



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MAY 9, 2024**

Regular Meeting - 6:30 PM

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

1. Flag Salute

2. Roll Call

Present:

Mayor Ron Onslow
Council Member Matt Cole
Council Member Lee Wells
Council Member Judy Chipman
Council Member Clyde Burkle
Council Member Katie Favela

Absent:

Mayor Pro Tem Jennifer Lindsay

MOTION: COUNCIL MEMBER COLE MOVED TO EXCUSE MAYOR PRO TEM LINDSAY FROM THE MEETING.
SECOND: COUNCIL MEMBER CHIPMAN.
MOTION PASSED.

3. Late changes to the agenda

II. 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>.

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT: (UNANIMOUS)

MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Lee Wells
AYES:	Mayor Onslow, 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 25, 2024 Meeting**

IV. PRESENTATION

1. **CREDC Economic Development Update, 2024 - Kirk Johnson, Finance Director, Jennifer Baker, CREDC President**

V. BUSINESS

1. **Second Reading of Ordinance No. 1420 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds - 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1420 - APPROVAL OF THE ISSUANCE OF LIMITED TAX OBLIGATION BONDS FOR THE PIONEER WIDENING PROJECT AND TAX INCREMENT AREA PROJECTS AS PRESENTED.

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

2. **Second Reading of Ordinance No. 1421 - Ridgefield Municipal Code Chapter 5.40 - Special Events - Steve Stuart, 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1421 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Matt Cole
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Onslow, Council Member Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela

3. Motion - Approval of Contract with Consor for Project Number P21005-2: Pioneer Widening Construction Management - Chuck Green, Public Works Director

The City of Ridgefield is preparing for one of its largest projects ever, the Pioneer Widening and 50th Avenue Roundabout Improvement Program. The project will construct roadway widening, joint utility and sanitary sewer improvements along Pioneer Street from east of Royle Road to 56th Avenue, a roundabout at Pioneer and 50th Avenue, 50th Avenue from Pioneer to Pioneer Canyon Drive, Pioneer Canyon Drive from 50th Avenue to Union Ridge Town Center/Costco. The project will have accelerated completion schedules for various phases to accommodate the planned opening of Costco and In-and-Out Burger, among other commercial projects. There are complex components which involve fish-passage culverts, a new fish passage channel, and road widening along Pioneer Street to complete it as a four-lane corridor from west of Royle Road to I-5. The new roundabout at Pioneer Street and 50th Avenue/Discovery Drive will be built in stages while keeping traffic moving along the corridor. Utilities will be combined into a joint utility trench. Underground water and sewer mains are also included. Other improvements include illumination, culverts and/or small bridges, a storm pond and retaining walls. Multi-use bicycle and pedestrian pathways will be built alongside both Pioneer Street and 50th Avenue/Pioneer Canyon Drive. New Rectangular Rapid Flashing Beacons will be installed at the new roundabout, the existing 56th Place roundabout at Pioneer Street, and at a crossing near the new 53rd Place. The construction management and inspection services work will consist of overseeing project tasks and coordination with City of Ridgefield, Clark Regional Wastewater District (CRWWD) and Washington State Department of Transportation (WSDOT) representatives to manage the scope, schedule and budget for the construction phase of the project. Also included will be special testing and inspection services. The City opened a Request for Qualifications process on March 8, 2024 seeking a consultant for these services. The process was closed on March 28 with submittals received from three teams. After the interview round, a composite score of the submittals and interviews resulted in Consor being the highest rated consultant. City staff negotiated with Consor which resulted in the scope and fee proposal for the contract award for consideration by Council.

MOTION: MOVED TO AWARD THE CONTRACT FOR THE PIONEER WIDENING AND 50TH AVENUE ROUNDABOUT CONSTRUCTION MANAGEMENT SERVICES TO CONSOR IN AN AMOUNT NOT TO EXCEED \$1,800,000, WHICH INCLUDES PROJECT CONTINGENCIES.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Judy Chipman
AYES:	Mayor Onslow, Council Member Cole, Council Member Wells, Council Member

4. Motion - Contract Amendment with I-5 Overpass Art Project Team (Aphidoidea and Atomic Arts) for Installation of Bird Art on both the I-5/Pioneer Street and Railroad Overpasses - Chuck Green, Public Works Director

Since the initial contract was signed with the artistic team and modified in early 2023, the cost of materials has escalated. The original contract assumed delivery of the art and affixing to the overpass fences in one location. However, as the Railroad Overpass fence is now in-place, affixing the art to that overpass will mean that the art installation will be in two different locations (the artist will assemble the art onto the I-5 overpass at a staging area adjacent to that project in conjunction with that contractor). The contract amendment requested is to add \$5,855 to the artistic contract, increasing the total to \$102,950. Because this contract value exceeds \$100,000, council action is requested on this item. It should be noted that for the art installation on the railroad overpass, the city will be responsible for providing traffic control (flagging, shoulder closures and signage) and coordination with the Port and with BNSF railway, either with City crews or contracted resources, to enable the artistic team to do their work. The cost for those services is not included in the artistic contract budget amendment request.

MOTION: MOVED TO APPROVE THE CONTRACT AMENDMENT REQUEST WITH APHIDOIDEA, LLC AND ATOMIC ARTS, FOR AN AMOUNT OF \$5,855 AND INCREASE THE CONTRACT TO AN AMOUNT NOT TO EXCEED \$102,950 FOR THE OVERPASS ART.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Katie Favela
AYES:	Mayor Onslow, Council Member Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela

VI. PUBLIC COMMENT

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VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Burkle - Attended a Ribbon-Cutting Ceremony.

Council Member Wells - Attended Many Meetings and a Ribbon-Cutting Ceremony.

Council Member Cole - Attended City Council Retreat, Kudos to the Communications Team For all the Information they Share on the Roundtable Page.

Council Member Favela - Attended City Council Retreat, Mental Health Awareness Month.

Council Member Chipman - Attended Numerous Comprehensive Plan Engagement Meetings, Parks Foundation Luncheon, City Council Retreat, Ribbon-Cutting Ceremony.

2. Mayor

Attended City Council Retreat, Ribbon-Cutting Ceremony, First Saturday Event, Parks Foundation Luncheon.

3. City Manager

City Manager Steve Stuart - Work From Home Survey Update.

Public Works Director Chuck Green - Costco and Development Projects Update.

Community Development Director Claire Lust - Comprehensive Plan Update Provided.

VIII. ADJOURN

7:46PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor