



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
JUNE 13, 2024**

Regular Meeting - 6:00 PM

I. STUDY SESSION - 6:00 P.M.

- 1. CAPS Program Project Presentations -**

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. COMMISSION/COMMITTEE APPOINTMENTS

- 1. Appointment of Planning Commission Member, Position No. 3**

Appointment of Magdalen Butler to the Planning Commission, Position No. 3.

MOTION: MOVED TO APPOINT MAGDALEN BUTLER TO PLANNING COMMISSION, POSITION NO. 3.

RESULT: (UNANIMOUS)

MOVER: Council Member Matt Cole

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

2. Appointment of Roundabout Committee Member, Position No. 5

Appointment of Sung Cho to the Roundabout Committee, Position No. 5.

MOTION: MOVED TO APPOINT SUNG CHO TO ROUNDABOUT COMMITTEE, POSITION NO. 5

RESULT:	(UNANIMOUS)
MOVER:	Council Member Judy Chipman
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

IV. 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.

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V. CONSENT AGENDA

MOTION TO APPROVE 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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the May 23, 2024 Meeting

VI. PRESENTATION

1. Downtown Parking Plan - Chuck Green, Public Works Director

With sweeping views of the Wildlife Refuge, a wide range of new businesses, renovation of existing buildings, unique shops and charming restaurants, demand for on-street parking space has increased over the past 2-3 years. One ongoing challenge to this has been the lack of parking available in the Downtown Core Area. The City has been working with Downtown merchants, residents and Ridgefield Main Street to identify potential solutions to open up additional parking capacity in the downtown core and address a host of issues related to parking; traffic, bicycle and pedestrian circulation; accessibility and safety. Common parking issues are presented to the City Council for discussion.

VII. BUSINESS

1. Second Reading of Ordinance No. 1424 - 2024 Budget Amendment - Kirk Johnson, Finance Director

The 2024 budget amendment includes \$9,460,200 in new and reappropriated expenditures and the recognition of issuance costs and a transfer from the Debt Service Fund to the General Capital Fund of up

to \$32 million total for the 2024 LTGO Bond issuance that will support the tax increment area (TIA) projects. The budget request includes \$106,200 in ongoing expenses and the balance of the amendment is related to capital or one-time expenses. Additional interfund transfers to support operations and maintenance and capital requests are \$3,798,000. The amendment includes the recognition of \$1.3 million in new grant funds and reappropriation of \$500k in grant funds that were not received in 2023. Additional revenue recognition of \$750k for work performed on joint projects is included in the amendment. The 2024 adopted budget included a bond issuance of \$28 million. The amendment includes an increase of \$4 million to a total bond issuance of up to \$32 million to fund the construction, construction management, professional service, and right of way acquisition for the Pioneer Widening project. Additional funding from the bond issuance will cover the acquisition of land and a regional storm water facility to support storm runoff in the TIA and the acquisition of land for a fire station up to \$2 million dollars that will be able to service the TIA as voluntary mitigation agreed to with Clark Cowlitz Fire Rescue. The total fund balance impact for all funds is \$4,662,200, including operating funds. \$1,012,600 in the General Fund, \$33,100 in Community Development, \$187,500 in the Water Fund, and \$33,000 in the Storm Fund. The balance of the impact is from capital funds to fund new or existing capital projects and pay the initial debt service payment on the 2024 bond issuance.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1424 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Jennifer Lindsay
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

2. Motion-Approval of Lease Agreement with Tri-Mountain Investors, LLC for space at 101 Mill Street - Kirk Johnson, Finance Director

The City and Tri-Mountain Investors, LLC have discussed a new lease agreement for 2,500 sq ft of space located at 101 Mill Street suite 210 to be available for community space. In addition, the lease includes storage space of 866 sq ft located in the basement for use by the city. The new lease would be effective July 1, 2024, and the term is for 10 years. The initial lease charge is \$75,000 annually up to \$97,858 in year 10. The storage space annual lease amount begins at \$11,431 and in year 10 is \$13,661. The lease is separate from the current lease of space for the Ridgefield police department. Current plans are for the space in suite 210 to be made available for use by the community as there is a lack of space available for community groups for meetings and events.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH TRI-MOUNTAIN INVESTORS, LLC FOR SPACE AT 101 MILL STREET.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
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

3. Motion - Award of Construction Contract for the Pioneer Widening and 50th Avenue Roundabout Improvement Project - Chuck Green, Public Works Director

The City of Ridgefield is preparing for one of its largest projects ever, the Pioneer Widening and 50th

Avenue (Place) Roundabout Improvement Project. The project will construct:

- Roadway widening along Pioneer Street
- Joint utility and sanitary sewer improvements along Pioneer Street from east of Royle Road to 56th Place
- A roundabout at Pioneer and N 50th Place (formerly known as N 50th Avenue) with water and electrical hookups for future center-of-roundabout design considerations for the Roundabout Committee
- A new road, 50th Place from Pioneer to Pioneer Canyon Drive,
- Pioneer Canyon Drive northwest from 50th Place to the north City’s property line, and
- A new road, 50th Place to Union Ridge Town Center/Costco.

The City opened the Invitation to Bid process on May 2, 2024 and bids were opened on June 4, 2024. Bids were received from:

- Active Construction from Tacoma, WA for \$19,442,442
- Nutter Corp from Vancouver, WA for 19,744,192
- Tapani, Inc. from Battle Ground, WA for \$20,698,696
- Kerr Contractors from Woodburn, OR for \$20,990,345
- Rotschy, Inc. from Vancouver, WA for \$21,144,703, and
- Goodfellow Brothers from Portland, OR for \$23,607,029.

The apparent lowest bidder was Active Construction. All bids were reviewed to ensure the required documents were submitted, including subcontractor utilization forms and other required state and/or federal forms that accompany bids, so all were deemed responsive to the requirements. The overall project budget of \$28.7 million with all components is as follows:

- Construction: \$21,442,442 which includes: \$18,063,146 for transportation (financed by the LTGO Bond); \$699 877 for sewer and \$679,418 for water (covered by other dedicated funding sources); and \$2 million for early completion incentives and contingencies
- Construction Management: \$1,800,000
- Design, Right-of-way and Permits: \$5,500,000.

The City Council conducted a discussion.

MOTION: MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE PIONEER WIDENING AND 50TH AVENUE ROUNDABOUT PROJECT TO ACTIVE CONSTRUCTION, TACOMA, WASHINGTON, IN THE AMOUNT \$19,442,442, WITH AN ADDITIONAL \$2 MILLION FOR EARLY COMPLETION INCENTIVES AND CONTINGENCIES.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Matt Cole
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

4. Motion - Approval of Slurry Seal Contract with Blackline, Inc. Using Cooperative Purchasing Agreement with City of Vancouver - Chuck Green, Public Works Director

Pavement preservation encompasses multiple pavement treatments that extend the life of our streets approximately by 50%. The sales tax approved in 2021 is expected to provide approximately \$600,000 to the City annually for the purpose of pavement preservation and maintenance. Since the City has several streets in need of repair, the annual budget has been divided between pavement preservation, such as this project, and asphalt repair and replacement projects. This year the budget will be used to complete a slurry seal project to preserve neighborhood streets in the Bella Noche, Canterbury Trails, Discovery Ridge, Green Gables, Laurel Heights, Pioneer Canyon and Taverner Ridge neighborhoods. The remaining funding will be used for asphalt repair projects at the intersections of S 6th Way/S Timm Road, S 11th Way/S Timm Road, S 65th Ave/S 5th Street and S 42nd Place/S 38th Way. To provide cost savings, the City of Ridgefield is utilizing the Cooperative Purchasing language in the City of Vancouver's contract with Blackline Inc. This is a three-year contract (2024-2027) between City of Vancouver and Blackline Inc. that the City of Ridgefield intends to use in the future as well. The 2024 Slurry Seal project will address the pavement preservation required to insure our neighborhood street will achieve their full life cycle. Roadway surface treatments, like the 2024 Slurry Seal project, are the most cost-effective way to provide residents with sustainable roads in our neighborhoods. Because the contract amount for this work exceeds \$100,000, under the City's procurement financial policy, City Council action is needed for this item.

MOTION: MOVED TO APPROVE THE SLURRY SEAL CONTRACT WITH BLACKLINE, INC. THROUGH THE COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF VANCOUVER FOR A TOTAL OF \$231,639.55.

RESULT: (UNANIMOUS)

MOVER: Mayor Pro Tem Jennifer Lindsay

SECONDER: Council Member Katie Favela

AYES: Mayor Onslow, Mayor Pro Tem Lindsay, Council Member Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela

VIII. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1425 - Adoption of 2021 Building Codes - Claire Lust, Community Development Director

The Washington State Building Code Council (SBCC) advises the Legislature on building code issues and develops the building codes used in Washington State to ensure buildings and facilities constructed in the state are safe, healthy, accessible, and energy efficient. The State Building Code is updated on a three-year cycle. In 2021, the SBCC and its Technical Advisory Groups (TAGs) began work on the 2021 code update. This work continued through 2023. On September 19, 2023 the SBCC set a final adoption date for the 2021 code on March 15, 2024. On March 15, 2024 the 2021 State Building Code became effective statewide. This code includes:

- 2021 International Building Code with statewide amendments
- ICC/ANSI A117.1-2017, Accessible and Usable Buildings and Facilities, with statewide amendments (adopted as part of the IBC)
- 2021 International Existing Building Code with statewide amendments (adopted through the IBC)
- 2021 International Residential Code with statewide amendments
- 2021 International Mechanical Code with statewide amendments

- 2020 Liquefied Petroleum Gas Code (NFPA 58) for LP Gas
- 2021 National Fuel Gas Code (NFPA 54) for LP Gas installations
- 2021 International Fuel Gas Code with statewide amendments
- 2021 International Fire Code with statewide amendments
- 2021 Uniform Plumbing Code with statewide amendments
- 2021 Washington State Energy Code-Commercial
- 2021 Washington State Energy Code-Residential
- 2023 National Electrical Code (NFPA 70)

City Council conducted a discussion and opened a public hearing.

Mayor Onslow Opened Public Hearing: 8:36PM

Comments received during the public hearing can be heard on the City's website under <https://ridgefieldwa.us/165/City-Council-Meeting-Audio-Files>.

Mayor Onslow Closed Public Hearing: 8:43PM

First reading conducted.

IX. PUBLIC COMMENT

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X. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Chipman - Help at Spudder Olympics BBQ, CRWWD Meeting, Main Street Meeting.
 Council Member Wells - Attended 3 Pre-Application Conference Meetings. City Manager Briefing, Pioneer Street Widening Projecy Bid Opening, Port of Ridgefiel Meeting.
 Council Member Favela - Toured Salmon Creek Wastewater Treatment Plant, Congrats to RHS Seniors.
 Council Member Burkle - Attended 10 Meetings, Dragon Boat Awakening Ceremony, Union Ridge Parade.
 Council Member Cole - Attended Big Paddle, Raptors Opening Game Night, School Board Meeting.
 Mayor Pro Tem Lindsay - Attended ECHO Meeting, CCF&R Meeting.

2. Mayor

Attended - Memorial Day Ceremony, CDBG Meeting, Dragon Boat Awakening Ceremony.

3. City Manager

Finance Director Kirk Johnson - SAO 2023 Audit Exit Conference, Park Laundry Project, Bond Sale and Davis Park Charging Station Updates Provided.
 Public Works Director Chuck Green - CDBG and Royle Road Updates Provided.
 Community Development Director Claire Lust - Comp Plan Survery Updates Provided.

XI. ADJOURN

9:15PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor