



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
SEPTEMBER 26, 2024**

Regular Meeting - 5:00 PM

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

- 1. 2025 Budget - Personnel, Initiatives and Capital Projects - Kirk Johnson, Finance Director**

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

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

Present:

Council Member Clyde Burkle
Council Member Katie Favela
Council Member Judy Chipman
Council Member Lee Wells
Mayor Pro Tem Matt Cole

Absent:

Mayor Ron Onslow

MOTION: MOVED TO EXCUSE MAYOR ONSLOW FROM THE MEETING.

RESULT: (UNANIMOUS)

MOVER: Council Member Judy Chipman

SECONDER: Council Member Clyde Burkle

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

- 3. Late changes to the agenda**

III. PROCLAMATION

- 1. Disability Employment Awareness Month**

The proclamation was read into the record by Mayor Pro Tem Cole.

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.

Comments received during public testimony can be heard on the City’s website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

V. CONSENT AGENDA

MOTION: MOVED TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle
SECONDER:	Council Member Katie Favela
AYES:	Mayor Pro Tem 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 September 12, 2024 Meeting**

VI. BUSINESS

- 1. **Resolution No. 654 - Approval to Submit a Department of the Interior Bureau of Reclamation Grant Application - Kirk Johnson, Finance Director**

The City’s Water System Plan Update (2024) found that Ridgefield will be in a water storage deficit as early as 2026 with its current infrastructure. Accordingly, the plan recommends the Eastside Elevated Reservoir, a new 2.5 million gallon elevated tank reservoir with an estimated cost of \$24 million, as a high priority project. The Eastside Elevated Reservoir will increase the City’s water storage capacity by 225%, would ensure adequate water storage for the City for the next 20 years, and would have a 100-year lifespan. The City Council approved the Motion to Award of Design Consultant Contract for the Eastside Elevated Reservoir in February 2024 to Consor. The plans for the reservoir should be completed by spring 2025, allowing for construction to start in the summer or fall of 2025. It is estimated that the project will take 24 months to complete once construction begins. The Department of the Interior’s Bureau of Reclamation offers a competitive Drought Resiliency Grant for which the Eastside Elevated Reservoir is an eligible project. The maximum award amount is \$3 million, which requires a local match of at least \$3 million. This local match may be paid out of any non-Federal source, including Drinking Water State Revolving Fund loans. The Grant Steering Committee discussed this grant opportunity and recommended moving forward with the application. Several community stakeholders have already agreed to provide letters of support, including the Cowlitz Indian Tribe and the Ridgefield Chamber of Commerce. In order to apply, in accordance with Financial Policy #15: Grant Management, the City Council must approve of the application project. The Bureau of Reclamation requests that the City Council pass an approving resolution to be included with the grant application, demonstrating the City’s commitment to this project.

MOTION: MOVED TO ADOPT RESOLUTION NO. 654 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Clyde Burkle

SECONDER:	Council Member Lee Wells
AYES:	Mayor Pro Tem Cole, Council Member Wells, Council Member Chipman, Council Member Burkle, Council Member Favela

2. Motion - Ridgefield Recreation and Community Center Project Management Contract - Steve Stuart, City Manager

In 2019, the City engaged Bluerock Ventures and the YMCA to plan and construct a community and recreation center in Ridgefield. Due to delays associated with lack of agreement between the City of Ridgefield and the YMCA on the overall square footage of the building, the design of the separate SR 501 (Pioneer Street) right-of-way project needed to coordinate the YMCA site design, and costs associated with different project designs, that work has yet to be completed. To date, Bluerock has worked with the YMCA, Aetta, and the City to complete multiple iterations of draft site plan (accounting for different building envelopes and road connections), environmental delineations, civil work, and LEED assessment. Bluerock has additionally created finance plans for both the YMCA and City to meet construction needs and timelines. To complete design and permitting work necessary to produce construction documents for the Ridgefield Community and Recreation Center, a new contract for services was necessary to sign with Aetta. City Staff do not have the expertise or bandwidth to manage the contract with Aetta to assure design and permitting work is completed in an efficient manner to assure readiness for construction Q3 2025. Bluerock is uniquely suited to provide the City with these services, as evidenced in the Sole Source Vendor Statement attached to this staff report. Specifically, Bluerock has been the primary development partner with the City and YMCA on site and building design to this point, and as such has exclusive expertise and knowledge of the project. Thus, Bluerock meets all legal procurement requirements for qualifying as a sole source vendor as required by the State of Washington. The request is to award Bluerock the project management contract for final design and permitting of the Ridgefield Community and Recreation Center in an amount not to exceed \$200,000.

MOTION: MOVED TO APPROVE AWARDING A PROFESSIONAL SERVICES CONTRACT WITH BLUEROCK VENTURES TO SERVE AS PROJECT MANAGER/CITY OWNER REP TO COMPLETE BUILDING/SITE DESIGN AND PERMITTING FOR THE RIDGEFIELD COMMUNITY AND RECREATION CENTER PROJECT IN AN AMOUNT NOT TO EXCEED \$200,000, AND AUTHORIZE THE CITY MANAGER TO SIGN THE NECESSARY AGREEMENT TO IMPLEMENT APPROVED SCOPE AND FEE.

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

3. Motion - Approval of Permanent Park Improvement Proposal for Davis Park - Corey Crownhart, Park Manager

The Ridgefield Garden Club has proposed a series of permanent improvements to Davis Park. The proposal includes replacing the two western flowerbeds with native plants, aiming to enhance both the aesthetic appeal and educational value of the park. In addition to the plant replacements, the Garden Club has agreed to install interpretive signage and small plant designation signs for each plant, which will help educate visitors on native plants and their environmental impact. All signage will need approval from the city placement prior to installation. If approved, the removal of non-native plants, apart from the trees in the flowerbed and the planting of the native plants, would take place in the fall of 2024 and spring of 2025. Conjunctively, the Ridgefield Garden Club has agreed to take over maintenance of these flowerbeds

from January 1, 2025, to December 31, 2026, pending annual reviews by the city. The agreement will ensure the flowerbeds are maintained to the city's current level of service for Davis Park and will be subject to periodic inspection by city staff. The Parks Board of Commissioners reviewed the proposal at their August 14th public meeting and unanimously approved a motion to recommend the proposal to City Council.

MOTION: MOVED TO ADOPT THE PERMANENT PARK IMPROVEMENT PROPOSAL SUBMITTED BY THE RIDGEFIELD GARDEN CLUB AS PRESENTED.

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

4. Motion - Agreement for Right-of-Way and Temporary Construction Easement Acquisition from the Schmitz Family for the Pioneer Widening and 50th Place Roundabout Project - Chuck Green, Public Works Director

Right-of-way acquisition has been underway to secure rights-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. One of the remaining acquisitions is from the Schmitz family on the north side of Pioneer Street. An agreement has been reached through negotiations with family representatives for a purchase price as well as construction obligations from the City, including providing for a water service stub to their property. The terms of the negotiations are for a total of \$78,000 for both the right-of-way and temporary construction easements, \$750 for statutory evaluation costs (reimbursement of attorney's fees for review of the transaction documents) upon submission of the bills or paid receipts, construct a water stub from the City's water line for private water service to the property (location to be determined by the City and the property owner; System Development Charges for connection to the water system are the responsibility of the property owner), and move their existing fencing back to the new right-of-way line prior to the completion of the Pioneer Project Construction).

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE OBLIGATION AND SETTLEMENT AGREEMENT WITH THE SCHMITZ FAMILY.

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

5. Motion - Agreement for Right-of-Way and Temporary Construction Easement Acquisition from the Haagenson Family for the Pioneer Widening and 50th Place Roundabout Project - Chuck Green, Public Works Director

Right-of-way acquisition has been underway to secure rights-of-way and temporary construction easements for the Pioneer Widening and 50th Place roundabout project. One of the remaining acquisitions is from the Schmitz family on the north side of Pioneer Street. An agreement has been reached through negotiations with family representatives for a purchase price as well as construction

obligations from the City, including providing for a water service stub to their property. The terms of the negotiations are for a total of \$88,200 for both the right-of-way and temporary construction easements (\$79,224.00 for the deeded property and \$8,976.00 for the temporary construction easement).

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE OBLIGATION AGREEMENT WITH THE HAAGENSON FAMILY.

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

VII. PUBLIC HEARING/BUSINESS

1. **Public Hearing and First Reading of Ordinance No. 1430 - Changes to posted and unposted speed limits for portions of Pioneer Street, S. 15th Street, S 35th Place, S. 10th Way, S 25th Place, S. 4th Way, S. Wells Drive, S 11th Street, Union Ridge Parkway and S Hillhurst Road - Chuck Green, Public Works Director**

The proposed changes are the outcome of a comprehensive safety study of city collectors and arterial, with particular emphasis on horizontal curves, as well as safety for all users. The engineering study conducted by the City Engineer considered prevailing speed, land use context and roadway conditions, including:

- Roadway environment, including roadside development, number and frequency of driveways and access points, and land use);
- Functional classification (principal or minor arterial, collector, etc.);
- Presence of on-street parking;
- Pedestrian and bicycle facilities and activity;
- Roadway characteristics such as lane widths, shoulder condition, grade, alignment, median type, and sight distance;
- Geographic context such as an urban district, rural town center, non-urbanized rural area, suburban area, and scenic corridors;
- Reported crash experience for at least a 12-month period (including from both the 2022 and 2024 Ridgefield City Safety Plans); and
- A review of past speed studies to identify any trends in operating speeds.

The results of the engineering study include proposed speed limit changes for the following locations:

- Pioneer Street, east of 9th Avenue/Hillhurst to 65th Avenue, reduce from 40 mph to 35 mph;
- S. 15th Street/S 35th Place/S. 10th Way/S 25th Place, west of S Royle Road, establish a 25 mph speed limit for the entire scenic collector (Gee Creek Plateau)
- S. 4th Way, S 21st Place to S 25th Place, establish a 20 mph speed limit
- S. Wells Drive, Royle Rd. to future Discovery Drive (approximately 5500 block), reduce from 35 mph to 30 mph;
- Union Ridge Parkway, S 5th Street to Pioneer Street, establish a 35 mph speed limit;
- Union Ridge Parkway, north of Pioneer Street along Clark College building to a future extension to N 10th Street, establish a 25 mph speed limit for the current and future corridor

- S Hillhurst Road, Great Blue to south of Carty Road, reduce from 35 mph to 30 mph.

MAYOR PRO TEM COLE OPENED THE PUBLIC HEARING: 7:22PM

No testimony was received.

MAYOR PRO TEM COLE CLOSED THE PUBLIC HEARING: 7:22PM

First reading conducted.

2. Public Hearing and First Reading of Ordinance No.1431 - Establishing Temporary Speed Limits for portions of S. Royle Road and Pioneer Street. - Chuck Green, Public Works Director

The City Engineer recently conducted a review of speed and traffic data, pavement conditions for South Royle Road and work zone conditions for the Pioneer Street Widening project. For Royle Road from S Wells Drive/S 15th Street to Hillhurst Road, the road is narrow, pavement is in disrepair and rough, there are vertical curves with limited sight distance, and there are no shoulders for pedestrians or bicyclists to use. With more frequent events occurring at the Ridgefield Outdoor Recreation Complex and the High School, increased pedestrian and bicycle activity have been observed along this section of Royle Road. While improvements are in the design stage, construction will not occur until at least 2026. For the Pioneer Street Widening Project, the current condition of Pioneer is a narrow, two lane former state highway with narrow shoulders and no sidewalks. The project currently has heavy construction equipment operating adjacent to the roadside or crossing the road between work sites. Although there are warning signs and visible construction activity, motorists have been observed to continue to travel at higher speeds than what would be considered safe. The State of Washington and the City of Ridgefield have focused on traffic safety and work zone safety in the past few years. Programs called "Vision Zero" and "Target Zero" have provided for emphasis programs and patrols. State laws have been changed to double the fines for speeding in work zones. In the case of Pioneer Street through the work zones between Royle Road and 56th Place, warning signs requesting people to slow down have had limited effect. The City Engineer's review indicates that having a work zone speed limit in place, enforceable by ordinance and code, is necessary to allow for enforcement and to enhance work zone safety.

The City Engineer is requesting Council action on the following proposals which would establish temporary or work zone speed limits until such time Council rescinds them :

- Royle Road, S Wells Drive/15th Street to Hillhurst Road, establish a 30 mph temporary speed limit
- Pioneer Street, Royle Road to 56th Place, establish a 25 mph work zone speed limit.

MAYOR PRO TEM COLE OPENED THE PUBLIC HEARING: 7:37PM

No testimony was received.

MAYOR PRO TEM COLE CLOSED THE PUBLIC HEARING: 7:38PM

MOTION: MOVE TO APPROVE ORDINANCE NO. 1431 AS PRESENTED, ESTABLISHING TEMPORARY SPEED LIMITS FOR PORTIONS OF S. ROYLE RD AND PIONEER STREET, TO WAIVE SECOND READING AND FOR PUBLIC HEALTH AND SAFETY ENACT THIS ORDINANCE IMMEDIATELY WITH A UNANIMOUS VOTE OF CITY

COUNCIL.

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

3. Public Hearing and First Reading of Ordinance No. 1432 - Greely Farms Development Agreement Amendment - Steve Stuart, City Manager

The developers, Urban Downs LLC and Ridgefield East Development LLC, are obligated under a Development/Pre-Annexation Agreement to dedicate to the City certain park improvements as part of the Greely Farms PUD Subdivision. Eight total acres of park land dedication were contemplated in the Development/Pre-Annexation Agreement, with two (2) acres to be dedicated without additional compensation (which has already occurred), two (2) acres to be dedicated with compensation in the form of Park Impact Fee (PIF) Credits, and four (4) acres to be dedicated with compensation in the form of cash payment. The rate of compensation was to be determined through an appraisal from a mutually agreed upon source. The City and Developers reached an agreed-upon appraised value of \$250,000 per acre for park land to be dedicated at Greely Farms. The Developers also identified an additional 0.9 acres of land that could be suitable for public parks/open space which the City agreed to purchase as part of the overall land dedication. City and Developers agreed upon an amended payment structure that gives Developers needed PIF Credits and cash while minimizing and spreading out City cash outlay for the acquisition. The Second Amendment to the Development Agreement memorializes the terms for transfer of the remaining 6.9 acres which have not already been transferred.

Under the terms of this Amendment, the City agrees to the following:

1. The City agrees to issue PIF Credits for the purchase of three (3) acres, as well as an additional nine-tenths (0.9) acre of available adjacent land. Total PIF Credits issued shall be Nine Hundred and Seventy-Five Thousand (\$975,000), which is the sum of 3.9 acres x \$250,000/acre;
2. The City agrees to provide cash payment for the purchase of an additional three (3) acres at the agreed total purchase price of \$250,000 per acre, for a total of \$750,000. Payment shall occur in two equal installments of \$375,000 – the first due on closing of the property conveyance, and the second due on February 1, 2025;
3. The Developers agree to submit a Boundary Line Application to add the agreed upon acreage to adjacent Tract G which is currently owned by the City. The City agrees to pay all costs associated with processing the BLA application;
4. The City agrees to continue deferring collection of PIFs from building permit submittals by Holt Homes in Greely Farms until issuance of the PIF credits to allow Holt the opportunity to utilize the credits for payment of PIFs on those submittals.

MAYOR PRO TEM COLE OPENED THE PUBLIC HEARING: 7:46PM

No testimony was received.

MAYOR PRO TEM COLE CLOSED THE PUBLIC HEARING: 7:46PM

First reading conducted.

VIII. 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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IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Chipman - Attended CRWWD meeting, CREDC meeting.

Council Member Favela - Attended CCFR meeting, City staff appreciation lunch. September is suicide prevention month.

Council Member Wells - Attended the Clark Regional Alliance meeting.

Council Member Burkle - Attended a ribbon cutting ceremony, Octoberfest event, Budget Committee meeting, City staff appreciation lunch, Port of Ridgefield meeting, City Manager briefing.

2. Mayor

Mayor Pro Tem Cole - City Council public forum reminder, attended CTRAN open house, leadership Clark County Class of 2025 update.

3. City Manager

City Manager Steve Stuart - Thank you to Council and Commissioner Joe Melroy for attending and helping out with the employee appreciation picnic. Council candidate public forum reminder.

Public Works Director Chuck Green - Provided an update on citywide projects.

Community Development Director Claire Lust - Provided an update on code updates and city programs.

Deputy City Manager Lee Knottnerus - Provided an update on upcoming City events.

Police Chief Cathy Doriot - Pink patch release date is October 1st.

X. ADJOURN

8:07PM



Julie Ferriss, City Clerk



Ron Onslow, Mayor