



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

Regular Meeting - 5:00 PM

I. STUDY SESSION - 5:00 P.M.

1. South 35th Avenue Extension Alternatives Analysis - Chuck Green, Public Works Director

The planned S 35th Avenue Extension project is intended to provide a new connection from South 10th Way in the Gee Creek Plateau to Pioneer Street (SR 501) to replace the only existing connection, Bertsinger Road, which is functionally obsolete. The concept for this extension evolved from the last 2000's where previous studies indicated that long-term improvements to the Pioneer Street/Bertsinger Road intersection, and the Pioneer Street/Reiman road intersection nearby, would be expensive and may not resolve future transportation mobility and congestion issues in the Gee Creek Plateau subarea. The City has been collecting an additional per-lot traffic impact fee surcharge for the S 35th Avenue extension project since late 2022. The requirement of collecting these funds is that they are required to be spent within six years of collection for construction of the project.

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

1. Flag Salute

2. Roll Call

Present:

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

Absent:

Council Member Lee Wells

MOTION: MOVED TO EXCUSE COUNCIL MEMBER WELLS FROM THE MEETING.

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 Chipman, Council Member Burkle, Council Member 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 Chipman, Council Member Burkle, Council Member Favela

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

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Approval of Resolution No. 651 - Support Clark Cowlitz Fire & Rescue Levy Lid Lift - Steve Stuart, City Manager**

Resolution regarding Clark-Cowlitz Fire and Rescue Proposition 4: Multi-Year Levy Lid Lift Restoring Previous Property Tax Levy.

Mayor Onslow Opened the Public Hearing: 7:18PM

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 the Public Hearing: 7:29PM

MOTION: MOVED TO ADOPT RESOLUTION NO. 651 AS PRESENTED.

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

VI. BUSINESS

1. Second Reading of Ordinance No. 1426 - Spring 2024 Ridgefield Municipal Code Amendments - Claire Lust, Community Development Director

The Community Development Department is proposing a series of amendments to the Ridgefield Municipal Code (RMC). The purpose of the proposed amendments is to keep the code up-to-date and to address current development issues in order to better serve the Ridgefield community. The majority of the proposed amendments are to [Title 18 – Development Code](#). Amendments related to the work of the Community Development Department are also proposed to [Title 3 – Revenue and Finance](#), [Title 7 – Animals](#), and [Title 15 – Abatement of Public Nuisances](#).

The City Council conducted a discussion on the proposed code changes, which included testimonies received during the public comment period regarding recreational vehicles.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1426 AMENDING CHAPTERS 18.210.080 C.4 AND 18.220.095 B, TO ALLOW ONE RECREATION VEHICLE PARKED IN FRONT OF THE FRONT BUILDING FACADE (MATCH CLARK COUNTY LANGUAGE).

RESULT:	(4-2)
MOVER:	Mayor Pro Tem Lindsay
SECONDER:	Council Member Chipman
AYES:	Mayor Pro Tem Lindsay, Council Member Cole, Council Member Chipman, Council Member Favela
NAYS:	Mayor Onslow, Council Member Burkle

2. Second Reading of Ordinance No. 1427 - Raptors Park Petition to Annex - Claire Lust, Community Development Director

The Raptors Park petition to annex includes four parcels and adjacent Carty Road right-of-way. The subject parcels are within the Ridgefield Urban Growth Area and are contiguous with the Ridgefield city limits including the Hillhurst Road right-of-way. Therefore, the parcels #215876000, #215857000, #216472000 and #216457000 are eligible for annexation. No development plans have been proposed at this time. Upon annexation, any proposed development will be subject to the City’s land use, engineering, and building review processes beginning with a pre-application conference.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1427 AS PRESENTED.

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

3. Motion - Approval of Interlocal Agreement with Clark County for Stormwater Partners Collaboration - Chuck Green, Public Works Director

The City of Ridgefield's National Pollutant Discharge Elimination System Phase II Permit (NPDES), which begins August 1, 2024, requires that there is an Education and Enforcement program to build general awareness about methods to reduce stormwater runoff, change behaviors to reduce or eliminate

behaviors and practices that cause or contribute to adverse stormwater impacts, and create stewardship opportunities that encourage community engagement in addressing the impacts from stormwater runoff. Stormwater Partners of SW Washington is an independent coalition of jurisdictions, agencies and non-profit organizations working together to protect water quality and watersheds in SW Washington. The City has been coordinating with Stormwater Partners as part of the plan for operating under the Department of Ecology's Phase II Municipal MS4 permit for stormwater runoff and pollution prevention, The Stormwater Partners cooperative recognizes that collaboration on programs and opportunities to meet Education and Outreach requirements can result in more effective and consistent products while also benefiting by cost efficiencies gained by sharing resources and costs. Previous work conducted by this cooperative was funded by an Ecology grant that has now expired. The responsibility to cover costs are now the responsibility of each agency. In order to continue participating in this cooperative, the City has the opportunity to sign on with the Stormwater Partners agreement. The agreement notes a maximum expected cost contribution for each agency; Ridgefield's is not to exceed \$20,000 per year.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE "COLLABORATION OF STORMWATER PARTNERS OF SOUTHWEST WASHINGTON" INTERLOCAL AGREEMENT WITH CLARK COUNTY AND OTHER PARTICIPATING JURISDICTIONS.

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

4. Motion - Award of Construction Contract for Hillhurst School Zone Pedestrian and Bike Safety Project - Chuck Green, Public Works Director

In February 2024, the City was successful in securing a Transportation Improvement Board (TIB) Complete Streets Early Opportunity Grant for the Hillhurst School Zone Pedestrian and Bike Safety Project. All work needs to be complete by the end of 2024. The engineer’s estimate for the project is \$311,075, of which 80% would be funded with the TIB grant and 20% with local funds. Invitations to bid were released on June 25, 2024 and bids were opened on July 16, 2024. There were three bids received by the July 16, 2024 bid opening. The lowest responsive bid was received from Northeast Electric for an amount of \$297,000, which is \$14,075 under the Engineer’s Estimate. This amount includes \$5,000 for minor changes and \$1,500 for work zone safety contingency, which provides for additional work zone traffic control if needed to ensure construction worker and public safety.

MOTION: MOVED TO AWARD THE CONSTRUCTION CONTRACT FOR THE HILLHURST SCHOOL ZONE PEDESTRIAN AND BIKE SAFETY PROJECTS TO NORTHEAST ELECTRIC FOR \$297,000.

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 Chipman, Council Member Burkle, Council Member Favela

5. Motion - Approval of Pioneer Route Jurisdiction Transfer Interlocal Agreement with Washington State Department of Transportation (WSDOT) - Chuck Green, Public Works Director

City staff have been working with staff from the Washington State Department of Transportation

(WSDOT) to coordinate on a request to transfer jurisdiction of SR 501, otherwise known as Pioneer Street, from WSDOT to the City. The result would be that Pioneer Street would become a City street. HB 2318, an act relating to state route number 501, was passed by the legislature in the 2024 session and the bill was signed by Governor Inslee on March 13, 2024. The bill took effect June 6, 2024, and the formal route jurisdiction change took effect on July 6, 2024. As of that date, the City will be responsible for asset maintenance, design approvals, permits and law enforcement. Through the meetings between City and WSDOT staff, the transfer of route jurisdiction and assets is a complex process. The process itself is guided by WAC 468-30-075, Procedure for transfer of abandoned state highways to cities and towns. During this process, there were several different assets, including right-of-way, easements and equipment, that fall under the removal of the SR 501 designation and transfer to the City of the Pioneer Street route. The proposed Interlocal Agreement provides an overarching basis of agreement for the full transfer of route and assets to take place over the next few months.

MOTION: MOVED TO APPROVE THE INTERLOCAL AGREEMENT WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION FOR THE COMPLETION OF THE SR 501/PIONEER STREET ROUTE JURISDICTION TRANSFER SUBSTANTIALLY IN THE FORM ATTACHED WITH STAFF AUTHORITY TO CLARIFY THE LIST OF PROPERTY DOCUMENTS TO BE ASSIGNED IN THE AGREEMENT, AND TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO SIGN THE AGREEMENT.

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

6. Motion - Approval of Purchase and Sale Agreement with Gary Lahti for Right-of-Way and Temporary Construction Easements for the Pioneer Street at 50th Place Roundabout Project - Chuck Green, Public Works Director

Right-of-way acquisition has been underway to secure right-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. As agreements are negotiated with prospective sellers of real property and easements, individual Purchase and Sale Agreements will be brought to Council for action. All appraisals, negotiations and agreements have been conducted consistent with state and federal acquisition regulations. A critical piece to acquire is from Gary Lahti on the south side of Pioneer Street. An agreement has been reached through negotiations with Mr. Lahti, components will be reflected in the Purchase and Sale Agreement (PSA). The terms of the negotiations are for a total of \$1,166,400 for both the right-of-way and temporary construction easements. The terms include the City agreeing to demolish three vacant structures, and Mr. Lahti will have asbestos assessments completed prior to closing on the sale. Also included is a right-in and right-out driveway from Pioneer Street that will be built as part of the project.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE PURCHASE AND SALE AGREEMENT WITH GARY LAHTI FOR AN AMOUNT NOT TO EXCEED \$1,166,400.

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

7. Motion - Approval of Purchase and Sale Agreement with Don and Dawn Januik for Right-of-Way, Temporary Construction Easements and Mitigation Considerations for the Pioneer Street at 50th Place Roundabout Project - Chuck Green, Public Works Director

Right-of-way acquisition has been underway to secure right-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. As agreements are negotiated with prospective sellers of real property and easements, individual Purchase and Sale Agreements will be brought to Council for action. All appraisals, negotiations and agreements have been conducted consistent with state and federal acquisition regulations. A critical piece to acquire is from Donald E. Januik and Dawn M. Januik, Trustees of the Januik Revocable Trust, along Pioneer Street, Pioneer Canyon Drive, and N 50th Place. An agreement has been reached through negotiations with the Januiks. The terms of the negotiations are for a total of \$111,540.00 for both right-of-way and temporary construction easements as well as impact mitigation. The agreement includes extinguishing direct access to Pioneer Street from the property and relocating it to the new Pioneer Canyon Drive; building a shared driveway stub for the Januik and shared access easement to the north; and providing for mitigation for impacts of the new road and future community building on City property by compensation to allow the Januiks to build a buffer wall at their discretion, subject to applicable City permits.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE PURCHASE AND SALE AGREEMENT WITH DONALD E. JANUIK AND DAWN M. JANUIK, TRUSTEES OF THE JANUIK REVOCABLE TRUST, FOR AN AMOUNT NOT TO EXCEED \$111,540.

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

8. Motion - Approval of Purchase and Sale Agreement with Discovery Ridge Partners for Right-of-Way and Temporary Construction Easements for the Pioneer Street at 50th Place Roundabout Project - Chuck Green, Public Works Director

Right-of-way acquisition has been underway to secure right-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. As agreements are negotiated with prospective sellers of real property and easements, individual Purchase and Sale Agreements will be brought to Council for action. All appraisals, negotiations and agreements have been conducted consistent with state and federal acquisition regulations. A critical piece to acquire is from Discovery Ridge Partners on the south side of Pioneer Street. An agreement has been reached through negotiations with the partners. The terms of the negotiations are for a total of \$121,716.00 for both right-of-way and temporary construction easements.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE PURCHASE AND SALE AGREEMENT WITH DISCOVERY RIDGE PARTNERS FOR AN AMOUNT NOT TO EXCEED \$121,716.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Katie Favela

AYES:	Mayor Onslow, Mayor Pro Tem Lindsay, Council Member Cole, Council Member Chipman, Council Member Burkle, Council Member Favela
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9. Motion – Approve Purchase of Wetland Impact Mitigation Credits from East Fork Lewis Mitigation Partners for Pioneer Street Widening and 50th Place Roundabout Project Wetland Impact Mitigation - Chuck Green, Public Works Director

As part of the environmental review and permitting process, the project’s design and environmental consultant, HHPR, prepared a critical areas and wetlands impact report. The report concluded that four wetlands will be impacted by the project and will require mitigation to secure permits from the Army Corps of Engineers and Department of Ecology. Although a number of design considerations reduced the impacts to wetlands, there are still some unavoidable impacts that require mitigation. HHPR’s assessment included consideration of mitigation occurring on City-owned land adjacent to the project and wetlands being impacted. However, HHPR concluded that onsite mitigation is not a viable option as the City-owned land is not suitable for mitigation, and in addition, the small size of the impact means that any stand-alone mitigation site would be too small to provide significant habitat functions. The recommended alternative is for the City to purchase credits from the East Fork Lewis Mitigation Bank. Established in 2011, the 113-acre East Fork Lewis Mitigation Bank (EFLMB) is located in Clark County near La Center and is approved by the Department of Ecology for mitigation use. The EFLMB is restoring and enhancing degraded agricultural land and fields, such as those impacted by this project. Purchasing mitigation credits enables the City to comply with the mitigation requirements of the Army Corps and Ecology permits. The EFLMB is maintained and operated by East Fork Lewis Mitigation Partners, LLC a Washington limited liability company and would provide the City appropriate documentation of the credits being purchased. The cost to purchase the 1.01 mitigation credits is \$227,250. As this exceeds the \$100,000 signature authority of the City Manager, Council approval of the purchase is necessary.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO ENTER INTO THE PURCHASE AGREEMENT FOR 1.01 MITIGATION CREDITS FROM THE EAST FORK LEWIS MITIGATION PARTNERS FOR AN AMOUNT NOT TO EXCEED \$227,250.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Katie Favela
SECONDER:	Council Member Clyde Burkle
AYES:	Mayor Onslow, Mayor Pro Tem Lindsay, Council Member Cole, 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 Cole - Attended Art Association Summer Porluck.

Mayor Pro Tem Lindsay - Ride-Along with Officer Jensen, attended AWC Legislative Priorities Meeting.

Council Member Burkle - Attended City Manager Briefing, Roundabout Grape Trimming.

2. Mayor

Attended Main Street Days Event, Mayor's Dinner, Ribbon Cutting for Mountain View Dental, Meeting with Sue Marshal.

3. City Manager

City Manager Steve Stuart - Pavement Preservation Update and Kudos, Grant Updates.

Public Works Director Chuck Green - North Royle Road Update.

Deputy City Manager Lee Knottnerus - City Events Update, Communication Team Stats Update.

Police Chief Cathy Doriot - National Night Out is August 6th.

IX. ADJOURN

9:05PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor