



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

December 6, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Federal Legislative Update

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Darren Wertz	Councilor	Absent	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

MOTION: Council Member David Taylor moved to excuse Council Member Darren Wertz from the meeting.

SECOND: Council Member Day.

Vote-Yes: Council Member Taylor, Day, Onslow, Lindsay, Wells and Mayor Stose.

Vote-No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

Rob Aichele - Resident/Planning Commission Member

Provided construction update on the Ridgefield High School addition project.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from November 15, 2018 Meeting**

BUSINESS

- 1. Second Reading of Ordinance No. 1281 – Amendment of the Geographical Boundaries of the Ridgefield Transportation Benefit District - Kirk Johnson, Finance Director**

On November 15, 2018, the City Council held a public hearing on the proposed amendments to the District boundaries and functions. Transportation improvements include projects contained within the transportation plan of the City and may include the operation, preservation, and maintenance as well of transportation facilities; the preservation, and maintenance of the City's transportation improvements will avoid future catastrophic failure of the improvements which would require significant additional funds to reconstruct.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1281 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

- 2. Resolution No. 550 – Approval of Heritage Tree Register - Jeff Niten, Community Development Director**

Following the adoption of the Heritage Tree program for Ridgefield in 2017 staff began to develop a program for nomination of Heritage Trees throughout the city. To comply with the program each nominated tree, or grove of trees, must meet at least one of the criteria outlined in RDC 18.840. The criteria for a single tree, or a grove of trees are similar. For any individual tree or grove of trees to be listed as a heritage tree(s), it must be in an apparently healthy growing condition and one or more of the following exist: The tree has a diameter (at breast height) of thirty-six inches or greater; The tree has a distinctive size, shape, or location, or is of a distinctive species or age which warrants a heritage tree status; The tree possesses exceptional beauty which warrants a heritage tree status; The tree is distinctive due to a functional or aesthetic relationship to a natural resource, such as trees located along stream banks or trees located along ridge lines; The tree has a documented association with a historical figure, property, or significant historical event. The city created a feature on the website, and on the Ridgefield mobile app that allows for easy nomination to the Heritage Tree register. City have received 11 nominations for consideration by the City Council. All property owners of nominated trees were notified in writing more than 30 days prior to the hearing for Council consideration. City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 550 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

3. Resolution No. 551 – Approval of Designation of S. Hillhurst as an Arterial Approach - Bryan Kast, Public Works Director

In 2017 the City implemented a temporary all-way stop at the Intersection of S. Hillhurst Road and Pioneer Street as a result of construction detours causing traffic back-ups on Pioneer and Hillhurst. The temporary all-way stop was successful at relieving the traffic issue and the City received positive feedback from the public about the improvements to the intersection. To date the temporary stop signs have remained in place, and to make these improvements permanent the Washington State Department of Transportation (WSDOT) requires that the City designate S. Hillhurst as an arterial approach.

MOTION: MOVED TO ADOPT RESOLUTION NO. 551 AS PRESENTED.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Lee Wells, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Taylor, Wells, Stose, Day, Lindsay
NAYS:	Onslow
ABSENT:	Wertz

4. Motion - Approval of Interlocal Agreement for the Joint Representation on the C-TRAN Board of Directors - [7:04 PM](#)

The proposed amendment, which has already been agreed on by the Councils of both the City of La Center and Town of Yacolt at duly authorized and noticed meetings, extends the provisions of the Agreement for 5 (five) years, expiring on December 31, 2023. There is one provision added, as Section D, specifying a new rotation for primary and alternate representation when consensus cannot be reached, which would provide a continuation from the 2016-2018 agreement as follows:

2019 - La Center or Yacolt rep serves as primary, Ridgefield rep serves as alternate

2020 - Ridgefield rep serves as primary, La Center or Yacolt rep serves as alternate

2021 - La Center or Yacolt rep (opposite of 2019) serves as primary, Ridgefield rep serves as alternate

2022 - Ridgefield rep serves as primary, La Center or Yacolt rep (opposite of 2020) serves as alternate

2023 - La Center or Yacolt rep (opposite of 2021) serves as primary, Ridgefield rep serves as alternate

MOTION: MOVED TO APPROVE THE PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD, THE CITY OF LA CENTER, AND THE TOWN OF YACOLT, FOR JOINT REPRESENTATION ON THE C-TRAN BOARD OF DIRECTORS AS PRESENTED.

Add to Mayor's Reports: Appointment confirmation to the C-TRAN Board of Directors.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

PUBLIC HEARING/BUSINESS

1. Public Hearing and Second Reading of Ordinance No. 1280 – 2019 Proposed Budget - Kirk Johnson, Finance Director

The 2019 budget proposes total revenues of \$22.9 million and \$19.7 million in expense. The 2019 budget proposes an operating budget of \$11,234,168, capital budget of \$3,919,981, special revenue budget of \$8,791, capital service budget of \$3,726,658 and a debt service budget of \$808,499, for a total budget of \$19,698,097. The net impact on overall fund balance is an increase of \$3,185,465. Transfers between funds included in the budget total \$5,501,519, with \$1,065,260 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$135,675, transfers for debt service in the amount of \$808,499, and \$3,492,085 for capital projects. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2019 proposed budget includes funding for three new full-time equivalent positions. The new positions are for an engineer trainee, an administrative assistant, and a public works maintenance worker. The total FTE count for the City of Ridgefield with these additions is 48.75, which includes 47 full-time positions and 3 part-time positions.

Mayor opened the hearing: 7:12PM

Rob Aichele - Resident/Planning Commission Member

City currently has 1 employee as Development Inspector/Code Enforcement Officer

Consider hiring additional employee as development inspector for 2019

Position is needed with all the new development going in

Mayor closed the hearing: 7:14PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1280 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jen Lindsay, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

2. Public Hearing and First Reading of Ordinance No. 1282 - Pioneer Village Development Agreement - Jeff Niten, Community Development Director

The Pioneer Village Mixed Use development was the subject of a previous Development Agreement which describes the development of parcels 213741-000 and 213742-000 as a mix of uses including 300 residential apartments, an approximate 10 acre Community Park, and a commercial component of approximately 16 commercial retail buildings. The Master Plan, which applied the Ridgefield Mixed Use Overlay to the entire site was approved in June 2018. This Development Agreement adds to components to the previously agreed upon design. First, the agreement will require the applicant to purchase Traffic Impact Fee (TIF) credits from an entity that has credits available, and participated in construction of Royle Road. The purchase will be for the entire amount held by the entity, or all credits required for the

development, whichever is less. Secondly, the applicant will be required to implement the approved wetland mitigation, except for monitoring and maintenance. The city will be obligated to delineate the critical area and prepare a mitigation plan for the master planned site, and maintain and monitor the work completed by the applicant. Further, the building and impact fees for the project shall be those in effect when the agreement is approved by City Council.

Mayor opened the hearing: 7:21PM

No testimony received.

Mayor closed the hearing: 7:21PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1284 - Intent to assume the rights, powers, functions, and obligations of the Ridgefield Transportation Benefit District - Kirk Johnson, Finance Director

The TBD was formed to provide funding for the city match for the I-5 interchange project. The project was completed and closed out in 2012 and the funding source expired as of the close-out of the project. At the time the TBD was formed, statutes required they be formed as a separate legal entity. Meetings were held separately from the regular City Council meetings and separate financial statements were prepared. The State Legislature enacted the 2015 Second Engrossed Substitute Senate Bill 5987, codified in RCW 36.94 providing public entities with the ability to assume the rights, powers, functions, and obligations of a transportation benefit district. The Ridgefield TBD is still active, however there are no current funding sources for the TBD. Staff recommend that Council hold a Public Hearing to determine if the assumption of the TBD is in the best interest of the City. Per RCW 36.74.020 a public hearing is required prior to Council's decision to assume the TBD. No action is being requested at this time on funding sources.

Mayor opened the hearing: 7:25PM

No testimony received.

Mayor closed the hearing: 7:25PM

First reading conducted.

4. Public Hearing and First Reading of Ordinance No. 1285 - Adopt a Source for Funding for the Construction, Preservation, and Maintenance of Transportation Improvements in the City of Ridgefield - Kirk Johnson, Finance Director

The Ridgefield TBD was formed in 2008 to provide funding for the city match for the I-5 interchange project. The project was completed and closed out in 2012 and the funding source expired as of the close-out of the project. The Ridgefield TBD is still active, however there are no current funding sources for the TBD. Staff recommends that Council hold a Public Hearing to determine if it is in the best interest of the City to adopt a dedicated funding source for street construction, preservation and maintenance. Per RCW 36.73 Council has multiple options for adopting dedicated funding sources. The current model considers the impacts of a \$20.00 vehicle licensing fee. Pending approval by Council the fee would go into effect 180 days from the date of adoption.

Mayor opened the hearing: 7:49PM

Clyde Burkle - Resident
Repaving was recently completed on S Hillhurst Road
Someone has already cut a hole and it's covered with a steel plate
Who would be responsible for restoring the pavement?

Rob Aichele - Resident/Planning Commission Member
In favor of the license fee to preserve our roads
Understand how the process works
Agree with Clyde Burkle comment regarding Hillhurst Road

Mayor closed the hearing: 7:51PM

Staff responded to public comments.

First reading conducted.

PUBLIC COMMENT - [7:56 PM](#)

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Taylor - Attended Hometown Celebration event.
Council Member Onslow - Attended oversight committee meeting with Clark Regional Wastewater district, RTC meeting, Hometown Celebration event.
Council Member Wells - Attended pre-application conference.
Council Member Lindsay - Attended Hometown Celebration event.
Council Member Day - Attended Hometown Celebration event, briefing with City manager.

Mayor

Attended Hometown Celebration Event.

Appointment confirmation to the C-TRAN Board of Directors

Appointment confirmation of Council Member Onslow to the C-TRAN Board of Directors.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

Appointment of Alternate to Regional Transportation Council Seat for 2019

Appointment of Council Member Onslow as an alternate to Regional Transportation Council Seat for 2019.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	David Taylor, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Day, Lindsay
ABSENT:	Wertz

City Manager

City Manager Steve Stuart - Hometown Celebration kudos, state legislative agenda presentation will be presented at the next City Council meeting.

Community Development Director Jeff Niten - Community Development update report provided.

Public Works Director Bryan Kast- Kudos to Public Works for all the help with Hometown Celebration event.

Deputy City Manager Lee Knottnerus - Hometown celebration kudos to the community, City Hall is officially added to the Clark County Heritage Register.

Police Chief John Brooks - Provided an update on out of state plate enforcement.

ADJOURN - [8:10 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor