NO INCLUSION OF A TRAIL HEAD AT MAYOR'S MEADOW, COVERED PLAYGROUND).

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

MOTION: MOVE FORWARD TO SUBMIT GRANT APPLICATION FOR ACTIVE AMINITIES IMPROVEMENT FUNDING.

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

5. Motion - Approval to Submit Grant Applications - Kirk Johnson, Finance Director

Per the new grant policy, council authority is required to submit grant applications over \$100,000 or accept awards over \$100,000 that require additional city resources such as matching funds. City staff have identified multiple grant opportunities that could support strategic projects for transportation and parks and recreation.

- Freight Mobility Strategic Investment Program to assist with the preservation of S Union Ridge Parkway from S 5th Street to NE 10th Avenue. S Union Ridge Parkway is a key road in the industrial section of the city that houses multiple warehousing and job-producing facilities in the City of Ridgefield. The total project cost is estimated at just under \$3.3 million. The grant request is for approximately \$3 million with a 10% match from the Transportation Benefit District Fund.
- Washington State Recreation and Conservation Office (RCO): Washington Wildlife Recreation Program (WWRP - Recreation). The application is for \$500,000 to complete phase 1 of the Boyse Park improvement project. The total project estimate for phase 1 is \$1,082,710. The match requirement would be \$582,710. The Council has already budgeted \$250,000 for Boyse Park design and improvements in 2024.
- Washington State Recreation and Conservation Office (RCO): Washington Wildlife Recreation Program (WWRP - Recreation). The application is for \$500,000 to complete phase 1 improvements at Abrams Park. The potential phase 1 project estimate is \$1,258,108.50 and are pending councils approval of the Abrams Park master plan included in the April 25, 2024 agenda. The match requirement is \$758,109. Council approved \$40,000 in 2024 to complete the master planning for the park.

The City will need to show the match commitment by May 1, 2025 pending award for the RCO grants. Capital budget requests will be submitted pending award during the 2025 budget process. City staff will continue to seek additional grant funding to help cover the match requirements. Local funds must make up a minimum of 10% of the project cost. A capital request and pavement preservation plan will be brought forward to council during the 2025 budget process to fully commit the funds needed for the Freight Mobility grant.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO SUBMIT GRANT APPLICATIONS FOR THE PROPOSED GRANTS.

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

6. First Reading of Ordinance No. 1421 - Ridgefield Municipal Code Chapter 5.40 - Special Events - Lee Knottnerus, Deputy City Manager

With the increased demand for use of City property and parks for private and public events and the increased risk of activities, clarification is necessary in the City ordinance regarding Special Event permits and use of park property and facilities.

City Council discussion and first reading only.

7. Motion - Consideration of Fieldhouse Design Concept at the Ridgefield Outdoor Recreation Complex and Approval to Use a Portion of a MLB Capital Grant - Chuck Green, Public Works Director

The Washington State Legislature in the 2023 Capital Budget included \$450,000 from a MLB grant to the City of Ridgefield and the Ridgefield Outdoor Recreation Complex. The MLB grant is intended to support local community baseball. Subsequent discussions between City staff and the Ridgefield Raptors as to the intended use(s) of this grant included reserving a portion to help pay for lighting at Fields 4 and 5, and the Raptors' desire to enclose the batting cages adjacent to those fields for a dressing room for both teams for Raptors games and for umpires working those games (a Fieldhouse), among other options. Public Works staff have developed several Fieldhouse options for enclosing the cages which would not only provide the Raptors what they need for changing rooms during their season, but also covered batting cages which could be used by the Ridgefield School District and other organizations during the offseason. A separate enclosure serving as the dressing room for umpires during the Raptors' season could also be used for storage during the offseason. The color scheme for the Fieldhouse has a gray/silver roof, instead of black, to minimize the enclosures from being excessively hot during the summer. The brown-tone sides of the Fieldhouse shed were selected to blend in with the Community Building's aesthetics. Power is already available in the area and would be extended inside the Fieldhouse for lighting and ventilation capabilities. The option attached to this report has been discussed with both the Raptors as well as school district staff and both are in full support of moving forward with this option. Its cost estimate is approximately \$220,000, leaving \$230,000 remaining from the MLB grant for other options.

MOTION: MOVED TO APPROVE THE DESIGN CONCEPT PRESENTED BY STAFF AND FOR STAFF TO MOVE FORWARD WITH USING THE MLB GRANT TO FUND CONSTRUCTION OF THE FIELDHOUSE.

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

VI. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1422 - Eminent Domain Action Including Declaration of Public Use and Necessity for a Property Acquisition for the Pioneer Widening and

50th Avenue Roundabout Project - Chuck Green, Public Works Director

The Pioneer Widening and 50th Avenue Roundabout project is a critical transportation improvement being coordinated with several large economic development projects. It has been in the planning and design stages since 2022. The project would widen Pioneer Street to four lanes between Royle Road and I-5, build a roundabout at Pioneer Street and a new 50th Avenue/Discovery Drive arterial, build 50th Avenue north to a new extension of Pioneer Canyon Drive, and build Pioneer Canyon Drive west to serve the YMCA site as well as east to connect with the Pioneer Canyon Drive being built by Union Ridge Town Center and Costco. Besides supporting long-term economic development of the City, it will complete a transportation network in the area, provide vehicular capacity; new sewer and water mains; a joint utility trench; as well as bicycle, pedestrian, and safety improvements. The project will be financed with a bond being taken out supported by the new Tax Increment Financing Area as well as water and sewer funds. Right-of-way plans were completed in 2023 and right-of-way acquisition is now in process. With construction imminent, time is of the essence to complete right-of-way acquisition. For over a year, there has been substantial discussion with the owners of the subject property, the Arthurs. Right-of-way plans call for full acquisition of the property for road and stormwater improvements. A consultant for the City (UFS) recently completed and transmitted to the Arthurs an appraisal conducted under best industry practices. The appraisal included a third party review to confirm the methods, comparable properties for consideration, findings and valuation. The City considers the offer to be fair and equitable. However, UFS indicated while they have received communication from the Arthurs confirming they received the City's offer, there were several emails from the Arthurs providing there was a counteroffer which was rescinded along with the statement they are working on another counteroffer. UFS received communication from the Arthurs with screenshots from Redfin and Remax indicating they believe this shows a higher value for their property provided with their counteroffer, but offered no official counter-appraisal. The difference between the City's offer of \$1,020,000 and the Arthurs' counter offer of \$3,294,000 with a number of conditions attached is such that settling on the property sale price may take a substantial amount of time to resolve. The Arthurs did request the City provide a copy of the City's record of necessity (possession and use). This item provides for the eminent domain action requested by the Arthurs. Because the project is scheduled to go to bid in May 2024 with construction expected to start in June, and needing to have control over the property before construction activities can occur at that location, staff is requesting commencing with eminent domain actions which includes the adoption of an ordinance constituting the City's Final Planned Action, declaring the public use and necessity for the property, and authorizing the City Attorney to commence legal proceedings. The City has issued notice via certified mail (which the City has received confirmation of receipt) to the Arthurs of the final planned action ordinance in accordance with the statute. Council is requested to hold a public hearing pursuant to RCW 8.25.290 and take public comment on the ordinance authorizing Eminent Domain.

Mayor Onslow Opened the Public Hearing.

No testimony received.

Mayor Onslow Closed the Public Hearing.

First reading only.

2. Public Hearing and First Reading of Ordinance No. 1423 - Marrett Hills Estates Petition to Annex - Claire Lust, Community Development Director

The Petition to Annex includes three parcels owned by Marrett Holdings, LLC and adjacent Carty Road right-of-way. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and are contiguous with the Ridgefield city limits to the east (Young property, annexed via Ordinance No. 1378). Therefore, the parcels are eligible for annexation. On November 1, 2023 the applicant submitted an application for intent to annex for the southern parcel (10.04 acres). On January 11, 2024 Council rejected this intent to annex (Resolution No. 638) on the basis of concerns regarding access to the property and future improvements to NW Carty Road, and to have additional time to consider a potential geographic modification of the annexation area. The applicant filed an updated project narrative responding to Council's concerns on January 27, 2024. On February 8, 2024 Council approved the Marrett Hills Estates Intent to Annex (Resolution No. 641) with a geographic modification expanding the maximum annexation area to include the middle and northern parcels for a total area of 14.68 acres. The applicant subsequently submitted the Marrett Hills Estates Petition to Annex to the City, with the proposed annexation area covering all three parcels and the adjacent Carty Road right-of-way.

Mayor Onslow Opened the Public Hearing.

No testimony was received.

Mayor Onslow Closed the Public Hearing.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1423 AS PRESENTED.

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

VII. PUBLIC COMMENT

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Wells - Attended spring clean up day.

Council Member Cole - Expressed disappointment in the school bond failing.

Council Member Chipman - Attended spring clean up day.

Council Member Burkle - Attended green bag food collection day, spring clean up day,

Council Member Favela - Thanked everyone who assisted with the school bond, meetings with City staff, spring clean up day.

Mayor Pro Tem Lindsay - Ride along with dragon boat paddlers and rides along with Office Cobletz and Chief Nohr.

2. Mayor

Attended spring clean up day, ribbon cutting ceremony, participated in take your kids to work day.

3. City Manager

City Manager Steve Stuart - April 30th open house on 35th avenue extension project. Take your kids to work day kudos and thanks to Public Works crew for helping at spring clean up day.

Public Works Director Chuck Green - Public Works project updates provided.

Deputy City Manager Lee Knottnerus - First Saturday updates provided.

Chief Doriot - Thank you for support of drone policy.

IX. EXECUTIVE SESSION PURSUANT TO RCW 42.30.140(4)(a) - Collective bargaining sessions with employee organizations, including contract negotiations, grievance meetings, and discussions relating to the interpretation or application of a labor agreement.

9:24PM: Mayor Onslow announced that City Council will enter into Executive Session pursuant to RCW 42.30.140(4)(a), returning to regular session at 9:40PM and no action is anticipated.

Attendees: Mayor, City Council, City Manager Steve Stuart and Deputy City Manager Lee Knottnerus.

9:40PM: City Manager Steve Stuart announced that City Council would be returning to their regular session at 9:45PM.

9:45PM: Mayor Onslow reconvened the meeting and adjourn.

X. ADJOURN

9:45PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor