



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, November 21, 2019
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

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

- 1. Flag Salute**
- 2. Roll Call**
- 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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the November 7, 2019 Meeting**

IV. BUSINESS

- 1. Second Reading of Ordinance No. 1298 –2020 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director**
- 2. Second Reading of Ordinance No. 1299 - 2020 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director**
- 3. Motion - Interlocal Agreement with Clark County - Bryan Kast, Public Works Director**

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and Second Reading of Ordinance No. 1302 – 2020 Proposed Budget - Kirk Johnson, Finance Director**
- 2. Public Hearing and First Reading of Ordinance No. 1303 - Gress Petition to Annex - Louisa Garbo, Community Development Director**
- 3. Public Hearing and First Reading of Ordinance No. 1304 - Employment Zone Initiative Program - Louisa Garbo, Community Development Director**

VI. 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 address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**

2. Mayor
3. City Manager

VIII. ADJOURN

**City Council Agenda Packet is available at the following link:
<http://ridgefieldwa.iqm2.com/Citizens/>**

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 21, 2019
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

City Council approves claims and/or payroll of the City on a regular basis

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: November 21 2019 - Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: November 21, 2019

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ABLE FENCE CO INC	3345	CORDGCM1019	Public Works	Cemetery Fence Proj.	28,997.00
ABLE FENCE CO INC Total					28,997.00
ACCELA INC.	2779	INV-ACC49230	Public Works	ACH Web Payments	414.00
		INV-ACC49269	Information Technology	2020 Civic Platform Sub.	9,842.48
ACCELA INC. Total					10,256.48
ACCELA INC. - EPAY	3386	191121926	Public Works	Customer Web ACH Fee	99.95
ACCELA INC. - EPAY Total					99.95
AIRGAS USA LLC	17	9094935658	Genl Govt/Facilities	PW Shop Tools	5.96
			Public Works	PW Shop Tools	91.91
AIRGAS USA LLC Total					97.87
ANGELA DAVISE JACKSON	3298	3298-20191121	Genl Govt/Facilities	1Sat - Band	275.00
ANGELA DAVISE JACKSON Total					275.00
ARAMARK UNIFORM SERVICES	32	864213557	Genl Govt/Facilities	City Hall Floor Mats	7.09
				CDD/PW/FIN Floor Mats	0.61
			Public Safety	PD Floor Mats	4.47
			Public Works	CDD/PW/FIN Floor Mats	3.30
		864223285	Community Development	CDD/PW/FIN Floor Mats	3.92
			Genl Govt/Facilities	PW Floor Mats and Uniforms	2.96
			Public Works	PW Floor Mats and Uniforms	56.57
		864213556	Genl Govt/Facilities	PW Floor Mats	1.69
				PW Uniforms	1.14
			Public Works	PW Floor Mats	26.03
		864223286		PW Uniforms	27.45
			Genl Govt/Facilities	Floor Mats - City Hall/PD/RACC	7.70
			Public Safety	Floor Mats - City Hall/PD/RACC	4.47
			Public Works	Floor Mats - City Hall/PD/RACC	3.30
		Community Development	Floor Mats - City Hall/PD/RACC	3.92	
ARAMARK UNIFORM SERVICES Total					154.62
B AND L PAPER COMPANY	2165	29698	Public Safety	PD Paper Products	108.13
B AND L PAPER COMPANY Total					108.13
BLUEFIN PAYMENT SYSTEMS	2827	2827-20191121	Public Works	Citizen Payment Fees - Oct 2019	639.14
BLUEFIN PAYMENT SYSTEMS Total					639.14
BRITTANI FREIMUTH	3418	3418-20191121	Finance	Mileage Reimb - Freimuth	20.76
BRITTANI FREIMUTH Total					20.76
CFM STRATEGIC COMMUNICATIONS INC.	2551	25259	Genl Govt/Facilities	Oct. 2019 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CITIES DIGITAL INC.	3382	47163	Information Technology	Laserfiche Support	1,050.00
CITIES DIGITAL INC. Total					1,050.00
CITY OF RIDGEFIELD-W/S	96	20191121-005032-000	Genl Govt/Facilities	111 S Main - Water	118.41

Attachment: November 21 2019 - Claims Report (Approval of Claims And/Or Payroll)

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CITY OF RIDGEFIELD-W/S

96	20191121-005032-000	Genl Govt/Facilities	111 S Main - Storm	54.15
	20191121-010821-000	Public Works	Water Tower (Cemetery)	54.15
	20191121-005815-000	Genl Govt/Facilities	109 W Division WWTP - Water	126.65
			109 W Division WWTP - Storm	379.05
		Public Works	109 W Division WWTP - Water	126.65
			109 W Division WWTP - Storm	379.05
	20191121-005436-005	Public Works	1-5/SR501 NE Interchange Irrigation	234.48
	20191121-005436-010	Public Works	5054 Pioneer Street	18.05
	20191121-005811-000	Public Works	Abrams Park Kitchen & Irrigation - Water	53.04
			Abrams Park Kitchen - Storm	379.05
	20191121-006404-000	Genl Govt/Facilities	230 Pioneer Street City Hall - Water	596.74
			230 Pioneer Street City Hall - Storm	126.35
	20191121-009457-000	Public Works	Columbia Hills Irrigation Tract D Cispus Way	199.39
	20191121-007183-000	Public Works	618 Lark Dr Lark Park - Storm	18.05
			618 Lark Dr Lark Park - Water	94.31
	20191121-006405-000	Public Works	119 N 3rd Ave Community Park - Water	144.08
			119 N 3rd Ave Community Park - Storm	36.10
	20191121-006419-000	Public Works	301 N 3rd Ave CDD - Water	27.97
			301 N 3rd Ave CDD - Storm	18.05
		Community Development	301 N 3rd Ave CDD - Water	27.98
			301 N 3rd Ave CDD - Storm	18.05
	20191121-005806-000	Public Works	Abrams Soccer Field	874.15
	20191121-009427-000	Public Works	Columbia Hills Irrigation Tract B Wind River	114.39
	20191121-010935-000	Public Works	Cedar Creek Irrigation Tract B	573.46
	20191121-005436-001	Public Works	1-5/SR501 NE Interchange Irrigation	93.47
	20191121-009787-003	Public Works	Green Gables Tract-D Irrigation MET	156.55
	20191121-009787-006	Public Works	Roundabout 45th & 3rd	440.52
	20191121-006420-000	Public Works	315 N 3rd Avenue Davis Park - Water	422.94
	20191121-005807-000	Public Works	Abrams Park Restrooms - Water	140.59
			Abrams Park Restrooms - Storm	18.05
	20191121-008428-000	Public Works	Cedar Ridge Park - Water	133.48
			Cedar Ridge Park - Storm	18.05
	20191121-009787-002	Public Works	Green Gables Tract-D Irrigation M	170.53
	20191121-009787-000	Public Works	Green Gables Tract-Q Irrigation M	245.25
	20191121-009272-000	Public Works	1308 N Heron Dr Hayden Park - Water	88.35
			1308 N Heron Dr Hayden Park - Storm	18.05
	20191121-007097-000	Public Works	2311 N 5th Way Crows Nest Park - Water	85.22
			2311 N 5th Way Crows Nest Park - Storm	36.10
	20191121-005810-000	Public Works	Abrams Park Standpipe - Water	55.83
	20191121-009787-004	Public Works	Green Gables Tract-C Irrigation M	118.39
	20191121-006398-000	Public Safety	116 N Main Ave PD - Storm	72.20
			116 N Main Ave PD - Water	57.82
	20191121-010889-000	Public Works	Junction Well & Reservoir - Storm	126.35

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CITY OF RIDGEFIELD-W/S	96	20191121-005488-000	Public Works	Cemetery Water Spigots - Water	46.94
		20191121-005436-009	Public Works	6007 N Ridgefield Woods Dr. - Irrigation	96.55
		20191121-005207-000	Public Works	Blue Heron Community Garden - Water	51.94
		20191121-005812-001	Public Works	Abrams Park Chloine Injector - Storm	18.05
		20191121-009787-005	Public Works	Park & Ride Lot - Storm	198.55
CITY OF RIDGEFIELD-W/S Total					7,701.57
CLARK COUNTY	102	CI007255	Judicial	Q3 2019 - Limited Court Serv.	100.00
CLARK COUNTY Total					100.00
CLARK COUNTY TREASURERS OFFICE	554	SIF201910	Genl Govt/Facilities	School Impact Fees	223,210.00
CLARK COUNTY TREASURERS OFFICE Total					223,210.00
CLARK PUBLIC UTILITIES	110	7453-365-4-20191121	Public Works	535 N Abrams Park Rd.	39.03
		7448-974-1-20191121	Public Works	N 35th and Pioneer St.	34.63
				N 35th Ave and Pioneer St	34.64
		7124-838-9-20191121	Public Works	Overlook Park - Electricity	80.61
		7123-806-7-20191121	Public Works	Pioneer St. & Gee Creek Loop - Electricity	27.32
		7122-944-7-20191121	Public Works	512 N Allen Dr - Electricity	26.83
		7126-408-9-20191121	Public Works	2300 N 3rd Way Bellwood Trail Lights	34.50
		7207-401-6-20191121	Public Works	800 NE 264 St Intertie 1 - Water	687.57
		7207-403-2-20191121	Public Works	911 N 65th Ave Intertie 2 - Water	117.02
		7207-402-4-20191121	Public Works	1504 NW Intertie 3 - Water	797.90
		7503-626-9-20191121	Public Works	337 S Royal Rd.	71.80
		7122-942-1-20191121	Public Works	3701 N 3rd Cir - Electricity	27.06
CLARK PUBLIC UTILITIES Total					1,978.91
CLARK REGIONAL WASTEWATER DISTRICT	741	032664-000-20191121	Public Works	301 N 3rd Ave CDD - Sewer	25.08
			Community Development	301 N 3rd Ave CDD - Sewer	25.07
		032695-000-20191121	Genl Govt/Facilities	109 W Division WWTP - Sewer	113.76
			Public Works	109 W Division WWTP - Sewer	113.75
		032712-000-20191121	Public Safety	116 N Main Ave PD - Sewer	47.09
		035480-000-20191121	Public Works	255 S 56th Pl Well & Reservoir - Sewer	40.03
		032894-000-20191121	Public Works	Abrams Park Kitchen - Sewer	145.56
		032895-000-20191121	Public Works	Abrams Park Restrooms - Sewer	74.01
		032752-000-20191121	Genl Govt/Facilities	230 Pioneer St City Hall - Sewer	103.97
		032899-000-20191121	Public Works	Abrams Park Former Mgr House - Sewer	43.43
CLARK REGIONAL WASTEWATER DISTRICT Total					731.75
CLEAN WORLD MAINTENANCE INC	3105	44292	Genl Govt/Facilities	City Hall/PD Window Cleaning	250.75
			Public Safety	City Hall/PD Window Cleaning	75.00
CLEAN WORLD MAINTENANCE INC Total					325.75
COLUMBIAN PUBLISHING	116	16515	Community Development	Ord. 1301 - Gas Station Moratorium	48.60
		16510	Community Development	Sepa DNS - Greely Farms Phase 3	122.40
		17079	Community Development	Notice of Type III Hearing - Greely Farm	135.00
		16818	Community Development	Sepa DNS Eagle Ridge Estates	113.40
		16425	Community Development	Public Hearing Notice	239.40
		17067	Genl Govt/Facilities	2020 Budget Hearing	27.00

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COLUMBIAN PUBLISHING	116	16410	Community Development	Sepa DNS PLZ-19-0097	158.40
		17086	Community Development	Public Notice/Proposed Annex	196.20
COLUMBIAN PUBLISHING Total					1,040.40
COMCAST	2271	2271-201911230B	Genl Govt/Facilities	City Hall Communications	302.91
		2271-20191121-1	Public Safety	PD Communications	350.71
COMCAST Total					653.62
COMDATA NETWORK INC.	1101	20319245	Genl Govt/Facilities	PW/CDD Fuel XN173 - 10/16/19-10/31/19	124.42
			Public Works	PW/CDD Fuel XN173 - 10/16/19-10/31/19	1,918.65
			Community Development	PW/CDD Fuel XN173 - 10/16/19-10/31/19	454.60
		20319250	Public Safety	PD Fuel XN 795 - 10/16/19-10/31/19	1,335.92
		20318624	Genl Govt/Facilities	PW/CDD Fuel - XN173 - 10/01/2019-10/15/2019	95.42
			Public Works	PW/CDD Fuel - XN173 - 10/01/2019-10/15/2019	1,471.34
			Community Development	PW/CDD Fuel - XN173 - 10/01/2019-10/15/2019	333.98
		20318625	Public Safety	PD Fuel - XN795 - 10/01/2019-10/15/2019	948.12
COMDATA NETWORK INC. Total					6,682.45
CONSERVATION TECHNIX INC.	1821	863	Public Works	Ridgefield Park/Rec Plan Update	1,010.00
CONSERVATION TECHNIX INC. Total					1,010.00
DEPARTMENT OF ECOLOGY	144	6496-2019	Public Works	Wastewater Certification - Crockford	64.00
		5353-2019	Genl Govt/Facilities	Wastewater Certification - Scott Brunson	3.20
			Public Works	Wastewater Certification - Scott Brunson	60.80
		5563-2019	Public Works	Wastewater Certification Renewal - Strickler	64.00
DEPARTMENT OF ECOLOGY Total					192.00
DEPARTMENT OF LABOR AND INDUSTRIES	2762	319632	Public Safety	PD Boiler/Pressure Vessel Inspection	24.23
DEPARTMENT OF LABOR AND INDUSTRIES Total					24.23
DEPARTMENT OF LICENSING - CPL	154	RG0000387-2019	Genl Govt/Facilities	CPL Fees - Herz	18.00
		RG0000388-2019	Genl Govt/Facilities	CPL Fees - Huston	18.00
		RG0000370-2019	Genl Govt/Facilities	CPL Fees - Lowrey	18.00
		RG0000386-2019	Genl Govt/Facilities	CPL Fees - Oppman	18.00
		RG0000385-2019	Genl Govt/Facilities	CPL Fees - Oppman	18.00
		RG0000384-2019	Genl Govt/Facilities	CPL Fees - Rhine	21.00
DEPARTMENT OF LICENSING - CPL Total					111.00
DICK'S TIRE FACTORY	158	D42704	Public Safety	PD Vehicle Maint	71.55
		D43248	Public Safety	PD Vehicle Maint	17.50
DICK'S TIRE FACTORY Total					89.05
ELCOR INC	2081	12064	Public Works	Monitor - Blake	423.22
				Monitor - Kast	280.71
				Monitor - Eng. Intern	133.34
				RACC Cell Booster	351.24
			Community Development	Monitor - Kast	107.97
				Monitor - Eng. Intern	133.33
				RACC Cell Booster	416.65
				Monitor - Inter. Planner	214.63
			Information Technology	Monitor - Blake	8.64

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ELCOR INC	2081	12064	Information Technology	Monitor - Kast	43.18
				RACC Cell Booster	65.42
		MSP-12024	Public Safety	IT Services - Oct. 2019	1,547.91
			Public Works	IT Services - Oct. 2019	1,328.08
			Community Development	IT Services - Oct. 2019	1,375.91
			Information Technology	IT Services - Oct. 2019	2,971.62
ELCOR INC Total					9,401.85
EXTREME PRODUCTS	3327	59006	Genl Govt/Facilities	PD Uniforms	(51.66)
			Public Safety	PD Uniforms	666.66
EXTREME PRODUCTS Total					615.00
FERGUSON ENTERPRISES INC # 8423	181	826184	Genl Govt/Facilities	Water Meters	(473.16)
			Public Works	Water Meters	6,105.96
FERGUSON ENTERPRISES INC # 8423 Total					5,632.80
FRED CRIPPEN	191	0191-20191114	Public Works	Meals per-diem - WSGWA Pump Training - Crippen	85.00
		0191-20191122	Public Works	Mileage Reimb. - Pump Training - Crippen	143.84
FRED CRIPPEN Total					228.84
GISI MARKETING GROUP	2811	153114	Genl Govt/Facilities	Business Cards - PD & Weichman	8.35
			Public Safety	Business Cards - PD & Weichman	250.41
			Public Works	Business Cards - PD & Weichman	16.68
			Community Development	Business Cards - PD & Weichman	58.43
		153102	Genl Govt/Facilities	Elevate Event Posters	37.94
		153130	Genl Govt/Facilities	1SAT Handbills - Hometown	379.40
GISI MARKETING GROUP Total					751.21
GRANT WILLIAMS	3419	3419-20191121	Public Works	Mileage/Parking Reimb. - Williams	46.35
			Community Development	Mileage/Parking Reimb. - Williams	46.34
		3419-201911	Public Works	Parking Reimb. - Williams	5.62
			Community Development	Parking Reimb. - Williams	5.63
GRANT WILLIAMS Total					103.94
H.D. FOWLER COMPANY	2036	15322758	Public Works	Water Meter Supplies	1,541.71
H.D. FOWLER COMPANY Total					1,541.71
Haapala Joshua & Melita	UB*00224	008812-000	Genl Govt/Facilities	UB Refund Check 008812-000 3539 S 3RD	79.31
Haapala Joshua & Melita Total					79.31
INTERMEDIA.NET INC	2187	1911196740	Information Technology	Voice Service Charges - Oct 2019	86.64
INTERMEDIA.NET INC Total					86.64
INTERSTATE BATTERIES	1458	92431	Public Safety	PD Vehicle Maint	255.77
INTERSTATE BATTERIES Total					255.77
INTERSTATE SPECIAL EVENTS	2706	147377-1	Genl Govt/Facilities	1Sat - Roaring 20's - Canopy/Table/Heater Rentals	3,245.72
INTERSTATE SPECIAL EVENTS Total					3,245.72
J.L. STOREDAHL AND SONS	558	285238	Public Works	Storm Water Crushed Rock	161.55
J.L. STOREDAHL AND SONS Total					161.55
JANEAN Z PARKER	2199	61	Public Works	Legal Services - Oct. 2019	300.00
			Community Development	Legal Services - Oct. 2019	2,650.00
			Legal	Legal Services - Oct. 2019	4,700.00

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JANEAN Z PARKER Total					7,650.00
JENNIFER LINDSAY	3116	3116-20191121	Council	Mileage Reimb - Lindsay	92.80
JENNIFER LINDSAY Total					92.80
JOHN BROOKS	2793	2793-20191025	Public Safety	Meals per-diem - IACP Conf. - Brooks	419.00
JOHN BROOKS Total					419.00
KENYON DISEND PLLC	1746	189446	Community Development	Prof. Attorney Services - Comp Plan Appeal	213.50
KENYON DISEND PLLC Total					213.50
LANGUAGE LINE SERVICES INC.	3122	4659393	Judicial	Interpretation Services	27.02
		4680775	Judicial	Interpretation Services	136.86
LANGUAGE LINE SERVICES INC. Total					163.88
LARCH CORRECTIONS CENTER	2088	LCC1910.795	Public Works	Comm. Work Crew - Oct. 2019	318.11
LARCH CORRECTIONS CENTER Total					318.11
LINKO TECHNOLOGY INC.	3337	6356	Genl Govt/Facilities	Web Tests - Oct 2019	(5.20)
			Public Works	Web Tests - Oct 2019	67.20
LINKO TECHNOLOGY INC. Total					62.00
LISA BLAKE	2297	2297-20191121	Genl Govt/Facilities	CRM Lunch Reimb - Blake	83.96
LISA BLAKE Total					83.96
LOUISA GARBO	3332	3332-20191121	Community Development	Mileage/Parking Reimb - Garbo	105.51
LOUISA GARBO Total					105.51
M JULIETA RUBIO ROMERO	2164	2164-20191121	Finance	Mileage Reimb - BARS Training - Rubio	22.50
M JULIETA RUBIO ROMERO Total					22.50
MARIUS L MALATTIA	1817	131	Community Development	Design Reviews - Oct. 2019	2,007.50
MARIUS L MALATTIA Total					2,007.50
MFCP INC.	2723	7456468	Public Works	Street Sweeper Maint.	188.95
MFCP INC. Total					188.95
MUTUAL MATERIALS	2750	2128683	Public Works	Davis Park Supplies	669.71
MUTUAL MATERIALS Total					669.71
NAPA AUTO PARTS	498	148908	Genl Govt/Facilities	Shop Oper. Supp.	1.56
			Public Works	Shop Oper. Supp.	24.07
		149781	Genl Govt/Facilities	Shop/Streets Vehic. Maint.	2.49
			Public Works	Shop/Streets Vehic. Maint.	40.99
		148664	Genl Govt/Facilities	Vehicle Maint. - Melroy/Kauffman - Shop Supplies	6.34
			Public Works	Vehicle Maint. - Melroy/Kauffman - Shop Supplies	52.77
		148614	Genl Govt/Facilities	Shop Supp./Truck Maint. - Krebs	15.30
			Public Works	Shop Supp./Truck Maint. - Krebs	135.97
		148665	Genl Govt/Facilities	Truck Maint. - Melroy	0.15
			Public Works	Truck Maint. - Melroy	3.00
		149944	Public Works	Sweeper Maint.	57.87
		150180	Public Works	CDD/PW Vehic. Maint. - Bolling	373.01
			Community Development	CDD/PW Vehic. Maint. - Bolling	34.68
NAPA AUTO PARTS Total					748.20
NORTHWEST NATURAL GAS	315	8578-7-20191121	Public Works	PW Shop - Natural Gas	36.01
		8817-9-20191121	Genl Govt/Facilities	City Hall - Natural Gas	113.02

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NORTHWEST NATURAL GAS	315	1000591-6-20191121	Public Safety	Police Department - Natural Gas	34.61
NORTHWEST NATURAL GAS Total					183.64
ONE CALL CONCEPTS	326	9109092	Public Works	Excavation Noti. & Modem Ticket Deli. - Oct 2019	294.36
ONE CALL CONCEPTS Total					294.36
ON-HOLD CONCEPTS INC	2217	495457	Information Technology	On Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	11190024	Genl Govt/Facilities	Discovery Corridor Economic Vision	13,988.00
OTAK INC. Total					13,988.00
OWEN EQUIPMENT COMPANY	916	192694	Public Works	Street Sweeper Maint.	2,031.78
OWEN EQUIPMENT COMPANY Total					2,031.78
PATRICK HILDRETH BRAND AND DESIGN	2372	1510	Genl Govt/Facilities	Prof Design and Web Maint.	300.00
PATRICK HILDRETH BRAND AND DESIGN Total					300.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071272.000-16	Community Development	Developer Plan Review - Sept. 2019	6,653.77
PBS ENGINEERING AND ENVIRONMENTAL Total					6,653.77
PLATT ELECTRIC SUPPLY	766	X461781	Public Works	Abrams Fireplace Supp.	505.78
PLATT ELECTRIC SUPPLY Total					505.78
RICOH USA INC.	1662	102898819	Public Safety	PD Copier Lease	183.89
RICOH USA INC. Total					183.89
RIDGEFIELD HARDWARE	376	0376-20191121	Genl Govt/Facilities	Operational Supplies - October 2019	79.97
			Public Safety	Operational Supplies - October 2019	46.66
			Public Works	Operational Supplies - October 2019	651.48
			Community Development	Operational Supplies - October 2019	3.92
RIDGEFIELD HARDWARE Total					782.03
SAFEFIRE LLC	3415	RPD-2019-11-001	Public Safety	Range Rental - Training	284.55
SAFEFIRE LLC Total					284.55
SAMUEL ROBINSON	3417	287854	Genl Govt/Facilities	1Sat - Chinook Presentation	1,500.00
SAMUEL ROBINSON Total					1,500.00
SANDRA HOOTS	2163	2163-20191121	Public Safety	Lunch Reimb. - Hoots	153.03
		2163-20191121A	Public Safety	Lunch Reimb - Hoots	23.58
		2163-20191121B	Public Safety	Mileage Reimb - Hoots	19.95
SANDRA HOOTS Total					196.56
SHRED-IT US JV LLC	2274	8128466899	Genl Govt/Facilities	Secure Shredding - City Hall	40.95
SHRED-IT US JV LLC Total					40.95
SMARSH	2550	INV00558416	Information Technology	Social Media/Email Archving	24.44
SMARSH Total					24.44
STAPLES CONTRACT & COMMERCIAL INC	2884	8056278280	Genl Govt/Facilities	Staples - Oct 2019	192.38
			Public Works	Staples - Oct 2019	125.20
			Community Development	Staples - Oct 2019	144.26
			Administration	Staples - Oct 2019	55.03
			Finance	Staples - Oct 2019	(3.52)
STAPLES CONTRACT & COMMERCIAL INC Total					513.35
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-011-100-678	Genl Govt/Facilities	Oct 2019 Excise and B&O Tax	614.38
			Public Works	Oct 2019 Excise and B&O Tax	7,267.08

Attachment: November 21 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: November 21, 2019

STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					7,881.46	
STEVE STUART	2075	2075-20191114	Executive	Meals per-diem - Law Seminars - Stuart	149.00	
STEVE STUART Total					149.00	
SUNDRY SERVICES LLC	3422	501556888	Genl Govt/Facilities	Business License Refund - Sundry Services LLC	50.00	
SUNDRY SERVICES LLC Total					50.00	
THE MASTERS TOUCH LLC	1786	66530	Public Works	Utility Statements - Oct 2019	862.81	
		P66530	Public Works	Utility Statement Postage - Oct 2019	1,088.35	
THE MASTERS TOUCH LLC Total					1,951.16	
THE PARR COMPANY	964	26478698	Public Works	UR Storm Access Posts	7.35	
		26475851	Public Works	Eagles View Park Fencing	1,082.49	
		26477430	Public Works	Water Supplies	12.83	
THE PARR COMPANY Total					1,102.67	
TRACY BLEHM	809	0809-20191107	Administration	Mileage Reimb. - Blehm	67.75	
			Human Resources	Halloween Supplies Reimb.	110.63	
TRACY BLEHM Total					178.38	
TRAFFIC SAFETY SUPPLY	432	INV020406	Genl Govt/Facilities	Street Signs	(367.77)	
			Public Works	Street Signs	4,746.07	
TRAFFIC SAFETY SUPPLY Total					4,378.30	
TRUEPOINT SOLUTIONS	3064	19-807	Public Works	Stormwater Prof. Serv. - Oct. 2019	525.00	
TRUEPOINT SOLUTIONS Total					525.00	
US BANK	2237	2237-20191121	Finance	Custody Charges - Oct. 2019	22.00	
		1484371	Public Works	RORC RIDLTGO17 Bonds Interest	168,212.50	
				RORC RIDLTGO17 Bonds Pincipal	195,000.00	
		1485468	Public Works	RORC RIDLTGO18 Bonds Interest	128,425.00	
		5440970	Finance	RORC RIDLTGO17 Bonds Administration Fees	300.00	
		5440971	Finance	RORC RIDLTGO18 Bonds Administration Fees	300.00	
US BANK Total					492,259.50	
USA BLUEBOOK	444	48847	Public Works	Storm Water Supplies	428.67	
		54299	Public Works	Pressure Regulator & Digital Sensor	5,125.07	
USA BLUEBOOK Total					5,553.74	
VERIZON WIRELESS	452	9841069648	Genl Govt/Facilities	PW Director iPad	4.95	
				Julie iPad	32.86	
				PW Cell Phones & 2 iPads	68.18	
			Public Safety	PD Cell Phones	967.40	
				PD Chief iPad	32.89	
				PW Director iPad	21.31	
			Public Works	PW Cell Phones & 2 iPads	1,051.38	
				CDD Director iPad	32.88	
				PW Director iPad	6.58	
			Community Development	CDD Cell Phones	524.47	
				Council iPads	280.07	
				Deputy City Manager iPad	32.89	
			Council	Finance Director iPad	32.88	
			Administration			
Finance						

Attachment: November 21 2019 - Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: November 21, 2019

VERIZON WIRELESS	452	9841069648	Executive	City Manager iPad	32.89
		9841069649	Public Works	Street Comm. - Oct. 2019	100.04
VERIZON WIRELESS Total					3,221.67
WASHINGTON STATE PATROL	463	I20002768	Genl Govt/Facilities	Background Checks - CPL	106.00
WASHINGTON STATE PATROL Total					106.00
WILCO FARM STORE	655	706662/6	Genl Govt/Facilities	Halloween Supp. / Vehic. Supp. - Kauffman	101.28
			Public Works	Halloween Supp. / Vehic. Supp. - Kauffman	21.19
WILCO FARM STORE Total					122.47
WIN-911 SOFTWARE	3107	21BA0E3-202018	Genl Govt/Facilities	Win-911 Annual Software Support - Software WA St. Sales Tax	(40.32)
			Public Works	Win-911 Annual Software Support	640.32
WIN-911 SOFTWARE Total					600.00
Grand Total					871,187.04

Attachment: November 21 2019 - Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 21, 2019

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the November 7, 2019 Meeting

AGENDA ITEM TITLE:

Approval of minutes from the following meeting(s) of the council:

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s)

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 11-07-2019 (PDF)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 7, 2019

Regular Meeting - 6:30 PM

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	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	

LATE CHANGES TO THE AGENDA

PROCLAMATION - EPILEPSY AWARENESS MONTH

RECOGNITION OF LT. ROY RHINE FOR HIS SERVICE

PUBLIC COMMENT

Michael Jennings - Resident

Spoke regarding Pink Lemonade Project recycling bins

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from October 24, 2019 Meeting

BUSINESS - [6:48 PM](#)

1. Second Reading of Ordinance No. 1297 –2020 Property Tax Levy - Kirk Johnson, Finance Director

The 2020 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, improvements to property, any increase in the

value of state assessed property, and annexations that have occurred, and including any refunds made.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1297 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1300 –2019 Budget Amendment - Kirk Johnson, Finance Director

The budget amendment totals \$1,451,420 in total appropriations, including a net amount of \$545,200 in capital project fund and operating fund transfers. No ongoing costs are included in the appropriation requests.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1300 AS PRESENTED.

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

3. First Reading of Ordinance No. 1298 - 2020 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was conducted in 2016 and looked at expenses and revenues for the next 10 years for the Water Utility. Factors included assumptions for inflationary cost escalators, labor agreements, capital facility plans and growth assumptions. City staff use the model created during the rate analysis and update annually to determine proper rates to maintain the water system. As a result of the update to the rate model, it was determined that rates for 2020 should increase at a rate of 3%, to account for the minimum increase for inflation. However, the city has seen higher than expected growth from 2018 to 2019. As a result of the growth, staff have calculated the rate increase can be bought down to 1.5% due to the increase in accounts and usage. The city has been able to buy down the rate increase in previous years as well, 2016 and 2017 to 0% and 2018 to 1.5% due to the high growth rate for new accounts and usage.

City Council discussion.

First reading conducted.

4. First Reading of Ordinance No. 1299 - 2020 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Staff update the rate model created during the rate analysis each year during the budget cycle to incorporate actual data and revise assumptions as needed. As a result, of estimated expenses the rate model calls for a 3% increase to revenues to support estimated operating expenditures. Staff revised the rate model to add in additional capital projects required to meet upcoming permit requirements. To fund these projects staff are in the process of identifying grant opportunities and/or low-cost loans to help fund the projects. In addition to these funding sources staff are recommending the storm water rate be increased \$1.00 per bi-monthly billing or 5.5% to meet the upcoming obligations.

City Council conducted discussion.

First reading conducted.

5. Motion - Approval of Code Enforcement Officer Designation

RMC 18.395 provides specific guidance and procedures for code enforcement actions in the city. It is the policy of the City of Ridgefield to thoroughly and consistently enforce the rules and regulations of the municipal code, with primary emphasis on protection of the general health, safety and welfare. In addition, it is the policy of the city to strive for and achieve the highest level of voluntary compliance in all code enforcement actions with minimal use of punitive authority. RMC 18.395.030 provides that "There shall be designated by the city council a 'code enforcement officer.' The code enforcement officer shall determine if a violation of the development code has occurred." The code enforcement officer performs a variety of responsible and complex duties to assist the Community Development Department functions and programs including monitoring and enforcing City ordinances, codes, and regulations related to land use, building, housing, health and safety, and other matters of public concern. The City selected Ahmad Alqatanani for this position.

MOTION: MOVED TO DESIGNATE AHMAD ALQATANANI AS THE CODE ENFORCEMENT OFFICER FOR THE CITY OF RIDGEFIELD AS PRESENTED.

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

PUBLIC HEARING/BUSINESS - [7:13 PM](#)

1. Public Hearing and First Reading of Ordinance No. 1302 – 2020 Proposed Budget - Kirk Johnson, Finance Director

The 2020 budget proposes total revenues of \$22.4 million and \$18.8 million in expense. The 2020 budget proposes an operating budget of \$12,374,126, capital budget of \$3,221,300, special revenue budget of \$0, capital service budget of \$2,413,038 and a debt service budget of \$807,650 (General Government), for a total budget of \$18,816,114. The net impact on overall fund balance is an increase of \$3,628,989. Transfers between funds included in the budget total \$4,158,505, with \$846,927 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$343,388, transfers for debt service in the amount of \$1,006,190 (\$807,650 General Govt. and \$198,540 for Water Utility), and \$1,962,000 for capital projects. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2020 proposed budget includes funding for four new full-time equivalent positions. The new positions are for an associate planner, building inspector/code enforcement officer, police clerk, and a procurement specialist. The total FTE count for the City of Ridgefield with these additions is 52.75, which includes 51 full-time positions and 3 part-time positions.

City Council conducted discussion.

Mayor Opened Public Hearing: 7:24PM

No testimony received.

Mayor Closed Public Hearing: 7:24PM

First reading conducted.

PUBLIC COMMENT

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Library District fundraiser meeting.

Council Member Lindsay - Attended AWC Cities on Tap event, Liberty Theater collecting items for care packages to the Sailors on USS Abraham Lincoln.

Council Member Wertz - Attended City Manager briefing, Planning Commission meeting, AWC Cities on Tap event.

Council Member Wells - Attended AWC Cities on Tap event.

Council Member Taylor - Attended City Manager briefing.

Council Member Onslow - Attended AWC Cities on Tap event, school bond event, City Manager briefing.

Mayor

Attended City of Battle Ground City Council meeting with Council Member Day and Cowlitz Tribe, City presented proclamation on Native American Heritage Month.

City Manager

City Manager Steve Stuart - Veterans Day Ceremony November 11th, public meeting on new library scheduled for November 19th.

Public Works Director Bryan Kast - Public Works projects update provided.

Police Chief John Brooks - Provided update on upcoming events for Police Department.

ADJOURN - [7:42 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 11-07-2019 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 21, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.35 and Ordinance Number 1278 Adjusting the Bi-Monthly Water Rates

GOVERNING LEGISLATION:

RCW 35.92; Ridgefield Municipal Code Chapter 13.35

PREVIOUS COUNCIL ACTION TAKEN:

Council has adopted ordinances over the years setting bi-monthly water rates that support operating and capital revenues to preserve the public health, safety and proper maintenance of the water system. The most recent action associated with bi-monthly water rates was adopted by Council through Ordinance No. 1278 on November 15, 2018.

SUMMARY/BACKGROUND:

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was conducted in 2016 and looked at expenses and revenues for the next 10 years for the Water Utility. Factors included assumptions for inflationary cost escalators, labor agreements, capital facility plans and growth assumptions. City staff use the model created during the rate analysis and update annually to determine proper rates to maintain the water system.

As a result of the update to the rate model, it was determined that rates for 2020 should increase at a rate of 3%, to account for the minimum increase for inflation. However, the city has seen higher than expected growth from 2018 to 2019. As a result of the growth, staff have calculated the rate increase can be bought down to 1.5% due to the increase in accounts and usage. The city has been able to buy down the rate increase in previous years as well, 2016 and 2017 to 0% and 2018 to 1.5% due to the high growth rate for new accounts and usage.

For a household using an average of 1,600 cf of water the rate increase would be approximately \$1.02 per bi-monthly billing cycle including utility tax. Due to the recommended rate increase and projected usage in 2020, rate revenue is expected to increase 7.23% over the 2019 amended budget. Expenses for the water utility fund are expected to increase 3% in 2020 over the 2019 amended budget. The expenses include 5% of rate revenues being set aside into a reserve fund for repair and replacement of existing water system infrastructure. The 2020 proposed budget currently shows a small surplus that will be used in future years for additional repair & replacement projects.

Per the rate model, future increases are recommended at an inflationary factor of 3%, for the remaining 7 years. Staff will continue to update the model with available data and to make recommendations during the budget process each year.

The Budget Advisory Committee is recommending we implement the 1.5% increase in the rate as a result of the growth. This increase is lower than the West Region Average Consumer Price Index for Urban Consumers (CPI-U) for the twelve months July 1, 2018 through June 30, 2019. The CPI-U was 2.7% for this time period. A 1.5% increase, together with the projected account growth due to new development, is proposed to maintain a financially healthy utility and complete needed capital maintenance projects.

The following table represents the rate structure for a two-month period for residential and commercial customers with a 1.5% increase:

Residential Customer – Two Month Rates With 1.5% Increase:

Two-Month Base Rate	CF of Water	Volume Rate per CF
\$43.93	Up to 1,000	\$0.0060
	>= 1,001 - 2,000	\$0.0233
	>= 2,001 - 4,000	\$0.0258
	Over 4,000	\$0.0293

Commercial Customer – Two- Month Rates With 1.5% Increase:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$ / cf
1 inch and under	\$43.93	No Minimum	\$0.0297
1.5 inch	\$87.85		
2 inch	\$140.57		
3 inch	\$263.55		
4 inch	\$439.28		
6 inch	\$878.53		
8 inch	\$1,405.66		
10 inch	\$5,051.60		
12 inch	\$9,444.29		

Following is the conservation incentive rate. These customers consume less than 1,000 cf of water in a two-month period and use a 1 inch or less meter size. This rate code was added in 2012 and these customers are charged \$0.0497 per cf of water consumed. This rate code has no base charge.

Conservation Customer – Two- Month Rate With 1.5% Increase:

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$ / cf
1 inch and under	No Minimum	\$0.0497

BUDGET/FINANCIAL IMPACTS:

Based on the number of current service connections, expected growth and the recommended rate increase, the Water Utility Fund is expected to generate rate related revenues in 2020 of approximately \$2 million and total revenue of \$2.2 million, while incurring operating, debt service and capital maintenance expenses of \$2 million. The City will transfer an estimated \$89,000 into the capital repair and replacement reserve based on estimated rate revenues received in 2019.

Refer to the following table for impacts:

Base Revenue from rates	Increased Revenue from rates	Total Revenue from rates	Non-Rate Revenues	Transfer-In for Debt Service	Total Revenue
\$1,794,574	\$26,919	\$1,821,493	\$192,766	\$198,540	\$2,212,799

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1298 by making the following motion:

“I move to adopt Ordinance No. 1298, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Chapter_13.35___WATER_RATES - Redlined (PDF)
Chapter_13.35___WATER_RATES - Clean Copy (PDF)

ORDINANCE NO. 1298

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.35 AND ORDINANCE NUMBER 1278 ADJUSTING THE BI-MONTHLY WATER RATES

WHEREAS, Ridgefield Municipal Code Chapter 13.35 provides for bi-monthly water rates which have been adjusted periodically; and,

WHEREAS, the City Council of the City of Ridgefield deems it is in the best interest of the City that water rates increase to offset current inflation rates, which equates to a one and one-half percent (1.5%) increase for the basic bi-monthly charge, and that all other rates should increase in their pro rata share; and,

WHEREAS, the City completed a study of the water system rates and structure; and,

WHEREAS, the City deemed it appropriate to incorporate the promotion of water conservation and good business practices into the water rate charge structure; and,

WHEREAS, this ordinance is necessary to incorporate the increase in the rate and the new rate structure; and,

WHEREAS, this ordinance is needed for the immediate preservation of public health and safety, support of city government and to properly maintain the water system;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

Section 1. Public Interest. The Ridgefield City Council finds it is in the public interest to amend Ordinance No. 1278 (2018), Ordinance No. 1248 (2017), Ordinance No. 1169 (2014), Ordinance No. 1139 (2013), Ordinance No. 1118 (2012), Ordinance No. 1095 (2011), Ordinance No. 1086 (2011), Ordinance No. 1042 (2009), Ordinance No. 1023 (2008), Ordinance No. 935 (2006), Ordinance No. 897 (2005), Ordinance No. 853 (2004), Ordinance No. 808 (2002), Ordinance No. 775 (2001), Ordinance No. 751 (1999), Ordinance No. 730 (1998), Ordinance No. 682 (1995), Ordinance No. 642 (1994), Ordinance No. 634 (1994), Ordinance No. 610 (1993), Ordinance No. 521 (1988), and Chapter 13.35 (Water Rates) of the Ridgefield Municipal Code.

Section 2. Amendment to Chapter 13.35 (Water Rates). Ridgefield Municipal Code Chapter 13.35 is hereby amended per the attached exhibit "A".

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective date. This ordinance shall be in full force and effect on January 1, 2020. Passed by the City Council of the City of Ridgefield, Washington this 21st day of November, 2019.

By: _____

Don Stose,
Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker,
City Attorney

First Reading:	November 7, 2019
Second Reading:	November 21, 2019
Date of Publication:	November 29, 2019
Effective Date:	January 1, 2020

Exhibit “A”

Chapter 13.35 - WATER RATES

Chapter 13.35 - WATER RATES

13.35.010 - Water rates for metered customers.

- A. Residential customers within the city limits shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
Residential	\$43.28 <u>43.93</u>	0—1,000	\$0.0059 <u>0.0060</u>
		1,001—2,000	\$0.0230 <u>0.0233</u>
		2,001—4,000	\$0.0254 <u>0.0258</u>
		Over 4,000	\$0.0289 <u>0.0293</u>

- B. Commercial, industrial, government, mixed use customers, and irrigation meters shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1 inch and under	\$43.28 <u>43.93</u>	No Minimum	\$0.0293 <u>0.0297</u>
1.5 inch	\$86.55 <u>87.85</u>		
2 inch	\$138.49 <u>140.57</u>		
3 inch	\$259.66 <u>263.55</u>		
4 inch	\$432.79 <u>439.28</u>		

6 inch	\$865.55 <u>878.53</u>		
8 inch	\$1,384.89 <u>1,405.66</u>		
10 inch	\$4,976.95 <u>5,051.60</u>		
12 inch	\$9,304.72 <u>9,444.29</u>		

- C. Industrial customers using more than two hundred thousand cf per two-month billing cycle may request consideration by the city for a special contract under RMC 13.20.060. The rate shall be calculated on a case by case basis to be based on the actual cost of service. Negotiated rates, if approved, shall be approved via agreement between the industrial customer and the city.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018)

13.35.020 - Optional water rates for residential customers.

- A. The following monthly volumetric water charges shall be applicable to a two-month billing cycle for water customers that request the optional conservation rate.

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$/cf
1 inch and under	No Minimum	\$0.0490 <u>0.0497</u>

- B. Customers under the optional water rate will not be charged a base rate.
- C. Customers must notify the utility clerk between December 1 and December 31 should they wish to exercise the ability to change between standard water rates for metered customers as provided for in RMC 13.35.010 and optional water rates for residential customers as provided for in RMC 13.35.020 for the following year.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018)

13.35.030 - Water rates for customers beyond corporate limits.

All consumers of water service, for services provided beyond the corporate limits, shall pay the two-month billing cycle rate for their classification plus a surcharge of fifty percent inclusive of base rate and volume charge.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.040 - Multiple residential users on a single meter.

- A. Multiple dwelling units, including accessory dwelling units on a single water meter shall be charged the standard residential water rate for each dwelling unit plus the volume charge as outlined in RMC 13.35.010. The allowable volume used in each tier for multiple residential users on a single meter shall be those tiers shown in RMC 13.35.010 multiplied by the number of units.
- B. For billing purposes multiple users on a single meter must be handled through one account only.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.050 - Low income citizen water rate credit.

- A. A credit of twenty-five percent of water charges shall be applied to those customers who are approved as low income customers as defined in this title. To be approved as a low income customer, the customer must meet the following requirements:
 - 1. Have a household adjusted gross income of less than two hundred percent of the federal poverty guidelines.
 - 2. If a customer was approved as a low income senior citizen by the city prior to January 31, 2014, the customer shall continue to be eligible for the credit for so long as the household adjusted gross income continues to meet the requirements of RCW 84.36.381(5).
- B. Any person desiring to be approved as a low income customer shall submit an application on a form approved by the city and present the following documentation to staff:
 - 1. A valid driver's license or other documentation verifying residence.
 - 2. The applicant's most recently filed federal income tax form if taxes forms are filed or a letter of non-filing from the Internal Revenue Service.
 - 3. The applicant's current social security statement or an alternate retirement income statement, if applicable.
- C. The city shall approve all customers who meet these criteria as low income customers. The city's approval shall be effective for one year from the date of approval. Any customer desiring to continue status as a low income customer must reapply. Failure to reapply will cause the status to lapse.
- D. The credit shall only be allowed from and after the date that the customer is approved for this credit. The city shall not be liable for the failure of any qualified person to make application for this credit and there shall be no entitlement to such credit in the absence of an application therefore.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

Exhibit “A”

Chapter 13.35 - WATER RATES

Chapter 13.35 - WATER RATES

13.35.010 - Water rates for metered customers.

- A. Residential customers within the city limits shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
Residential	\$43.93	0—1,000	\$0.0060
		1,001—2,000	\$0.0233
		2,001—4,000	\$0.0258
		Over 4,000	\$0.0293

- B. Commercial, industrial, government, mixed use customers, and irrigation meters shall be charged a base rate and a volumetric charge for water used in a two-month billing cycle as follows:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1 inch and under	\$43.93	No Minimum	\$0.0297
1.5 inch	\$87.85		
2 inch	\$140.57		
3 inch	\$263.55		
4 inch	\$439.28		

6 inch	\$878.53		
8 inch	\$1,405.66		
10 inch	\$5,051.60		
12 inch	\$9,444.29		

- C. Industrial customers using more than two hundred thousand cf per two-month billing cycle may request consideration by the city for a special contract under RMC 13.20.060. The rate shall be calculated on a case by case basis to be based on the actual cost of service. Negotiated rates, if approved, shall be approved via agreement between the industrial customer and the city.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018)

13.35.020 - Optional water rates for residential customers.

- A. The following monthly volumetric water charges shall be applicable to a two-month billing cycle for water customers that request the optional conservation rate.

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$/cf
1 inch and under	No Minimum	\$0.0497

- B. Customers under the optional water rate will not be charged a base rate.
- C. Customers must notify the utility clerk between December 1 and December 31 should they wish to exercise the ability to change between standard water rates for metered customers as provided for in RMC 13.35.010 and optional water rates for residential customers as provided for in RMC 13.35.020 for the following year.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014; Ord. No. 1248, § 2(Exh. A), 11-16-2017; Ord. No. 1278, § 2(Exh. A), 11-15-2018)

13.35.030 - Water rates for customers beyond corporate limits.

All consumers of water service, for services provided beyond the corporate limits, shall pay the two-month billing cycle rate for their classification plus a surcharge of fifty percent inclusive of base rate and volume charge.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.040 - Multiple residential users on a single meter.

- A. Multiple dwelling units, including accessory dwelling units on a single water meter shall be charged the standard residential water rate for each dwelling unit plus the volume charge as outlined in RMC 13.35.010. The allowable volume used in each tier for multiple residential users on a single meter shall be those tiers shown in RMC 13.35.010 multiplied by the number of units.
- B. For billing purposes multiple users on a single meter must be handled through one account only.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

13.35.050 - Low income citizen water rate credit.

- A. A credit of twenty-five percent of water charges shall be applied to those customers who are approved as low income customers as defined in this title. To be approved as a low income customer, the customer must meet the following requirements:
 - 1. Have a household adjusted gross income of less than two hundred percent of the federal poverty guidelines.
 - 2. If a customer was approved as a low income senior citizen by the city prior to January 31, 2014, the customer shall continue to be eligible for the credit for so long as the household adjusted gross income continues to meet the requirements of RCW 84.36.381(5).
- B. Any person desiring to be approved as a low income customer shall submit an application on a form approved by the city and present the following documentation to staff:
 - 1. A valid driver's license or other documentation verifying residence.
 - 2. The applicant's most recently filed federal income tax form if taxes forms are filed or a letter of non-filing from the Internal Revenue Service.
 - 3. The applicant's current social security statement or an alternate retirement income statement, if applicable.
- C. The city shall approve all customers who meet these criteria as low income customers. The city's approval shall be effective for one year from the date of approval. Any customer desiring to continue status as a low income customer must reapply. Failure to reapply will cause the status to lapse.
- D. The credit shall only be allowed from and after the date that the customer is approved for this credit. The city shall not be liable for the failure of any qualified person to make application for this credit and there shall be no entitlement to such credit in the absence of an application therefore.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1169, § 2(Exh. 1), 11-20-2014)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 21, 2019

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.75 and Ordinance Number 1279 Increasing the Bi-Monthly Stormwater Rate

GOVERNING LEGISLATION:

RCW 35.67.020 and RCW 35.92.020 and Ridgefield Municipal Code Chapter 13.75.

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 883, forming a Storm Water Utility, was adopted by City Council at the August 25, 2005 regular council meeting and Ordinance No. 884 was adopted by City Council establishing the initial rate structure of the utility. Multiple Ordinances have been adopted to set the bi-monthly rate, with the most recent adoption Ordinance No. 1279 by the City Council on November 15, 2018, to update the bi-monthly rate to \$18.05 per equivalent dwelling unit.

SUMMARY/BACKGROUND:

The public storm water collection and treatment systems located within the City of Ridgefield must be maintained and repaired by the City Public Works Department. The Storm Water Utility was created in 2005 with the plan that the fees charged would be used to perform the required long-term management, maintenance and repair to the storm water systems providing good stewardship of the environment, while correspondingly reducing the financial burden on the City's General Fund. Ordinance No. 1299 provides an amendment in the rate structure and a step toward generating the necessary revenue to assist in funding the Storm Water Utility.

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was reviewed in 2017 and completed in 2018 and looked at expenses and revenues for the next 10 years for the Storm Water Utility. Factors included assumptions for inflationary cost escalators, labor agreements, capital facility plans and growth assumptions. The City completed an update of the Stormwater Capital Facility Plan in 2018 and incorporated the capital projects into the rate model.

Staff update the rate model created during the rate analysis each year during the budget cycle to incorporate actual data and revise assumptions as needed. As a result, of estimated expenses the rate model calls for a 3% increase to revenues to support estimated operating expenditures. Staff revised the rate model to add in additional capital projects required to meet upcoming permit requirements. To fund these projects staff are in the process of identifying grant opportunities and/or low-cost loans to help fund the projects. In addition to these funding sources staff are recommending the storm water rate be increased \$1.00 per bi-monthly billing or 5.5% to meet the upcoming obligations.

The 2020 expense operating budget is expected to decrease 5% over the 2019 budget. The

main reason for the decrease is a lower allocation for indirect cost (support services). Revenue is expected to increase 11.9% due to growth in accounts and the recommended rate increase. The City has completed multiple storm water projects over the past 3 years using most of the available reserve balances outside of policy reserves. Increasing the rate 5.5% with expected growth will allow the city to slowly build additional fund balance or complete additional capital projects. Per the rate model the estimate is that 6% of rate revenues would be set aside for capital projects in 2019. The percentage of rate revenue targeted for capital averages an increase of 3-5% per year over the following 8 years covered by the model.

Ordinance No. 1299 proposes a 5.5% rate increase or \$1.00 per bi-monthly billing, per Equivalent Dwelling Unit (EDU).

BUDGET/FINANCIAL IMPACTS:

Refer to the following table for impacts:

Bi-Monthly Rate	Base Revenue	Increased Revenue	Total Revenue	Increase from 2019
\$19.05	705,213	38,787	744,000	5.5%

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1299 by making the following motion:

“I move to adopt Ordinance No. 1299, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 13.75.060__Stormwater_service_charge_rates - Redlined (PDF)

ORDINANCE NO. 1299

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.75 AND ORDINANCE NUMBER 1279 INCREASING THE BI- MONTHLY STORMWATER RATE

WHEREAS, the City of Ridgefield, Washington (the "City"), created a Stormwater Utility to implement and administer its Stormwater Management Program; and,

WHEREAS, the City is authorized pursuant to the general police powers, RCW 35.67.020 and RCW 35.92.020, to fix, alter, regulate and control the rates and charges for use of said Utility and the Stormwater Management Program of the City; and,

WHEREAS, the Ridgefield City Council finds that it is now necessary to amend the rates and charges by increasing the rate to \$19.05 per bi-monthly billing period per equivalent dwelling unit to cover the cost and expense of operating said Utility; and,

WHEREAS, the Ridgefield City Council finds that all developed real property within the boundaries of the Utility benefits from the Stormwater Utility of the City and should participate financially in the payment of all expenses for maintenance, operation and improvement of said storm drainage system and for administration of the Utility;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Public Interest. The Ridgefield City Council finds it is in the public interest to amend Ordinance No. 1279 (2018), Ordinance No. 1249 (2017), Ordinance No. 1223 (2016), Ordinance No. 1196 (2015), Ordinance No. 1170 (2014), Ordinance No. 1140 (2013), Ordinance No. 1120 (2012), Ordinance No. 1088 (2011), Ordinance No. 1063 (2010), Ordinance No. 1044 (2009), Ordinance No. 1025 (2008), Ordinance No. 969 (2007), Ordinance No. 937 (2006), Ordinance No. 884 (2005) and Chapter 13.75 (Stormwater Utility) to the Ridgefield Municipal Code.

Section 2. Amendment to Chapter 13.75 (Stormwater Utility). Chapter 13.75 is hereby amended per the attached exhibit.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not

limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective date. This ordinance shall be in full force and effect on January 1, 2020.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 21st DAY OF NOVEMBER, 2019.

By: _____
Don Stose,
Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	November 7, 2019
Second Reading:	November 21, 2019
Date of Publication:	November 29, 2019
Effective Date:	January 1, 2020

13.75.060 - Stormwater service charge rates.

- A. In accordance with the rate structure set forth in RMC 13.75.050, there is hereby levied upon all developed real property within the stormwater service area the following stormwater service charges which shall be collected from the property owners of such properties: For all developed real property within the stormwater service area, unless exempt as set forth above, the stormwater service charge shall be ~~eighteen-nineteen~~ dollars and five cents per two months per EDU multiplied by the number of EDUs determined by the utility to be contained in such parcel.
- B. All property subject to charges of the stormwater management program shall be billed based on the property characteristics existing one month prior to billing.
- C. All stormwater service charges and all other stormwater fees or charges hereafter established by the city shall be deemed to be levied upon real property.

(Ord. No. 1148, §§ 1—3, 1-23-2014; Ord. No. 1170, § 2(Exh. A), 11-20-2014; Ord. No. 1196, § 2(Exh. A), 11-19-2015; Ord. No. 1223, § 2(Exh. A), 11-17-2016; Ord. No. 1249, § 2(Exh. A), 11-16-2017; Ord. No. 1279, § 2(Exh. A), 11-15-2018)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 21, 2019

ITEM:

AGENDA ITEM TITLE: Motion - Interlocal Agreement with Clark County

GOVERNING LEGISLATION: Revised Code of Washington (RCW) Chapter 39.34.080, Interlocal Cooperation Act

PREVIOUS COUNCIL ACTION TAKEN: None

SUMMARY/BACKGROUND: Revised Code of Washington (RCW) Chapter 39.34 allows for governmental agencies to enter into interlocal agreements whereby each party can utilize the other party's services when it is determined to be in the best interest of both parties.

Clark County owns and operates the Whatley decant facility, located at 11203 NE 76th Street in Vancouver. This agreement will allow the City to utilize the facility for disposal of street sweeping and vector debris. Other entities including WSDOT, Vancouver, Camas, La Center Battle Ground and Washougal have similar agreements to use the Whatley facility.

A Steering Committee serves as an advisory role in the operation and management of the Facility. This committee had no objection to allowing Ridgefield to join in use of the facility.

BUDGET/FINANCIAL IMPACTS:

Approximately \$14,000 to \$24,000 annually from the stormwater, water and street funds depending on use of the facility.

RECOMMENDED ACTION OR MOTION: Staff recommends approval of the interlocal agreement via the following motion:

“I move to authorize the City Manager to execute an interlocal agreement between the City of Ridgefield and Clark County for decant and/or street sweepings processing and disposal services, as presented.”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Whatley Clark County interlocal (PDF)

INTERLOCAL AGREEMENT
BETWEEN CLARK COUNTY AND CITY OF RIDGEFIELD
FOR
DECANT AND/OR STREET SWEEPINGS PROCESSING
AND DISPOSAL SERVICES

THIS IS AN INTERLOCAL AGREEMENT, entered into under the authority of the Interlocal Cooperation Act, Chapter 39.34 RCW, between Clark County, Washington, a political subdivision of the State of Washington, (the “County”) and the City of Ridgefield, Washington (the “Agency”), a municipal corporation of the State of Washington, by which the County will allow limited utilization of the County’s Whatley Facility for the treatment and disposal of up to four-hundred (400) wet tons per year of total combined storm water solids/street sweepings generated by the Agency.

WHEREAS, pursuant to Chapter 39.34 RCW (Interlocal Cooperation Act), one or more public entities may contract with one another to perform government services which each is by law authorized to perform; and

WHEREAS, the County has the resources available to provide such services to the Agency in a cost-effective manner; and

WHEREAS, for the purpose and intent of this Agreement, the facility is defined as the upper-portion of the Whatley site which encompasses the main gate access to, and including the scale, wash rack, upper asphalt stockpile pad, Decant facility, stormwater systems and retention ponds; and

WHEREAS, as set forth in the Charter for the Whatley Decant and Street Sweeping Recycling Facility Steering Committee; hereinafter referred to as Steering Committee, the County and partnership agencies within the Steering Committee shall serve in an advisory role to assist in decision making related to this facility.

NOW, THEREFORE, the County and Agency agree as follows:

SECTION 1. PURPOSE. The purpose of this Agreement is to provide for utilization of the County's Whatley Facility for treatment and disposal of storm water solids and liquids, and/or street sweepings generated by the Agency.

SECTION 2. TERM. The initial term of the Agreement, not including any extensions is a two and one-half year (2.5 year) period, from July 1, 2019 through December 31, 2022.

SECTION 3. TERMINATION. Either party may choose to terminate this Agreement by notifying the other party in writing 180 days prior to termination. The Agency agrees to reimburse the County for the cost of services provided, and includes any amounts owed related to import fees or costs of Agency-contributed portion of stockpiled materials; and furthermore, the Agency shall be responsible for any remaining proportional projected costs of materials, equipment, hauling, tipping fees, taxes, labor, grinding, screening, chipping, etc., associated with movement of Agency-generated materials. The Agency hereby agrees to payment and/or reimbursement as expressed within the body of this Agreement and understands that the amount owed may be based on actual or projected costs of remaining materials as identified within this Agreement. The County reserves the right to accept services in lieu of monetary funds if in the best interest of the site objectives and if approved in advance by the Steering Committee.

SECTION 4. EXTENSIONS. The term of this Agreement may be extended in two-year increments of subsequent years by mutual written agreement of both parties, up to maximum of four additional (4) years. The extension agreements shall be executed at least fifteen (15) days prior to the expiration of the contract. The County Manager is authorized to approve and execute such two-year extensions without further authorization from the County Council.

SECTION 5. DEFINITION OF FACILITY AND PARTICIPANTS. The facility, located at 11203 N.E. 76th Street, Vancouver, Washington was designed and built to treat and store solids, and to treat, store and dispose of storm water liquids removed from storm water and drainage systems, and municipal street sweepings. The original cost of construction of the facility was borne by the

County and subsequent expansion occurred through contributions from the Washington State Department of Transportation (State) and the City of Vancouver (Agency) for their impacts related to sizing of the facility. Currently the County, the City of Vancouver, the State, the City of Battle Ground, the City of Camas and the City of Washougal compose a Steering Committee which serves in an advisory role to assist in decision making related to this facility.

SECTION 6. SCOPE OF SERVICES. The County will allow the Agency to bring storm water solids and liquids and/or street sweepings, collected inside the Agency boundaries, into the Whatley facility for treatment and coordinated disposal as defined within this Agreement. The County will provide all labor and equipment necessary for the treatment of liquids and solids, and disposal of liquids from the decant and sweepings processes; and shall provide solids disposal services as outlined in section 7B as necessary to maintain sufficient pad space related to solids treatment and storage areas on the solids pad. The Agency hereby agrees that necessary pad storage space shall be determined by the County, with the understanding that pad space for storage and treatment of solids material shall take precedent over any import needs for treatment or disposal of the Agency and any implied or intended cost-savings related to a local reuse event.

The Agency also hereby acknowledges that a determination by the County to not accept the Agency imports and/or to move solids based on aforementioned storage space limitations may result in the Agency's solids disposal costs increasing significantly higher than costs which are dependent upon participation from the Agency during reuse/disposal haul-out events described in section 7B.

SECTION 7. COST OF SERVICES – GENERAL. Costs will be based on weight of each imported load and shall be derived from the sum of separate operations applied to the loads, for accounting and billing purposes. The first operation-liquids and treatment-covers overall decant facility operations and includes daily operations, liquid treatment, testing, maintenance, associated stormwater facilities, and handling of solids related to treatment such as solids movement from decant or street sweeping materials, pile separation and turning. The second service is defined by the solids that remain following the liquid and treatment service, which may include: screening, testing,

loading, transporting, overage disposal, various tipping-related fees and equipment related to reuse/disposal sites such as excavators/loaders needed for material handling, as well as other on-site and/or reuse/disposal site requirements or upgrades, services such as planting operations or site improvements. The Agency understands that the cost of some of these aforementioned services is highly subject to the Agency's participation during partnership supported reuse projects of solids materials and may fluctuate significantly annually.

SECTION 7A. COSTS FOR LIQUIDS AND TREATMENT. The cost of liquids and treatment services under this Agreement are established by the County on an annual basis, and based on the projected budget amount over each biennium and the quantity of imported materials from the previous year; unless, at the discretion of the County, with approval from a majority of the Steering Committee, there is found to be a more suitable accounting of imported material costs. These costs shall be defined in Attachment A, incorporated herein by reference, and attached. Costs will be based on the budgeted data, tonnages of decant and sweepings material brought into the facility, equipment, upgrades and/or repairs, and any uncollected costs from previous year(s), including costs from redirection of solids to the landfill site or any other less cost-effective options than local reuse.

Liquids and treatment services reporting category costs do not include costs specific to the lower pit area or solids disposal/reuse. The lower pit area is currently designated only for Clark County Public Works Operations use, and Clark County Public Works will be responsible for any and all costs and fees associated with the lower pit, including operations, maintenance, permitting, etc., and any other items related to requirements, needs or projects that occur which are exclusive to the County.

SECTION 7B. FEES FOR SOLIDS. Fees of solids-related services under this Agreement are based on scale weights of imported material, an estimated level of decomposition and drying of material, and remaining solids. To achieve consistency for all partnership agencies, each agency will pay an annually determined amount for the type and weight of material they bring in to the site,

which covers anticipated costs for disposal during a reuse event. Each agency is responsible for payment of their respective portion of the solids they have imported onto the site.

The Agency understands that participation in local reuse events is critical to keeping costs and fees low for all partnership agencies, and participation is preferred but not mandatory. The Agency hereby understands that although not mandatory; significant non-participation causes overall cost and fee increases to other partnership agencies. The burden of significant non-participation should not be placed on other partnership agencies, and is subject to a separate, proportionally-determined payment exclusive to the non-participating agency with a majority vote from the Steering Committee. In the event of a majority vote of significant non-participation, costs shall be billed to the Agency based on the Agency's percentage-based proportion of material(s) brought in to Whatley.

The Agency understands that fees per wet ton generally vary annually due to overall quality of material, regulator directive, storage pad space restraints, hauling to a landfill, and all other disposal, tipping, tax, overhead, or any other costs or savings subject to variation based on internal or external sources, agreements and/or contracts.

The fees per wet ton (Attachment A) will be annually adjusted, and for disclosure purposes of this Agreement, the Agency and the County hereby recognize and agree that:

1. There is currently no reserve fee for major maintenance projects, as these projects will be determined by the Steering Committee on an annual basis, and the overall fees will be distributed amongst all partnership agencies. The County reserves the right to create a reserve fund if needed during the scope or extended scope of this Agreement, with approval of a majority vote of the Steering Committee.
2. A program overhead charge is included on all imported solids, and includes costs for program administration and division support. Changes will be updated annually on Attachment A.
3. Solid waste collection tax, currently 3.6%, is included in the import fees. This tax applies to all imported decant and sweepings materials that do not get reused, and

also includes overage and solids that are transported to the landfill per WAC 458-20-250. Changes to anticipated solids waste collection tax, including tax rate and/or changes in quantity of material to be taxed will be reflected on Attachment A.

4. Agency has a maximum import weight limitation of four-hundred (400) wet tons. Any amounts over the maximum limitation set for treatment and disposal will be subject to approval from the Whatley Steering Committee and shall be assessed an additional twenty-five percent (25%) charge to offset long haul and landfill disposal costs associated with excess material. This cost may be waived only by unanimous agreement of all Steering Committee agencies.

SECTION 8. BILLING METHOD AND PROCESS. Per wet ton fees based on type of material imported to the facility will be charged by the County to the Agency on a monthly basis. The invoice will identify the dates, type of material and weight of the solid material delivered, with the amount owed during that billing period.

Import records will be taken directly from Whatley scale documentation, input into an electronic format by County staff, then sent to the County's Accounting Department for processing and formal billing to the Agency. The County Accounting Department will send billings to the Agency's Finance office for payment and will simultaneously send an informational copy of the billing to the Agency. Payment by the Agency shall be due within thirty days after issuance of the bill. Payments that are not paid within the allotted time periods shall be considered delinquent. Delinquent charges shall accrue interest on the unpaid balance, from the date of delinquency until paid, at a County set interest rate, which is currently one percent (1%) per month.

In the event of dispute due to lack of information or illegible information on the scale documents, the County shall take an average of the most recent three (3) loads of the Agencies similar type of material with completed scale data, and annotate through supporting documentation and/or directly on invoice that an average was applied for billing; this average will be utilized until complete information is available.

SECTION 9. CONTRIBUTIONS AND AGENCY PAYMENT. The Agency may submit invoices for services or improvements provided and agreed upon in advance by the County for any portion that is reimbursable through the intent of this agreement. The County, with any requested guidance from the Steering Committee, shall consider all items and/or services on an individual basis, and reserves the right to accept or deny payment/credit for any item or service that is not conducive to the intent of this Agreement and/or the overall benefit to the Whatley Facility or members. Each agency must provide invoices to the County within 60 days of each solids disposal and/or local reuse project completion. Payment may be subject to the approval of Steering Committee if the contribution was not pre-authorized. Reimbursable services or improvements would include items such as the following not all-inclusive examples:

1. Hourly cost and total quantity of hours of labor provided by the Agency
2. Any vehicles, machinery or rentals costs provided by the Agency
3. Any materials (including ground cover, vegetation, herbicides, etc.) associated with loading, disposal or application of Whatley solids.
4. Any other items or services that are provided which are determined as desirable by the Steering Committee for the general purposes of the overall site or individual project provided the County pre-authorizes the aforementioned items or services prior to the Agency commencing said items or services.

SECTION 10. COMPLIANCE TO OPERATING PROCEDURES. The Agency will be required to follow the terms and conditions outlined in the Clark County Public Works Decant Facility Standard Operations and Procedures Manual, incorporated by reference and available to all partnership agencies.

The Agency agrees to participate and provide documentation pertaining to the completion of Whatley-related training. Training covers general site procedures, alternate procedures, practices to identify materials that could have a significant impact on the treatment process, etc. The Agency is

aware the Whatley facility does not accept dangerous or hazardous waste, and that any material of this nature should be handled separately by the Agency.

SECTION 11. ADMINISTRATION/COMMUNICATIONS. Contract managers designated by the County Administrator and Agency Manager shall administer this Agreement. Contract managers shall monitor service level and budget provisions of this Agreement. The County and the Agency contract managers shall review service levels, service delivery, and costs on an annual basis. The contract managers shall, during the interim, communicate via telephone or e-mail to relay information, answer questions, or raise concerns.

SECTION 12. DISPUTE RESOLUTION. In the event of a dispute between the County and Agency regarding the delivery of services under this Agreement, which cannot be resolved by their respective designated contract managers, the Clark County Administrator and the Agency Manager or their designated representatives shall review such dispute and options for resolution. Any dispute not resolved by the representatives shall be referred to the Clark County Council. The decision of the Council and the Agency Manager regarding the dispute shall be final as between the parties.

Any controversy or claim arising out of or relating to this Agreement or the alleged breach of such Agreement that cannot be resolved by the County Council and the Agency Manager may be submitted to mediation and if still not resolved, shall be submitted to the Superior Court of Clark County, Washington.

SECTION 13. INDEPENDENT CONTRACTOR. The County is and shall at all times be deemed to be an independent contractor in the provision of the services set forth in this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between the County and Agency or between any of the County's or Agency's employees. The County shall retain all authority for provision of services, standards of performance, discipline and control of personnel, and other matters incident to the performance of services by the County pursuant to this Agreement. Nothing in this Agreement shall make any employee of the County an employee of the Agency or any employee of the Agency an employee of the County for any purpose,

including but not limited to, for withholding taxes, payment of benefits, workers' compensation pursuant to Title 51 RCW, or any other rights or privileges accorded their respective employees by virtue of their employment.

SECTION 14. HOLD HARMLESS/INDEMNIFICATION.

a. COUNTY RESPONSIBILITY. The County agrees to indemnify, defend, save and hold harmless the Agency, its officials, employees, and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by the County pursuant to this Agreement. In the event that any suit based on such a claim, demand, loss, damage, cost, or cause of action is brought against the Agency; the Agency retains the right to participate in said suit if any principal of public law is involved.

This indemnity and hold harmless shall include any claim made against the Agency by an employee of the County or subcontractor or agent of the County, even if the County is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW.

b. AGENCY RESPONSIBILITY. The Agency agrees to indemnify, defend save and hold harmless the County, its officials, employees, and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature, arising out of, or in connection with, or incident to, the provision of services by the Agency pursuant to this Agreement.

In the event that any suit bases on such a claim, demand, loss, damage, cost, or cause of action is brought against the Agency, the County retains the right to participate in said suit if any principal of public law is involved.

This indemnity and hold harmless shall include any claim made against the County by an employee of the Agency or subcontractor or agent of the Agency, even if the Agency is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW.

c. ATTORNEYS FEES AND COSTS. All parties shall bear their own costs of enforcing the rights and responsibilities under the contract.

SECTION 15. ASSIGNMENT/SUBCONTRACTING. Neither party shall transfer or assign, in whole or in part, any or all of its respective rights or obligations under this Agreement without the prior written consent of the other. The County shall not subcontract for the provision of any services it is to provide the Agency under this Agreement without the prior written consent of the Agency.

SECTION 16. NO THIRD PARTY BENEFICIARY. The County does not intend by this Agreement to assume any contractual obligations to anyone other than the Agency. The Agency does not intend by this Agreement to assume any contractual obligations to anyone other than the County. The County and Agency do not intend there be any third-party beneficiary to this Agreement.

SECTION 17. NOTICE. Any notices to be given under this Agreement shall at minimum be delivered, postage prepaid and addressed to:

To the Agency:

CITY OF RIDGEFIELD PUBLIC WORKS
P Box 608
Ridgefield, Washington, 98642
Attention: Bryan Kast Public Works Director

To the County:

CLARK COUNTY PUBLIC WORKS
4700 NE 78th Street
Vancouver, Washington 98665
Attention: Whatley Site Administrator

The name and address to which notices shall be directed may be changed by either the County or Agency giving the other written notice of such change as provided in this section.

SECTION 18. WAIVER. No waiver by either party of any term or condition of this Agreement incorporated in the Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or different provision.

SECTION 19. INTERLOCAL COOPERATION ACT COMPLIANCE. This is an agreement entered into pursuant to Chapter 39.34 RCW. Its purpose is as set forth in Section 1. Its duration is specified in Section 2 (Term), with potential for additional time as noted in Section 4 (Extensions). Its method of termination is set forth in Section 3. Its manner of financing and of establishing and maintaining a budget therefore is described in Sections 6 (Scope of Service) and 7 (Cost of Services). No new or separate legal entity is created to administer this Agreement. This Agreement shall be administered as stated in Section 11 (Administration/Communications). No property shall be acquired pursuant to this Agreement, which will need to be disposed of upon partial or complete termination of this Agreement.

SECTION 20. ENTIRE AGREEMENT. This Agreement contains all of the agreements of the parties with respect to the subject matter covered or mentioned herein, and no prior agreements or understandings will be effective to the contrary.

SECTION 21. AMENDMENT. The provisions of this Agreement may be amended with the mutual consent of the parties. No amendments, additions or alterations will be valid unless made in writing and formally approved and executed by the duly authorized agents of both parties, provided that pursuant to Sections 4 and 5, respectively, the County Administrator or designated agent may approve up to two (2), two-year extensions of this Agreement and additional compensation to the County for additional service hours without further approval of the County Council.

SECTION 22. DOCUMENT EXECUTION AND FILING. The County and Agency agree that there shall be four (4) signed originals of this Agreement procured and distributed for signature by the necessary officials of the County and the Agency. Upon execution, the executed originals of this Agreement shall be returned to the contract manager who shall file copies of the Agreement with the Agency Clerk, the Clark County Auditor, and the Washington State Secretary of State. Upon receipt by the Clark County Auditor of the signed originals, each such signed original shall constitute an agreement binding upon the County and the Agency.

SECTION 23. RATIFICATION. Acts taken in conformity with this Agreement prior to its execution are hereby ratified and affirmed.

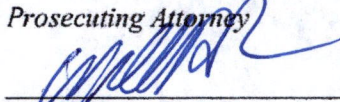
SECTION 24. SEVERABILITY. If any section or part of this Agreement is held by a court to be invalid, such action shall not affect the validity of any other part of this Agreement.

IN WITNESS WHEREOF, the County and the Agency have caused this Agreement to be executed in their respective names by their duly authorized officers and have caused this Agreement to be in effect as of the First day of July, 2019.

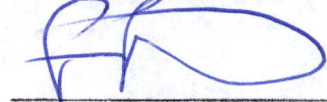
CLARK COUNTY


Shawn W. Hennessee
County Manager

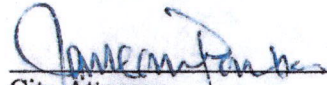
Approved As To Form Only:
ANTHONY F. GOLIK
Prosecuting Attorney


Deputy Civil Prosecutor

CITY OF RIDGEFIELD


Steve Stuart
City Manager

Approved As To Form Only:


City Attorney

Attachment: Whatley Clark County interlocal (Interlocal Agreement with Clark County)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 21, 2019

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance for the City of Ridgefield, Washington Adopting the 2020 Budget; and Providing for the Effective Date Thereof

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35A.33

PREVIOUS COUNCIL ACTION TAKEN:

The City Council conducted a public hearing on the proposed 2020 revenue sources at the October 24, 2019 council meeting and a public hearing on the Proposed 2020 Budget at the November 7, 2019 council meeting. Council has held 3 work sessions on the 2020 proposed budget.

SUMMARY/BACKGROUND:

The 2020 budget represents the proposed fiscal plans for the City of Ridgefield for calendar year 2020. It took the collaborative efforts of the Budget Advisory Committee, City Council, senior management, staff, and citizen input to develop and create the budget. Meetings were held throughout the budget development process to discuss the budget in more detail and to ensure understanding. These meetings included three Budget Advisory Committee meetings, which were held on August 15th, September 12th, and October 17th. The City also conducted three City Council work sessions, which were held on July 25th, August 22nd, and September 26th. Input and feedback gained throughout this process was reviewed and incorporated into the budget as appropriate. Copies of the budget have been made available to the Budget Advisory Committee, City Council, senior management and staff for review as updates were made throughout the process. A proposed draft of the budget was made available to the public at City Hall and on the City's website November 1, 2019.

BUDGET/FINANCIAL IMPACTS:

The 2020 budget proposes total revenues of \$22.4 million and \$18.8 million in expense. The 2020 budget proposes an operating budget of \$12,374,126, capital budget of \$3,221,300, special revenue budget of \$0, capital service budget of \$2,413,038 and a debt service budget of \$807,650 (General Government), for a total budget of \$18,816,114. The net impact on overall fund balance is an increase of \$3,628,989.

Transfers between funds included in the budget total \$4,158,505, with \$846,927 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$343,388, transfers for debt service in the amount of \$1,006,190 (\$807,650 General Govt. and \$198,540 for Water Utility), and \$1,962,000 for capital projects.

Total revenues and the use of fund balance and/or designated reserves are projected

to sufficiently support the proposed budget.

The 2020 proposed budget includes funding for four new full-time equivalent positions. The new positions are for an associate planner, building inspector/code enforcement officer, police clerk, and a procurement specialist. The total FTE count for the City of Ridgefield with these additions is 52.75, which includes 51 full-time positions and 3 part-time positions.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1302 by making the following motion:

“I move to adopt Ordinance No. 1302, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2020 Proposed Budget - Public Hearing 11.21.19(PDF)
 Exhibit A - 2020 Proposed Budget Summary (PDF)
 Exhibit B - 2020 Operating Funds Summary (PDF)
 Exhibit C - 2020 Special Revenue and Debt Service Summary (PDF)
 Exhibit D - 2020 Capital Service Fund Summary (PDF)
 Exhibit E - 2020 Capital Project and ERF Summary (PDF)
 Exhibit F - 2020 FTE Budget (PDF)

ORDINANCE NO. 1302

AN ORDINANCE FOR THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING THE 2020 BUDGET; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the tax estimates and budget for the City of Ridgefield for the 2020 fiscal year have been prepared and filed as provided by the laws of the State of Washington; and

WHEREAS, the budget was printed for distribution and notice was published setting the time and place for hearings on the budget; and

WHEREAS, the 2020 proposed budget was submitted to the City Council and City Clerk on October 31, 2019 and budget workshop sessions were held on July 25, 2019, August 22, 2019, and September 26, 2019; and

WHEREAS, public hearings on the 2020 annual budget were held on October 24, 2019, November 7, 2019 and November 21, 2019.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1: Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt the 2020 budget of anticipated revenues and expenditures.

Section 2: 2020 Budget Adoption. The annual budget for the City of Ridgefield, Washington for the year ending December 31, 2020 is hereby adopted in the amounts and for the purposes shown in Exhibits "A-F", attached hereto and incorporated herein by reference. The budget for each Department and Fund in Exhibits "A-F" is hereby adopted at the fund level and set as the appropriation limit for expenditures for the fiscal year 2020. The attached Exhibit "A" summarizes the totals of estimated revenue and expenditure appropriations for each separate fund and the aggregate total for all funds combined.

Section 3: The Finance Director is directed to transmit a copy of the budget hereby adopted to the State Auditor's Office, Division of Municipal Research, and to the Association of Washington Cities.

Section 4: Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Section 5: Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 6: Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7: Effective date. This ordinance shall take effect and be in full force five (5) days after the publication of the attached summary and Exhibits "A-F", which is hereby approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 21ST
DAY OF NOVEMBER, 2019.

By: _____
Don Stose, Mayor

Attest:

Julie Ferriss
City Clerk

Approved as to Form:

Janean Parker, City Attorney

First Reading:	November 7, 2019
Second Reading/Passed:	November 21, 2019
Date of Publication:	November 29, 2019
Effective Date:	December 4, 2019



2020 Proposed Budget

November 21, 2019



2020 Proposed Budget Agenda

- 2020 Budget Summary
 - Operating Funds
 - Capital Service Funds
 - Capital Project/ERF Funds
 - Special Revenue Funds
 - Debt Service Funds
- 2020 FTE Report



2020 Proposed Budget Agenda

- 2020 Budget Summary
 - Total revenue \$22,445,103
 - Total expense \$18,816,114
 - Operating budget \$12,374,126
 - 51% Personnel expense
 - 35.9% Operations and maintenance
 - 13.1% Capital outlay and transfers



2020 Proposed Budget

		<i>Beginning Fund Balance</i>	<i>2020 Budgeted Revenue</i>	<i>2020 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 4,481,715	\$ 8,898,023	\$ 9,045,784	\$ 4,333,954	\$ (147,761)
101	Street Fund	31,040	659,275	659,037	31,278	\$ 238
406	Water Operating	1,414,167	2,212,799	2,023,776	1,603,190	\$ 189,023
408	Stormwater Operating	252,389	749,275	645,528	356,136	\$ 103,747
Total Operating Funds		6,179,311	12,519,371	12,374,126	6,324,557	\$ 145,246
Capital Service Funds						
105	Real Estate Excise Tax	1,080,228	1,164,166	822,925	1,421,469	341,241
114	Park Impact Fee	114,957	1,226,916	50,000	1,291,873	1,176,916
115	Traffic Impact Fee	1,667,209	1,929,616	-	3,596,825	1,929,616
416	Water Utility SDC	6,902,887	1,388,221	1,540,113	6,750,995	(151,892)
Total Capital Service Funds		9,765,281	5,708,919	2,413,038	13,061,161	3,295,880
Special Revenue Funds						
111	Drug Fund	7,929	1,100	-	9,029	1,100
150	Transportation Benefit District	24,662	143,500	-	168,162	143,500
Total Special Revenue Funds		32,591	144,600	-	177,191	144,600
Debt Service Fund						
200	Debt Service	-	807,650	807,650	-	-
Total Debt Service Fund		-	807,650	807,650	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	310,706	1,240,500	1,240,500	310,706	-
410	Water Utility Capital Projects	16,531	1,321,500	1,321,500	16,531	-
412	Storm Utility Capital Projects	-	359,000	359,000	-	-
501	Equipment Replacement (ERF)	239,283	343,563	300,300	282,546	43,263
Total Capital/ERF		566,520	3,264,563	3,221,300	609,783	43,263
Total Budget		\$ 16,543,703	\$ 22,445,103	\$ 18,816,114	\$ 20,172,693	\$ 3,628,989



2020 Proposed Budget

Operating Funds Revenue Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Operating Funds</i>				
001	General Fund	\$ 8,791,672	\$ 8,898,023	1.21%
101	Street Fund	604,485	659,275	9.06%
406	Water Operating	2,063,521	2,212,799	7.23%
408	Stormwater Operating	669,470	749,275	11.92%
<i>Total Operating Funds</i>		<i>12,129,148</i>	<i>12,519,371</i>	<i>3.22%</i>



2020 Proposed Budget

Operating Funds Expense Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Operating Funds</i>				
001	General Fund	\$ 8,147,513	\$ 9,045,784	11.03%
101	Street Fund	604,481	659,037	9.03%
406	Water Operating	1,970,131	2,023,776	2.72%
408	Stormwater Operating	682,072	645,528	-5.36%
<i>Total Operating Funds</i>		<i>11,404,197</i>	<i>12,374,126</i>	<i>8.51%</i>



2020 Proposed Budget

Operating Funds – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2020 Budgeted Revenue</i>	<i>2020 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 4,481,715	\$ 8,898,023	\$ 9,045,784	\$ 4,333,954	\$ (147,761)
101	Street Fund	31,040	659,275	659,037	31,278	\$ 238
406	Water Operating	1,414,167	2,212,799	2,023,776	1,603,190	\$ 189,023
408	Stormwater Operating	252,389	749,275	645,528	356,136	\$ 103,747
Total Operating Funds		6,179,311	12,519,371	12,374,126	6,324,557	\$ 145,246



2020 Proposed Budget

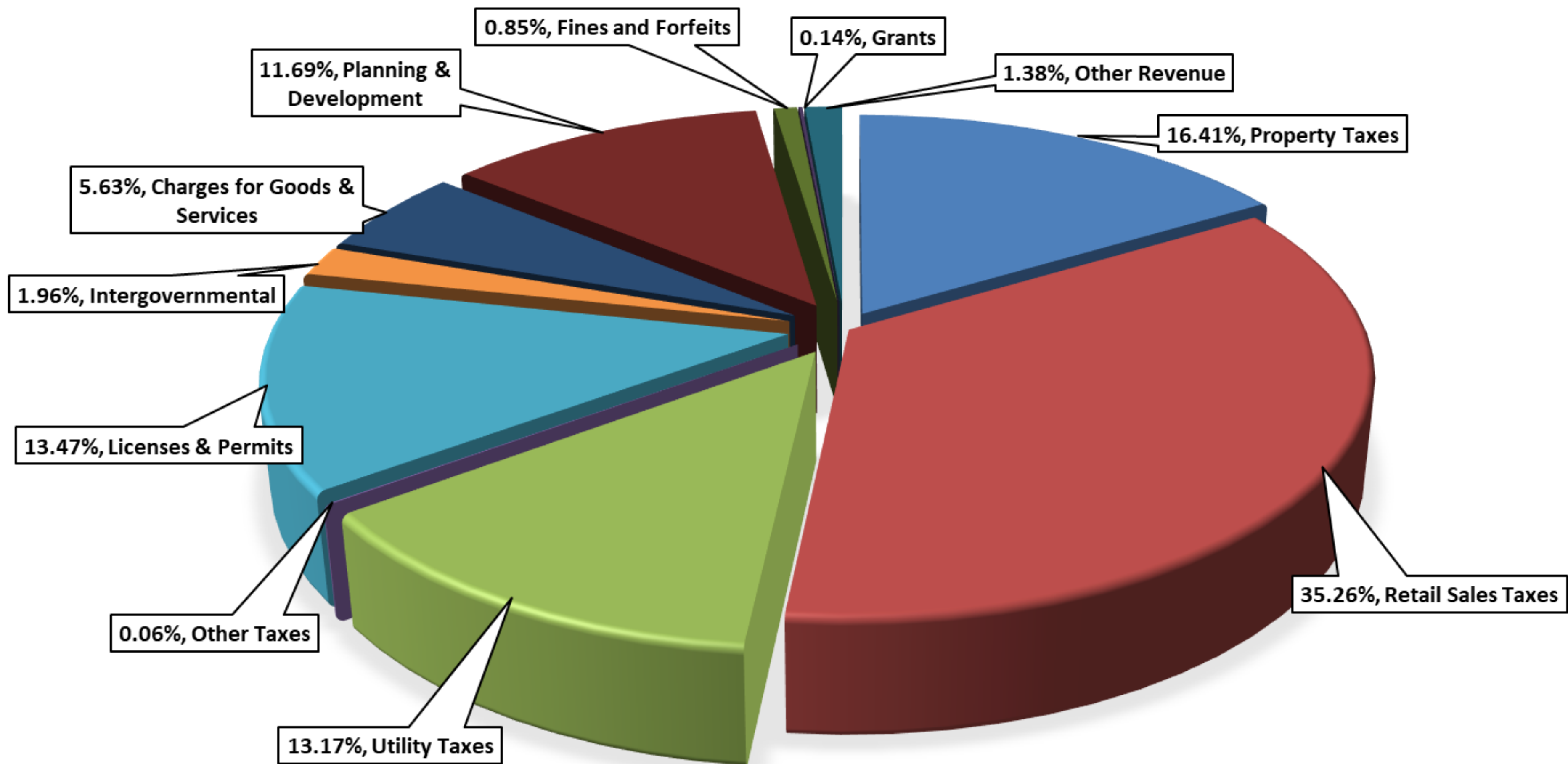
2019-2020 General Fund Revenue Budget Comparison

Description	2019 Amended Budget	2020 Proposed Budget	Percentage Change
<i>001 General Fund</i>			
<i>Revenue</i>			
Property Tax	1,260,000	1,460,000	15.87%
Retail Sales & Other Tax	3,149,550	3,142,025	-0.24%
Utility Taxes	1,097,098	1,172,046	6.83%
License & Permits	1,090,010	1,198,298	9.93%
Planning & Development	1,054,393	1,039,736	-1.39%
Fines & Forfeits	72,675	75,900	4.44%
Charge for Goods & Services	542,680	500,627	-7.75%
Intergovernmental/Grant	364,366	186,741	-48.75%
Other Revenue/Donations	160,900	122,650	-23.77%
Transfers In	-	-	0.00%
<i>General Fund Revenue</i>	<i>8,791,672</i>	<i>8,898,023</i>	<i>1.21%</i>



2020 Proposed Budget

General Fund Revenue Budget



2020 Proposed Budget

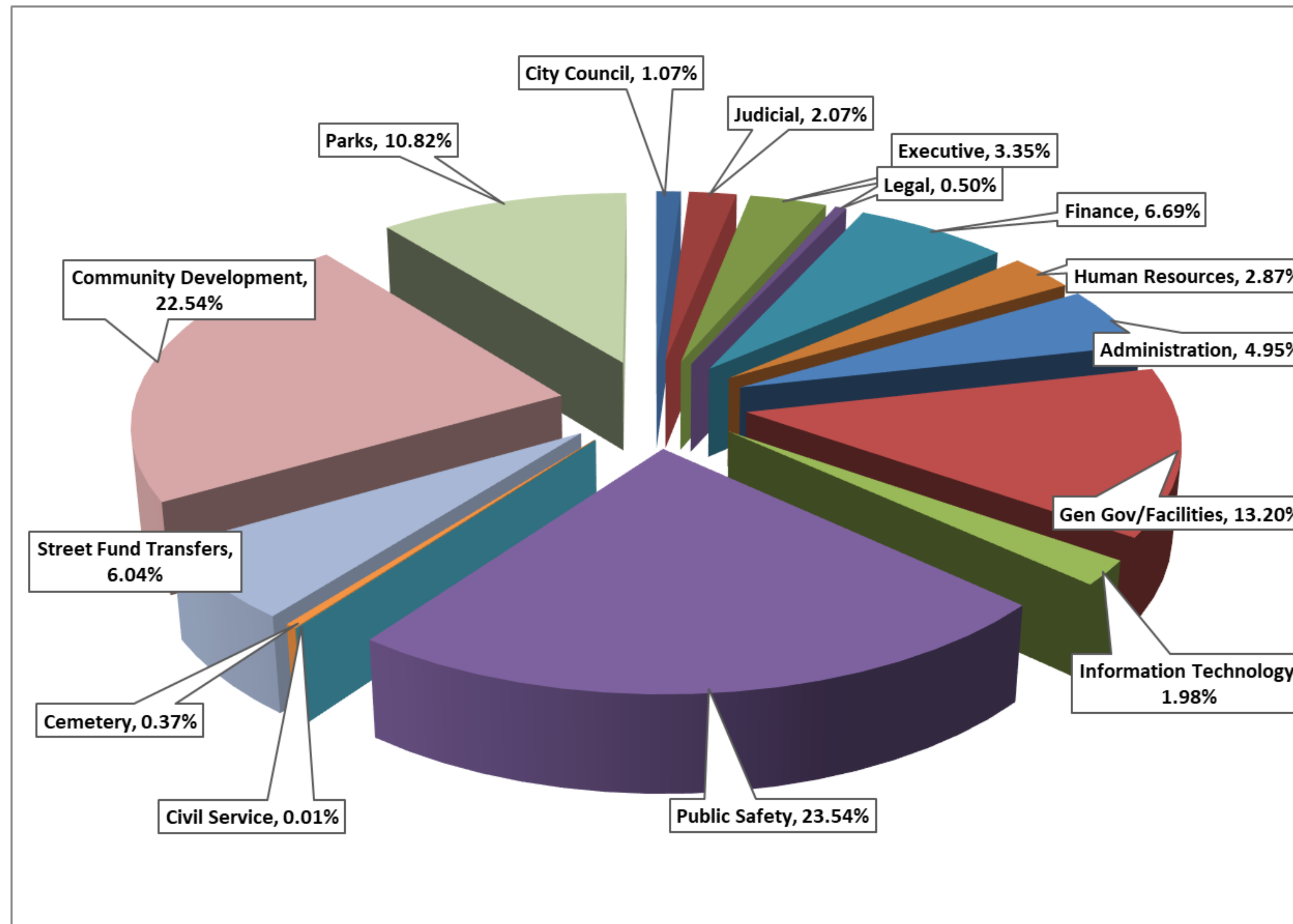
2019-2020 General Fund Expense Budget Comparison

Description	2019 Amended Budget	2020 Proposed Budget	Percentage Change
001 General Fund			
Expense			
City Council	88,748	96,482	8.72%
Judicial	136,896	187,000	36.60%
Executive	274,370	303,027	10.44%
Legal	40,000	45,000	12.50%
Finance	456,935	605,022	32.41%
Human Resources	207,958	260,029	25.04%
Administration	406,682	448,079	10.18%
Gen Govt/Facilities	1,081,596	1,194,175	10.41%
Information Tech	188,169	178,909	-4.92%
Public Safety	1,883,125	2,129,243	13.07%
Civil Service	1,000	1,000	0.00%
Cemetery	38,110	33,485	-12.14%
Transfers	677,170	546,500	-19.30%
Community Development	1,994,216	2,038,799	2.24%
Parks	672,538	979,034	45.57%
General Fund Expense	8,147,513	9,045,784	11.03%



2020 Proposed Budget

General Fund Expense Budget



2020 Proposed Budget

2019-2020 Capital Service Fund Revenue Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Service Funds</i>				
105	Real Estate Excise Tax	1,503,090	1,164,166	-22.55%
114	Park Impact Fee	1,194,888	1,226,916	2.68%
115	Traffic Impact Fee	1,712,874	1,929,616	12.65%
416	Water Utility SDC	1,505,086	1,388,221	-7.76%
<i>Total Capital Service Funds</i>		<i>5,915,938</i>	<i>5,708,919</i>	<i>-3.50%</i>



2020 Proposed Budget

2019-2020 Capital Service Fund Expense Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Service Funds</i>				
105	Real Estate Excise Tax	1,706,605	822,925	-51.78%
114	Park Impact Fee	1,119,000	50,000	-95.53%
115	Traffic Impact Fee	66,700	-	-100.00%
416	Water Utility SDC	2,789,284	1,540,113	-44.78%
<i>Total Capital Service Funds</i>		<i>5,681,589</i>	<i>2,413,038</i>	<i>-57.53%</i>



2020 Proposed Budget

2020 Capital Service Funds – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2020 Budgeted Revenue</i>	<i>2020 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Capital Service Funds						
105	Real Estate Excise Tax	1,080,228	1,164,166	822,925	1,421,469	341,241
114	Park Impact Fee	114,957	1,226,916	50,000	1,291,873	1,176,916
115	Traffic Impact Fee	1,667,209	1,929,616	-	3,596,825	1,929,616
416	Water Utility SDC	6,902,887	1,388,221	1,540,113	6,750,995	(151,892)
Total Capital Service Funds		9,765,281	5,708,919	2,413,038	13,061,161	3,295,880



2020 Proposed Budget

2019-2020 Capital Project and ERF Fund Revenue Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Projects & ERF</i>				
300	General Capital Projects	3,112,424	1,240,500	-60.14%
410	Water Utility Capital Projects	2,568,901	1,321,500	-48.56%
412	Storm Water Utility Capital Projects	345,000	359,000	4.06%
501	Equipment Replacement (ERF)	152,600	343,563	125.14%
<i>Total Capital Projects & ERF</i>		<i>6,178,925</i>	<i>3,264,563</i>	<i>-47.17%</i>



2020 Proposed Budget

2019-2020 Capital Project and ERF Fund Expense Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Projects & ERF</i>				
300	General Capital Projects	2,975,354	1,240,500	-58.31%
410	Water Utility Capital Projects	2,568,901	1,321,500	-48.56%
412	Storm Water Utility Capital Projects	345,000	359,000	4.06%
501	Equipment Replacement (ERF)	88,800	300,300	238.18%
<i>Total Capital Projects & ERF</i>		<i>5,978,055</i>	<i>3,221,300</i>	<i>-46.11%</i>



2020 Proposed Budget

2020 Capital Project and ERF Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2020 Budgeted Revenue</i>	<i>2020 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Capital Project/Equipment Replacement Construction Funds</i>						
300	General Capital Projects	310,706	1,240,500	1,240,500	310,706	-
410	Water Utility Capital Projects	16,531	1,321,500	1,321,500	16,531	-
412	Storm Utility Capital Projects	-	359,000	359,000	-	-
501	Equipment Replacement (ERF)	239,283	343,563	300,300	282,546	43,263
<i>Total Capital/ERF</i>		<i>566,520</i>	<i>3,264,563</i>	<i>3,221,300</i>	<i>609,783</i>	<i>43,263</i>



2020 Proposed Budget

2019-2020 Special Revenue and Debt Service Fund Revenue Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Special Revenue Funds</i>				
111	Drug Fund	1,075	1,100	2.33%
150	Transportation Benefit District	67,000	143,500	114.18%
<i>Total Special Revenue Funds</i>		<i>68,075</i>	<i>144,600</i>	<i>112.41%</i>
<i>Debt Service</i>				
200	Debt Service	808,499	807,650	-0.11%
<i>Total Debt Service</i>		<i>808,499</i>	<i>807,650</i>	<i>-0.11%</i>



2020 Proposed Budget

2019-2020 Special Revenue and Debt Service Fund Expense Budget Comparison

		<i>2019 Amended Budget</i>	<i>2020 Proposed Budget</i>	<i>Percentage Change</i>
<i>Special Revenue Funds</i>				
111	Drug Fund	8,791	-	-100.00%
150	Transportation Benefit District	30,000	-	-100.00%
<i>Special Revenue Funds</i>		<i>38,791</i>	<i>-</i>	<i>-100.00%</i>
<i>Debt Service</i>				
200	Debt Service	808,499	807,650	-0.11%
<i>Total Debt Service</i>		<i>808,499</i>	<i>807,650</i>	<i>-0.11%</i>



2020 Proposed Budget

2019-2020 Special Revenue and Debt Service Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2020 Budgeted Revenue</i>	<i>2020 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Special Revenue Funds</i>						
111	Drug Fund	7,929	1,100	-	9,029	1,100
150	Transportation Benefit District	24,662	143,500	-	168,162	143,500
<i>Total Special Revenue Funds</i>		<i>32,591</i>	<i>144,600</i>	<i>-</i>	<i>177,191</i>	<i>144,600</i>
<i>Debt Service Fund</i>						
200	Debt Service	-	807,650	807,650	-	-
<i>Total Debt Service Fund</i>		<i>-</i>	<i>807,650</i>	<i>807,650</i>	<i>-</i>	<i>-</i>



2020 Proposed Budget

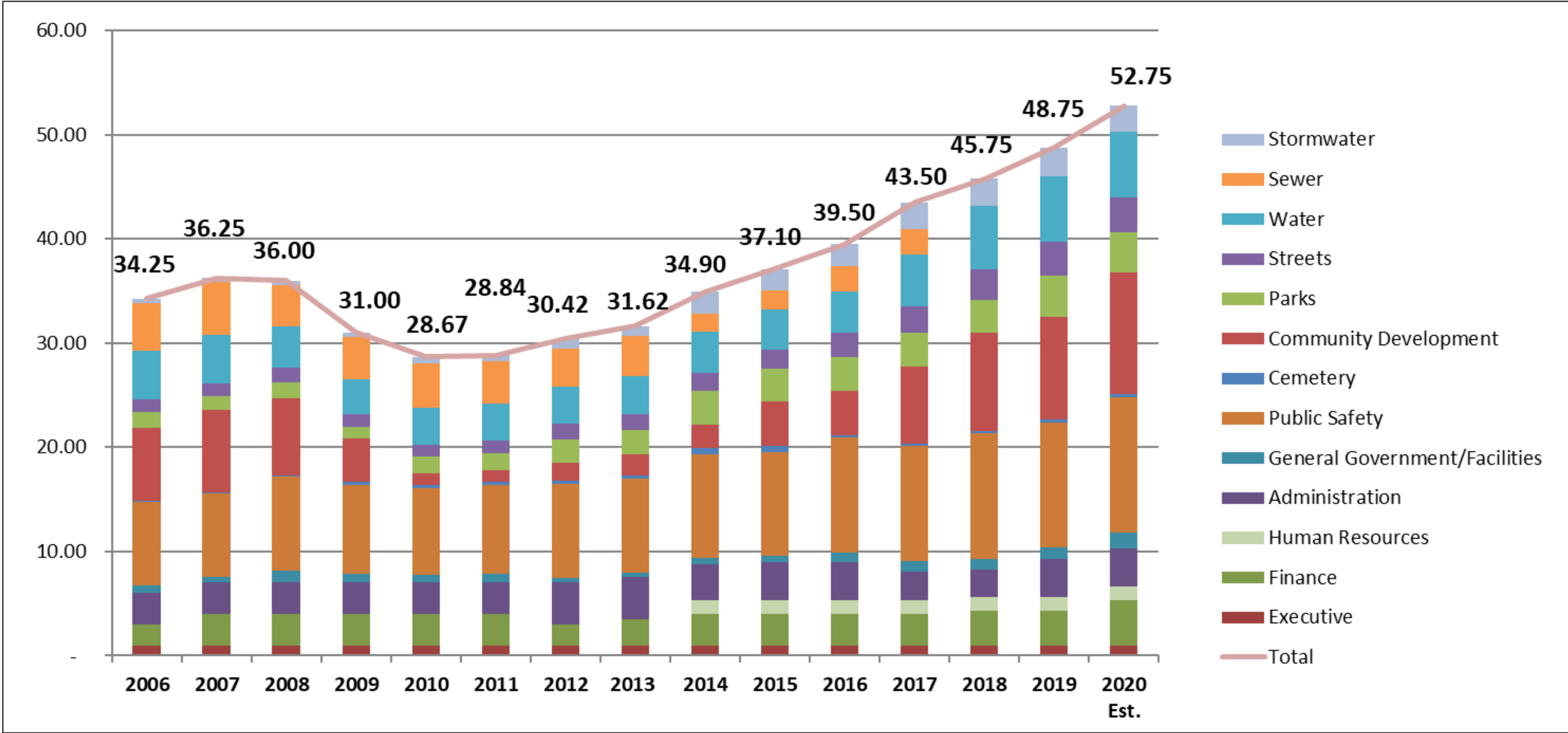
2019-2020 FTE Count Comparison

Personnel Schedule (Full-Time Equivalents)				
Job Title	2018 FTE Allocation	2019 FTE Allocation	2020 FTE Allocation	2020 FTE Percentage
Executive	1.00	1.00	1.00	1.90%
Total Finance	3.30	3.30	4.30	8.15%
Total Human Resources	1.30	1.30	1.30	2.46%
Total Administration	2.70	3.70	3.70	7.01%
Total General Government/Facilities	1.02	1.07	1.54	2.92%
Total Public Safety	12.00	12.00	13.00	24.64%
Total Cemetery	0.22	0.27	0.24	0.45%
Total Community Development	9.40	9.90	11.72	22.22%
Total Parks	3.19	3.89	3.80	7.20%
Total Streets	2.91	3.31	3.42	6.48%
Total Water Utility	6.14	6.24	6.22	11.79%
Total Stormwater Utility	2.57	2.77	2.51	4.76%
Total Full Time Equivalents	45.75	48.75	52.75	100.00%
Full-Time Staff				
Full-Time Employees	44.00	47.00	51.00	96.68%
Part-Time Staff				
Part-Time Employees	1.75	1.75	1.75	3.32%



2020 Proposed Budget

2020 FTE Count

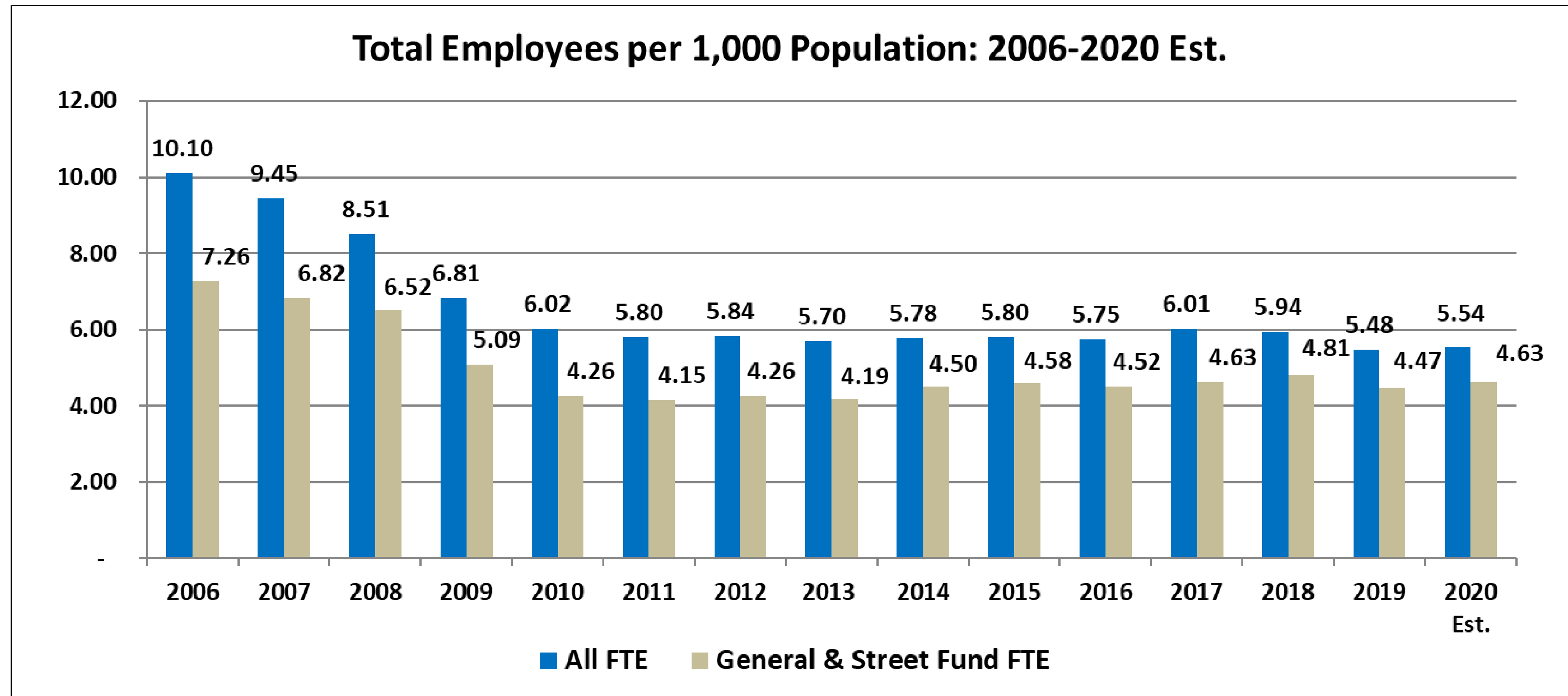


Attachment: 2020 Proposed Budget - Public Hearing 11.21.19 (Public Hearing and Second Reading of Ordinance No. 1302 - 2020 Proposed Budget)



2020 Proposed Budget

2020 FTE Count



2020 Proposed Budget

2020 FTE Count

City	Population	Full-Time	Part-Time	Total	Employees per capita
Battleground	20,890	83	0	83	252
Washougal	16,020	74	0	74	216
Milton	7,900	40	1	41	193
Duvall	7,655	41	1	42	182
Vancouver	183,500	1,052	30	1,082	170
Woodland	6,205	35	2	37	168
Yelm	9,030	54	1	55	164
Ridgefield	7,705	45	3	48	161
LaCenter	3,320	23	1	24	138
Selah	7,820	59	1	60	130
Camas	23,770	195	10	205	116
City of Ridgefield Trend					
2020 Proposed	8,895	51	3	54	165
2019	7,705	45	3	48	161
2018	7,235	43	0	43	168
2017	6,870	37	1	38	181
2016	6,400	35	2	37	173



2020 Proposed Budget Next Steps

- November

- Conduct public hearing on budget 11/21 6:30 PM
- Propose 2020 utility rates 11/7 and 11/21
- Adopt 2020 operating and capital budget

- December

- Transmit 2020 budget to MRSC and State Auditor





THANK YOU

Exhibit "A"



2020 Budget

		<i>Beginning Fund Balance</i>	<i>2020 Budgeted Revenue</i>	<i>2020 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 4,481,715	\$ 8,898,023	\$ 9,045,784	\$ 4,333,954	\$ (147,761)
101	Street Fund	31,040	659,275	659,037	31,278	\$ 238
406	Water Operating	1,414,167	2,212,799	2,023,776	1,603,190	\$ 189,023
408	Stormwater Operating	252,389	749,275	645,528	356,136	\$ 103,747
Total Operating Funds		6,179,311	12,519,371	12,374,126	6,324,557	\$ 145,246
Capital Service Funds						
105	Real Estate Excise Tax	1,080,228	1,164,166	822,925	1,421,469	341,241
114	Park Impact Fee	114,957	1,226,916	50,000	1,291,873	1,176,916
115	Traffic Impact Fee	1,667,209	1,929,616	-	3,596,825	1,929,616
416	Water Utility SDC	6,902,887	1,388,221	1,540,113	6,750,995	(151,892)
Total Capital Service Funds		9,765,281	5,708,919	2,413,038	13,061,161	3,295,880
Special Revenue Funds						
111	Drug Fund	7,929	1,100	-	9,029	1,100
150	Transportation Benefit District	24,662	143,500	-	168,162	143,500
Total Special Revenue Funds		32,591	144,600	-	177,191	144,600
Debt Service Fund						
200	Debt Service	-	807,650	807,650	-	-
Total Debt Service Fund		-	807,650	807,650	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	310,706	1,240,500	1,240,500	310,706	-
410	Water Utility Capital Projects	16,531	1,321,500	1,321,500	16,531	-
412	Storm Utility Capital Projects	-	359,000	359,000	-	-
501	Equipment Replacement (ERF)	239,283	343,563	300,300	282,546	43,263
Total Capital/ERF		566,520	3,264,563	3,221,300	609,783	43,263
Total Budget		\$ 16,543,703	\$ 22,445,103	\$ 18,816,114	\$ 20,172,693	\$ 3,628,989

Exhibit "B"



2020 Budget

Operating Funds Summary Report by Fund

	2019							
	2017			Amended	2019 Est.	2020	2020	2020
Description	Actual	2018	Actual	Budget	Year End	Baseline	Additions	Budget
001 General Fund								
Revenue								
Property Tax	1,056,195	1,149,449	1,260,000	1,260,000	1,260,000	1,460,000	-	1,460,000
Retail Sales & Other Tax	1,721,834	2,635,867	3,149,550	3,149,550	3,176,106	3,142,025	-	3,142,025
Utility Taxes	986,860	1,015,750	1,097,098	1,097,098	1,080,689	1,172,046	-	1,172,046
License & Permits	688,425	1,175,971	1,090,010	1,090,010	1,177,058	1,198,298	-	1,198,298
Planning & Development	616,645	1,089,769	1,054,393	1,054,393	1,090,544	1,039,736	-	1,039,736
Fines & Forfeits	70,716	76,029	72,675	72,675	79,252	75,900	-	75,900
Charge for Goods & Srvc	442,493	595,719	542,680	542,680	558,471	500,627	-	500,627
Intergovernmental/Grant	183,670	176,782	364,366	364,366	325,360	186,741	-	186,741
Other Rev/Donations	94,921	98,492	160,900	160,900	162,019	122,650	-	122,650
Other Financing Sources	-	2,072,912	-	-	-	-	-	-
Transfers In	1,555	8,798	-	-	-	-	-	-
Total Revenue	5,863,314	10,095,538	8,791,672	8,791,672	8,909,499	8,898,023	-	8,898,023
Expense								
City Council	81,627	80,622	88,748	88,748	87,691	96,482	-	96,482
Judicial	127,677	124,879	136,896	136,896	131,355	187,000	-	187,000
Executive	229,388	254,507	274,370	274,370	271,614	303,027	-	303,027
Legal	22,209	29,970	40,000	40,000	25,035	45,000	-	45,000
Finance	358,239	427,613	456,935	456,935	451,187	502,997	102,025	605,022
Human Resources	207,550	189,151	207,958	207,958	204,251	232,729	27,300	260,029
Administration	301,040	321,448	406,682	406,682	390,960	448,079	-	448,079
Gen Govt/Facilities	692,970	2,861,216	1,081,596	1,081,596	1,036,791	897,961	296,214	1,194,175
Information Tech	169,009	135,059	188,169	188,169	177,321	143,259	35,650	178,909
Public Safety	1,535,926	1,726,967	1,883,125	1,883,125	1,769,892	2,018,318	110,925	2,129,243
Civil Service	-	70	1,000	1,000	80	1,000	-	1,000
Cemetery	13,474	18,950	38,110	38,110	35,681	33,485	-	33,485
Transfers	476,100	341,124	677,170	677,170	572,597	505,500	41,000	546,500
Community Development	1,523,305	2,329,319	1,994,216	1,994,216	1,838,113	1,774,863	263,936	2,038,799
Parks	362,702	429,570	672,538	672,538	603,161	594,034	385,000	979,034
Total Expense	6,101,216	9,270,465	8,147,513	8,147,513	7,595,729	7,783,734	1,262,050	9,045,784
Net Total	(237,902)	825,073	644,159	644,159	1,313,770	1,114,289	(1,262,050)	(147,761)
Fund Balance								
Beginning Fund Balance	2,580,774	2,342,872	3,167,945	3,167,945	3,167,945	4,481,715	5,596,004	4,481,715
Ending Fund Balance	2,342,872	3,167,945	3,812,104	3,812,104	4,481,715	5,596,004	4,333,954	4,333,954
GF Policy Reserve Balance	1,416,348	1,480,890	2,014,914	2,014,914	2,014,914	2,402,949	2,402,949	2,402,949
Building Policy Reserve Bal	381,317	394,376	574,578	574,578	574,578	467,814	467,814	467,814
Restricted for Building	824,063	546,444	165,059	165,059	165,059	340,899	340,899	340,899
Fund Balance Available	(278,856)	746,235	1,057,553	1,057,553	1,727,164	2,384,342	1,122,292	1,122,292

Exhibit "B"



2020 Budget

Operating Funds Summary Report by Fund

Description	2019			2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
	2017 Actual	2018	Actual Amended Budget				
101 Street Fund							
Revenue							
Utility Tax/Franchise Fee	57,992	69,750	75,186	79,010	85,634	-	85,634
Permits	10,688	21,806	14,000	18,298	20,000	-	20,000
Grants	-	-	-	-	-	-	-
Intergovernmental	158,094	168,375	179,604	179,604	201,116	-	201,116
Other Revenue	1,108	322	2,525	1,316	1,025	-	1,025
Transfers In	331,100	236,403	333,170	333,170	310,500	41,000	351,500
Total Revenue	558,982	496,656	604,485	611,398	618,275	41,000	659,275
Expense							
Streets	605,282	530,946	604,481	585,808	618,037	41,000	659,037
Total Expense	605,282	530,946	604,481	585,808	618,037	41,000	659,037
Net Total	(46,300)	(34,290)	4	25,590	238	-	238
Fund Balance							
Beg Fund Balance	86,040	39,740	5,450	5,450	31,040	31,278	31,040
Ending Fund Balance	39,740	5,450	5,454	31,040	31,278	31,278	31,278
Reserves Maintain in GF	-	-	-	-	-	-	-
Fund Balance Available	39,740	5,450	5,454	31,040	31,278	31,278	31,278

Description	2019			2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
	2017 Actual	2018	Actual Amended Budget				
406 Water Utility Fund							
Revenue							
Charge for Goods & Srvc	1,516,228	1,712,142	1,853,317	1,965,622	2,003,654	-	2,003,654
Other Revenue	11,184	9,017	9,300	6,517	10,605	-	10,605
Transfers In	213,868	203,276	200,904	200,904	198,540	-	198,540
Total Revenue	1,741,280	1,924,435	2,063,521	2,173,043	2,212,799	-	2,212,799
Expense							
Water Utility	1,743,813	2,251,295	1,970,131	1,872,425	1,950,306	73,470	2,023,776
Total Expense	1,743,813	2,251,295	1,970,131	1,872,425	1,950,306	73,470	2,023,776
Net Total	(2,533)	(326,860)	93,390	300,618	262,493	(73,470)	189,023
Fund Balance							
Beginning Fund Balance	1,393,124	1,390,422	1,113,549	1,113,549	1,414,167	1,676,660	1,414,167
Ending Fund Balance	1,390,422	1,113,549	1,206,939	1,414,167	1,676,660	1,603,190	1,603,190
Policy Reserve Balance	424,545	461,777	609,752	609,752	737,847	737,847	737,847
Fund Balance Available	965,877	651,772	597,187	804,415	938,813	865,343	865,343

Exhibit "B"



2020 Budget
Operating Funds
Summary Report by Fund

Description	2019						
	2017 Actual	2018 Actual	2019 Amended Budget	2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
408 Stormwater Utility Fund							
Revenue							
Charge for Goods & Srvs	497,532	560,683	667,545	671,705	749,000	-	749,000
Other Revenue	2,173	1,414	1,925	637	275	-	275
Total Revenue	499,705	562,097	669,470	672,342	749,275	-	749,275
Expense							
Stormwater Utility	556,352	766,306	682,072	667,255	633,728	11,800	645,528
Total Expense	556,352	766,306	682,072	667,255	633,728	11,800	645,528
Net Total	(56,647)	(204,209)	(12,602)	5,087	115,547	(11,800)	103,747
Fund Balance							
Beginning Fund Balance	486,711	430,064	247,302	247,302	252,389	367,936	252,389
Ending Fund Balance	430,064	247,302	234,700	252,389	367,936	356,136	356,136
Policy Reserve Balance	137,958	183,098	247,928	247,928	337,194	337,194	337,194
Fund Balance Available	292,106	64,204	(13,228)	4,461	30,742	18,942	18,942

Exhibit "C"



2020 Budget

Special Revenue and Debt Service Fund Summary Report by Fund

Description	2019						
	2017 Actual	2018 Actual	Amended Budget	2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
111 Drug Fund							
Revenue							
Fines and Forfeits	921	4,007	1,000	946	1,000	-	1,000
Other Revenue	49	119	75	311	100	-	100
Total Revenue	970	4,126	1,075	1,257	1,100	-	1,100
Expense							
Small Tools & Equipment	4,017	8,900	8,791	2,541	-	-	-
Intergovernmental	-	28	-	-	-	-	-
Total Expense	4,017	8,928	8,791	2,541	-	-	-
Net Total	(3,047)	(4,802)	(7,716)	(1,284)	1,100	-	1,100
Fund Balance							
Beginning Fund Balance	15,059	12,012	9,213	9,213	7,929	9,029	7,929
Ending Fund Balance	12,012	7,210	1,497	7,929	9,029	9,029	9,029
Fund Balance Available	12,012	7,210	1,497	7,929	9,029	9,029	9,029

150 Transportation Benefit District							
Revenue							
Vehicle Licensing Fees	-	-	67,000	54,661	143,450	-	143,450
Other Revenue	-	-	-	1	50	-	50
Total Revenue	-	-	67,000	54,662	143,500	-	143,500
Expense							
Transfers-Out	-	-	30,000	30,000	-	-	-
Total Expense	-	-	30,000	30,000	-	-	-
Net Total	-	-	37,000	24,662	143,500	-	143,500
Fund Balance							
Beg Fund Balance	-	-	-	-	24,662	168,162	24,662
Ending Fund Balance	-	-	37,000	24,662	168,162	168,162	168,162
Fund Balance Available	-	-	37,000	24,662	168,162	168,162	168,162

200 Debt Service Fund							
Revenue							
Transfers-In	20,224	456,555	808,499	808,499	807,650	-	807,650
Other Revenue	1,897	1,384	-	-	-	-	-
Other Financing Sources	9,991,682	7,099,533	-	-	-	-	-
Total Revenue	10,013,803	7,557,472	808,499	808,499	807,650	-	807,650
Expense							
Debt Service	205,438	633,781	808,499	808,499	807,650	-	807,650
Transfers-Out	8,141,709	8,671,000	-	-	-	-	-
Total Expense	8,347,147	9,304,781	808,499	808,499	807,650	-	807,650
Net Total	1,666,656	(1,747,309)	-	-	-	-	-
Fund Balance							
Beg Fund Balance	80,653	1,747,309	-	-	-	-	-
Ending Fund Balance	1,747,309	-	-	-	-	-	-
Fund Balance Available	1,747,309	-	-	-	-	-	-

Exhibit "D"



2020 Budget

Capital Service Fund Summary Report by Fund

	2019							
	2017			Amended	2019 Est.	2020	2020	2020
Description	Actual	2018	Actual	Budget	Year End	Baseline	Additions	Budget
105 Real Estate Excise Tax (REET) Fund								
Revenue								
Real Estate Excise Taxes	899,391	1,019,320		1,436,840	1,459,667	1,149,166	-	1,149,166
Other Revenue	22,788	963,679		66,250	70,291	15,000	-	15,000
Total Revenue	922,179	1,982,999		1,503,090	1,529,958	1,164,166	-	1,164,166
Expense								
Utility	314,382	75,989		195,000	132,665	-	-	-
General	-	361,106		-	-	-	-	-
Streets	53,280	2,587		66,330	66,330	-	35,500	35,500
Parks	518,212	76,237		657,000	657,000	-	-	-
Debt Service (RORC)	-	-		788,275	788,275	787,425	-	787,425
Total Expense	885,874	515,919		1,706,605	1,644,270	787,425	35,500	822,925
Net Total	36,305	1,467,080		(203,515)	(114,312)	376,741	(35,500)	341,241
Fund Balance								
Beg Fund Balance	3,222,652	3,258,957		1,194,540	1,194,540	1,080,228	1,456,969	1,080,228
Ending Fund Balance	3,258,957	4,726,037		991,025	1,080,228	1,456,969	1,421,469	1,421,469
Debt Service Reserves	515,600	787,275		787,425	787,275	1,061,425	1,061,425	1,061,425
Fund Balance Available	3,258,957	4,210,437		203,600	292,953	395,544	360,044	360,044

Description	2019			2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
	2017 Actual	2018 Actual	Amended Budget				
114 Park Impact Fee (PIF) Fund							
Revenue							
Planning & Development	464,366	927,194	1,194,638	1,194,638	1,226,891	-	1,226,891
Grants	211,435	-	-	-	-	-	-
Other Revenue	1,369,502	16,433	250	24	25	-	25
Total Revenue	2,045,303	943,627	1,194,888	1,194,662	1,226,916	-	1,226,916
Expense							
Park Impact Fee	1,047,886	526,756	1,119,000	1,079,705	-	50,000	50,000
Total Expense	1,047,886	526,756	1,119,000	1,079,705	-	50,000	50,000
Net Total	997,417	416,871	75,888	114,957	1,226,916	(50,000)	1,176,916
Fund Balance							
Beg Fund Balance	1,802,481	3,321,028	-	-	114,957	1,341,873	114,957
Ending Fund Balance	3,321,028	-	75,888	114,957	1,341,873	1,291,873	1,291,873
Fund Balance Available	3,321,028	-	75,888	114,957	1,341,873	1,291,873	1,291,873

Exhibit "D"



2020 Budget

Capital Service Fund Summary Report by Fund

Description	2019			2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
	2017 Actual	2018	Actual Amended Budget				
115 Traffic Impact Fee (TIF) Fund							
Revenue							
Planning & Development	269,321	623,373	1,610,550	1,631,670	1,929,591	-	1,929,591
Other Revenue	10,445	(1,191)	102,324	102,153	25	-	25
Total Revenue	279,766	622,182	1,712,874	1,733,823	1,929,616	-	1,929,616
Expense							
Transp Impact Fee	445,224	1,439,255	66,700	66,614	-	-	-
Total Expense	445,224	1,439,255	66,700	66,614	-	-	-
Net Total	(165,458)	(817,073)	1,646,174	1,667,209	1,929,616	-	1,929,616
Fund Balance							
Beginning Fund Balance	982,531	817,073	-	-	1,667,209	3,596,825	1,667,209
Ending Fund Balance	817,073	-	1,646,174	1,667,209	3,596,825	3,596,825	3,596,825
Fund Balance Available	817,073	-	1,646,174	1,667,209	3,596,825	3,596,825	3,596,825

Description	2019			2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
	2017 Actual	2018	Actual Budget				
416 Water Utility SDC Fund							
Revenue							
Contributed Capital	865,050	2,012,391	1,438,586	1,480,615	1,338,221	-	1,338,221
Other Revenue	54,340	39,235	66,500	68,308	50,000	-	50,000
Total Revenue	919,390	2,051,626	1,505,086	1,548,923	1,388,221	-	1,388,221
Expense							
Intergovernmental	12,976	30,248	19,479	21,583	20,073	-	20,073
Capital Outlay	-	-	-	-	-	-	-
Transfers Out	721,487	564,053	2,769,805	976,388	198,540	1,321,500	1,520,040
Total Expense	734,463	594,301	2,789,284	997,971	218,613	1,321,500	1,540,113
Net Total	184,927	1,457,325	(1,284,198)	550,952	1,169,608	(1,321,500)	(151,892)
Fund Balance							
Beg Fund Balance	4,709,683	4,894,610	6,351,935	6,351,935	6,902,887	8,072,495	6,902,887
Ending Fund Balance	4,894,610	6,351,935	5,067,737	6,902,887	8,072,495	6,750,995	6,750,995
Fund Balance Available	4,894,610	6,351,935	5,067,737	6,902,887	8,072,495	6,750,995	6,750,995

Exhibit "E"



2020 Budget

Capital Project/Equipment Replacement Funds Summary Report by Fund

Description	2019						
	2017 Actual	2018 Actual	Amended Budget	2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
300 General Capital Project Fund							
Revenue							
Grants	1,117,087	2,275,010	572,354	472,354	-	600,000	600,000
Other Revenue	162,310	485,509	219,040	219,041	-	-	-
Transfers In	8,382,704	18,730,578	2,321,030	2,114,230	195,000	445,500	640,500
Total Revenue	9,662,101	21,491,097	3,112,424	2,805,625	195,000	1,045,500	1,240,500
Expense							
Facilities	191,563	-	-	-	-	-	-
Cemetery	-	-	-	-	-	-	-
Streets	1,827,672	4,913,088	638,030	607,524	195,000	535,500	730,500
Parks	7,604,114	16,498,295	2,179,000	1,856,706	-	510,000	510,000
Transfers Out	-	-	158,324	158,324	-	-	-
Total Expense	9,623,349	21,411,383	2,975,354	2,622,554	195,000	1,045,500	1,240,500
Net Total	38,752	79,714	137,070	183,071	-	-	-
Fund Balance							
Beginning Fund Balance	9,169	47,921	127,635	127,635	310,706	310,706	310,706
Ending Fund Balance	47,921	127,635	264,705	310,706	310,706	310,706	310,706
Fund Balance Available	47,921	127,635	264,705	310,706	310,706	310,706	310,706

Description	2019						
	2017 Actual	2018 Actual	Amended Budget	2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
410 Water Utility Capital Project Fund							
Revenue							
Other Revenue	5	4	-	3	-	-	-
Transfers In	507,619	625,343	2,568,901	775,484	-	1,321,500	1,321,500
Other Financing Sources	446,915	-	-	-	-	-	-
Total Revenue	954,539	625,347	2,568,901	775,487	-	1,321,500	1,321,500
Expense							
Water Capital	711,990	625,344	2,568,901	775,484	-	1,321,500	1,321,500
Total Expense	711,990	625,344	2,568,901	775,484	-	1,321,500	1,321,500
Net Total	242,549	3	-	3	-	-	-
Fund Balance							
Beginning Fund Balance	(226,024)	16,525	16,528	16,528	16,531	16,531	16,531
Ending Fund Balance	16,525	16,528	16,528	(155,783)	16,531	16,531	16,531
Fund Balance Available	16,525	16,528	16,528	(155,783)	16,531	16,531	16,531

Exhibit "E"



2020 Budget

Capital Project/Equipment Replacement Funds Summary Report by Fund

Description	2019						
	2017 Actual	2018 Actual	Amended Budget	2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
412 Storm Utility Capital Project Fund							
Revenue							
Other Revenue	-	-	-	-	-	-	-
Grants	-	-	150,000	150,000	-	-	-
Transfers In	89,682	240,440	195,000	132,665	-	-	-
Other Financing Sources	-	-	-	-	-	359,000	359,000
Total Revenue	89,682	240,440	345,000	282,665	-	359,000	359,000
Expense							
Storm Capital	89,682	240,440	345,000	282,665	-	359,000	359,000
Total Expense	89,682	240,440	345,000	282,665	-	359,000	359,000
Net Total	-	-	-	-	-	-	-
Fund Balance							
Beginning Fund Balance	-	-	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-	-	-
Fund Balance Available	-	-	-	-	-	-	-

Description	2019						
	2017 Actual	2018 Actual	Amended Budget	2019 Est. Year End	2020 Baseline	2020 Additions	2020 Budget
501 Equipment Replacement Fund							
Revenue							
Other Revenue	526	59	16,925	16,872	175	-	175
Transfers In	114,667	118,310	135,675	135,675	193,388	150,000	343,388
Total Revenue	115,193	118,369	152,600	152,547	193,563	150,000	343,563
Expense							
General Government	12,072	-	8,180	8,180	3,790	-	3,790
Public Safety	-	48,702	-	-	57,400	-	57,400
Water	60,358	-	3,640	3,640	61,500	-	61,500
Cemetery	-	166	3,940	3,940	1,895	-	1,895
Stormwater	24,143	37,018	9,100	9,100	61,500	-	61,500
Streets	24,144	11,976	30,300	30,300	77,039	-	77,039
Community	-	-	1,820	1,820	-	-	-
Parks	14,416	14,473	31,820	31,820	37,176	-	37,176
Total Expense	135,133	112,335	88,800	88,800	300,300	-	300,300
Net Total	(19,940)	6,034	63,800	63,747	(106,737)	150,000	43,263
Fund Balance							
Beginning Fund Balance	189,442	169,502	175,536	175,536	239,283	132,546	239,283
Ending Fund Balance	169,502	175,536	239,336	239,283	132,546	282,546	282,546
Fund Balance Available	169,501	175,534	239,336	239,283	132,546	282,546	282,546

Exhibit "F"



2020 Budget

2020 Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Executive		
City Manager		1.00
Total Executive		1.00
Finance		
Accounting Assistant/Office Clerk		0.625
Finance Director		1.00
Accounting Assistant/Office Clerk		0.63
Senior Accountant		1.00
Utility Clerk		0.05
Procurement		1.00
Total Finance		4.30
Human Resources		
HR Analyst		0.90
Deputy City Manager		0.40
Total Human Resources		1.30
Administration		
City Clerk		1.00
HR Analyst		0.10
Events Coordinator		1.00
Deputy City Manager		0.60
Marketing & Community Outreach		1.00
Total Administration		3.70
General Government/Facilities		
Public Works Supervisor, Facilities		0.25
Public Works Supervisor, Utilities		0.02
Engineer		0.07
Facility Maintenance Worker		0.10
Public Works Director		0.15
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.10
Facility Maintenance Worker		0.05
Mechanic/Maintence Worker		0.05
Development Inspector/Code Enforcement		0.05
Building Inspector/Code Enforcement		0.10
Associate Planner		0.30
Total General Government/Facilities		1.54

Exhibit "F"



2020 Budget

2020 Personnel Schedule (Full-Time Equivalents)

<i>Job Title</i>	<i>FTE Allocation</i>
Public Safety	
Police Sergeant	1.00
Chief of Police	1.00
Police Sergeant	1.00
Police Officer	1.00
Police Officer	1.00
Police Officer	1.00
Police Officer	1.00
Police Officer	1.00
Police Lieutenant	1.00
Police Clerk	1.00
Police Officer	1.00
Police Officer	1.00
Police Clerk	1.00
Total Public Safety	13.00
Cemetery	
Public Works Supervisor, Facilities	0.05
PW Administrative Assistant	0.02
Public Works Director	0.02
Facility Maintenance Worker	0.05
Facility Maintenance Worker	0.05
Facility Maintenance Worker	0.05
Total Cemetery	0.24
Community Development	
Permit Tech	1.00
Community Development Director	1.00
Engineer	0.60
Public Works Director	0.27
Associate Planner	1.00
Plans Examiner	1.00
Admin Assistant/Permit Tech	1.00
Building Inspector	1.00
Building Official	1.00
Development Inspector/Code Enforcement	0.75
Building Inspector	1.00
Engineering Tech	0.50
Building Inspector/Code Enforcement	0.90
Associate Planner	0.70
Total Community Development	11.72

Attachment: Exhibit F - 2020 FTE Budget (Public Hearing and Second Reading of Ordinance No. 1302 - 2020 Proposed Budget)

Exhibit "F"



2020 Budget

2020 Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Parks		
Public Works Supervisor, Facilities		0.35
Park Caretaker		0.50
PW Administrative Assistant		0.10
Engineer		0.05
Facility Maintenance Worker		0.80
Public Works Director		0.10
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.20
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.45
Mechanic/Maintence Worker		0.35
Development Inspector/Code Enforcement		0.05
Engineering Tech		0.10
Total Parks		3.80
Streets		
Public Works Supervisor, Facilities		0.35
PW Administrative Assistant		0.02
Engineer		0.15
Facility Maintenance Worker		0.10
Public Works Director		0.15
Facility Maintenance Worker		0.50
Facility Maintenance Worker		0.60
Facility Maintenance Worker		0.40
Facility Maintenance Worker		0.50
Mechanic/Maintenance Worker		0.50
Development Inspector/Code Enforcement		0.05
Engineering Tech		0.10
Total Streets		3.42

Exhibit "F"



2020 Budget

2020 Personnel Schedule (Full-Time Equivalents)

<i>Job Title</i>	<i>FTE Allocation</i>	
Water Utility		
PW Administrative Assistant		0.81
Utility Maintenance Worker		1.00
Public Works Supervisor, Utilities		0.83
Utility Maintenance Worker		1.00
Utility Maintenance Worker		0.33
Engineer		0.05
Public Works Director		0.15
Utility Clerk		0.75
Utility Maintenance Worker		1.00
Facility Maintenance Worker		0.15
Development Inspector/Code Enforcement		0.05
Engineering Tech		0.10
Total Water Utility		6.22
Stormwater Utility		
PW Administrative Assistant		0.05
Public Works Supervisor, Utilities		0.15
Utility Maintenance Worker		0.67
Engineer		0.08
Public Works Director		0.16
Utility Clerk		0.20
Facility Maintenance Worker		0.85
Mechanic/Maintenance Worker		0.10
Development Inspector/Code Enforcement		0.05
Engineering Tech		0.20
Total Stormwater Utility		2.51
Total Full Time Equivalents		52.75
Full-Time Staff		
Full-Time Employees		51.00
Part-Time Staff		
Part-Time Employees		1.75

Attachment: Exhibit F - 2020 FTE Budget (Public Hearing and Second Reading of Ordinance No. 1302 - 2020 Proposed Budget)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 21, 2019

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington annexing into the Corporate Limits of the City of Ridgefield Approximately 8.91 Acres and Adjacent Right-Of-Way Identified as the Gress Annexation Area, Located in the Gee Creek Plateau Subarea Adjacent to the Border of the City of Ridgefield, Within the Ridgefield Urban Growth Area, and Assigning the Zoning of the Annexed Area as Residential Medium Density – 16 (Rmd-16)

GOVERNING LEGISLATION:

RCW 35A.14.120 Notice of Petition to Annex

PREVIOUS COUNCIL ACTION TAKEN:

City Council, on September 26, 2019, accepted the Notice of Intent to Annex and agreed to review a Petition for Annexation.

SUMMARY/BACKGROUND:

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation.

The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density – 16 (RMD-16) with a mixed-use overlay on the eastern portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Richard Gress, the applicant, signed the Intent to Annex and the Petition to Annex. Following Council adoption of the annexation request, the applicant intends to develop the eastern portion (approximately 40%) of the site with commercial uses, and the remaining western portion (approximately 60%) of the site with residential uses. To achieve this mix of uses, the city and the applicant propose to amend the Comprehensive Plan and zoning designation on the site to be split between commercial and residential. The Comprehensive Plan amendment and zone change request are scheduled for public hearing before Council on December 5, 2019. Future development of the property must be consistent with the Ridgefield Urban Area Comprehensive Plan and with the Ridgefield Municipal Code.

BUDGET/FINANCIAL IMPACTS:

There is no budget impact from the City authorizing a Petition to Annex to proceed.

RECOMMENDED ACTION OR MOTION:

Conduct public hearing and First Reading on the Ordinance

STAFF CONTACT: Claire Lust, Associate Planner

ATTACHMENTS: PLZ-19-0119 Gress Petition to Annex_Staff Report (DOCX)
Gress Annexation_Legal description (PDF)
Gress Annexaton legal map (PDF)

ORDINANCE NO. 1303

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 8.91 ACRES AND ADJACENT RIGHT-OF-WAY IDENTIFIED AS THE GRESS ANNEXATION AREA, LOCATED IN THE GEE CREEK PLATEAU SUBAREA ADJACENT TO THE BORDER OF THE CITY OF RIDGEFIELD, WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL MEDIUM DENSITY – 16 (RMD-16)

WHEREAS, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

WHEREAS, the annexation name is Gress Annexation; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Medium as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on February 25, 2016, Ordinance No. 1203; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, the area proposed to be annexed is contiguous to the city limits; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, under RMC 18.220.015, the City is applying RMD zoning to implement the urban medium density residential comprehensive plan designation adopted by the County Council on June 28, 2016; and

WHEREAS, on September 26, 2019, the City Council of the City of Ridgefield adopted Resolution No. 564 to accept a notice of intent to annex the Gress property identified by Assessor's Serial No. 213784000 and adjacent Clark County right-of-way, and the Council authorized commencement of annexation proceedings; and

WHEREAS, on October 18, 2019, the City of Ridgefield received a petition to annex and assigned File No. PLZ-19-0119; and

WHEREAS, the City is designating subject properties RMD-16, as under RMC 18.220.015(B), the City is required to designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16; and

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, on November 1, 2019, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on November XX, 2019, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.130 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the November 7, 2019, issue of the Columbian newspaper and posting notice of public hearing at three public places within the territory proposed for annexation; and

WHEREAS, on November 21, 2019, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.140 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners.

NOW THEREFORE, the City Council for the City of Ridgefield hereby ordains as follows:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the territory described in Exhibit 1 and as shown in Exhibit 2.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Medium Density – 16 (RMD-16).

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office

of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

SECTION 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 6. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

SECTION 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 21ST DAY OF NOVEMBER, 2019.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	November 21, 2019
Second reading/Passage:	December 5, 2019
Date of Publication:	_____
Effective Date:	_____



COMMUNITY DEVELOPMENT DEPARTMENT

230 Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3557 | Fax: (360) 887-0861 | www.ci.ridgefield.wa.us

Gress Petition to Annex City Council Staff Report

File No. PLZ-19-0119
November 21, 2019

I. Basic Facts

Council date: November 21, 2019

Applicant/Property Owner: Richard Gress, Realvest Asset Management. 205 E 11th St Ste 200 / Vancouver, WA 98660. Contact: 360.694.6000, rgress@realvestcorp.com

Property Information: 607 S Royle Rd / Ridgefield, WA 98642. #63 S20 T4N R1E WM, Assessor's #213784000, 8.28 acres. Annexation area includes adjacent half-width S Royle Road right-of-way.

Current Zoning: Clark County Single-Family Residential (R1-6), Urban Holding – 10 (UH-10) overlay

Gee Creek Plateau Subarea Plan and 45th & Pioneer Subarea Plan Conceptual Zoning: Residential Medium Density – 16 (RMD-16), Mixed-Use Overlay

Current Comprehensive Plan Designation: Urban Medium Density Residential (UM)

Staff Contact: Claire Lust, Planner. 360.857.5024, Claire.lust@ci.ridgefield.wa.us

II. Background and Proposal

Richard Gress, representing Ridgefield 45th Ave LLC, owns the property located at 607 S Royle Road. The Gress property is within the Ridgefield Urban Growth Area (UGA). The western half of the adjacent S Royle Road right-of-way is part of the UGA, and the eastern half of the adjacent S Royle Road right-of-way is in the Ridgefield city limits. Therefore, the combined area of the Gress property and adjacent half-width right-of-way is contiguous with the Ridgefield city limits and eligible for annexation. The Gress property information is as follows:

Property Owner	Legal	Square Feet	Acres	2019 Assessed Property Value	Site Address
Ridgefield 45 th Ave LLC (Richard Gress)	#63 S20 T4N R1E WM, Assessor's #213784000	360,677	8.28	\$411,522.00	607 S Royle Rd / Ridgefield, WA 98642

The current Clark County zoning of the property is Single-Family Residential (R1-6), with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is Urban Medium Density Residential (UM). Per the 45th and Pioneer Subarea Plan and the Gee Creek Plateau Subarea Plan, the conceptual zoning for the property is Residential Medium Density – 16 (RMD-16) with a mixed-use overlay on the eastern

portion of the property adjacent to S Royle Road. Per RDC 18.220.015.B, the city shall designate all newly annexed lands designated for urban medium density residential (UM) as RMD-16.

Richard Gress, the applicant, signed the Intent to Annex and the Petition to Annex. Following Council adoption of the annexation request, the applicant intends to develop the eastern portion (approximately 40%) of the site with commercial uses, and the remaining western portion (approximately 60%) of the site with residential uses. To achieve this mix of uses, the city and the applicant propose to amend the Comprehensive Plan and zoning designation on the site to be split between commercial and residential. The Comprehensive Plan amendment and zone change request are scheduled for public hearing before Council on December 5, 2019. Future development of the property must be consistent with the Ridgefield Urban Area Comprehensive Plan and with the Ridgefield Municipal Code.

III. Procedure

Direct Petition (60% petition) method for owner-initiated annexation

The Direct Petition method requires that owners of 60% or more of the land value of the proposed annexation area must sign and be included in the Petition to Annex. Road values are not included in this calculation. Mr. Gress, representing Ridgefield 45th Ave LLC, owns 100% of the land value of the property proposed for annexation, exceeding the 60% threshold of the Notice of Petition to Annex.

The Clark County Assessor's office found, "The petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation."

Prior steps:

- Petitioners submitted 10% Notice of Intent to Annex on July 31, 2019. The City Council, on September 26, 2019, agreed to review a Petition for Annexation.
- Richard Gress subsequently submitted the Petition to Annex his 8.28-acre parcel along with the adjacent public right-of-way of Royle Road.
- The city forwarded the Petition to Annex and survey of the annexation area to Clark County for Certification of Sufficiency to annex.
- Clark County reviewed and approved the legal descriptions and Certification of Sufficiency, determined that the owners of 60% or more of the land value of the proposed annexation area signed the Petition.
- The City Engineer determined that public services, if provided by a future developer, will likely be available to serve the future residential development.

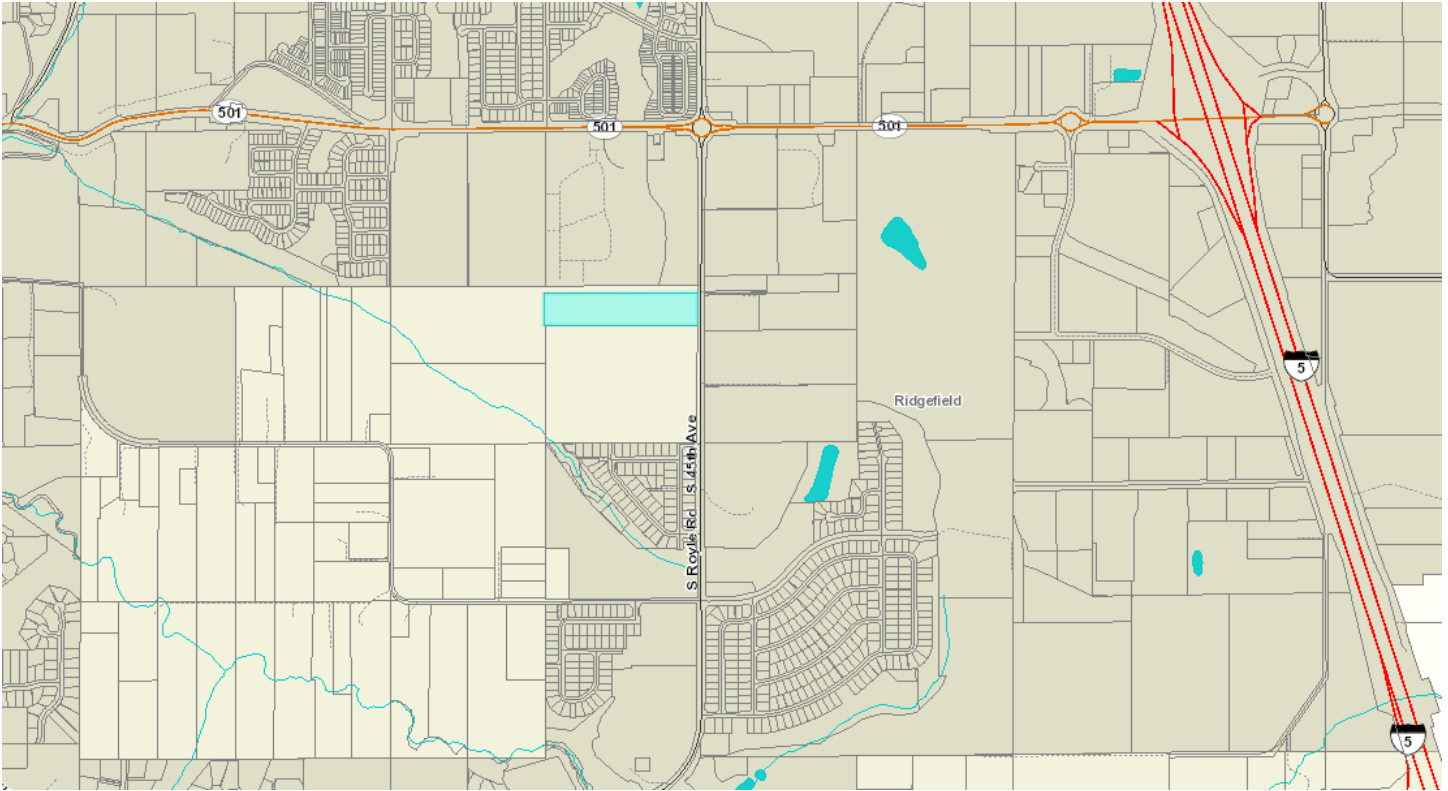
IV. Budget Impact

There is no budget impact from the City authorizing a Petition to Annex to proceed.

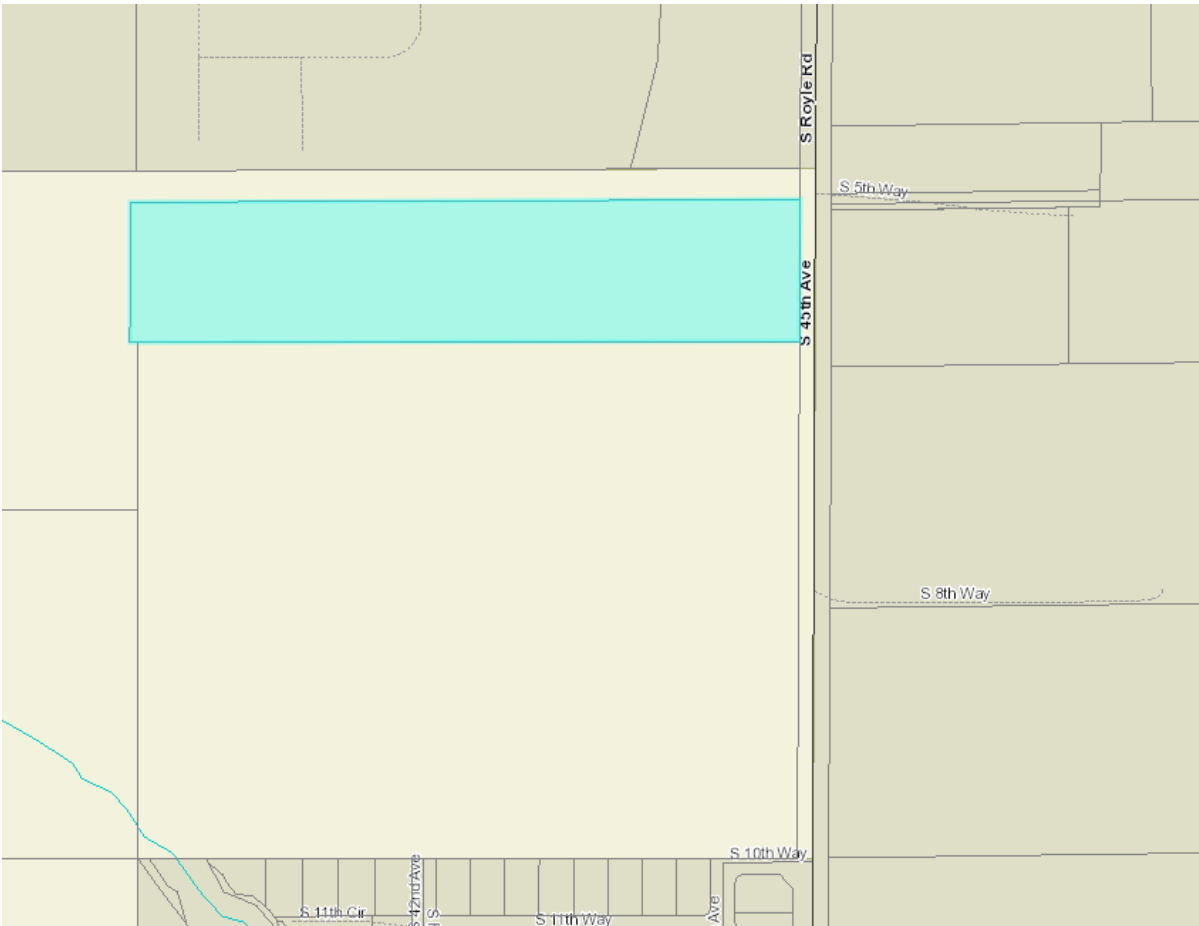
V. Recommendation/Motion

Conduct public hearing and First Reading on the Ordinance

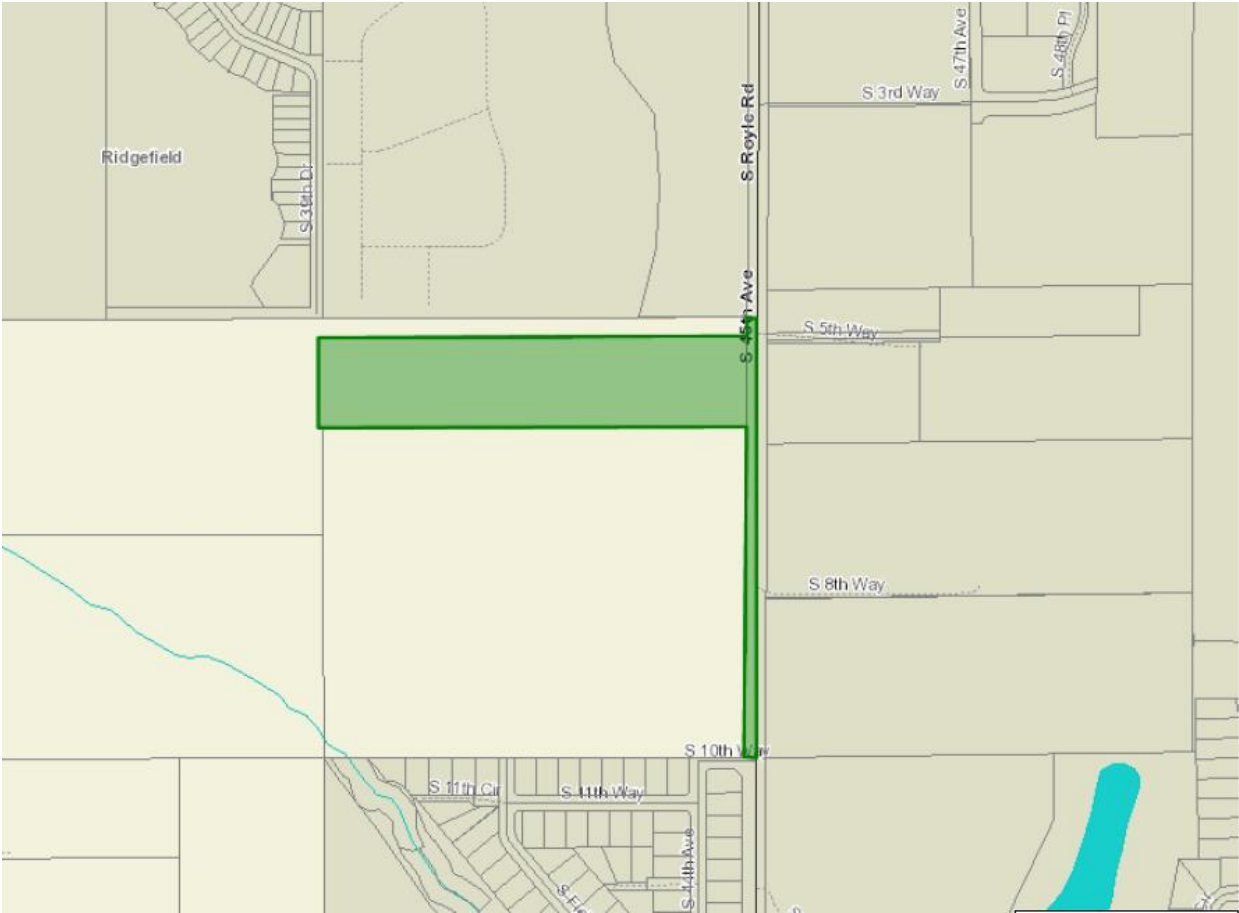
Vicinity Map



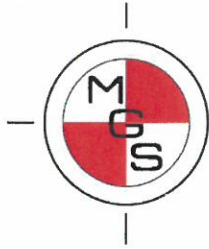
Gress Property



Gress Annexation Area

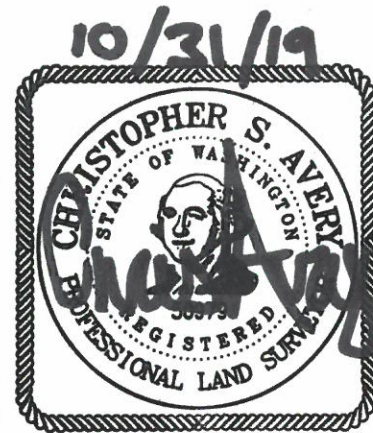


Attachment: PLZ-19-0119 Gress Petition to Annex_Staff Report (Gress Petition to Annex)



MINISTER-GLAESER SURVEYING INC.

Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd, Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX



OCTOBER 31, 2019

DESCRIPTION FOR GRESS ANNEXATION:

A tract of land located in a portion of the Southwest and Southeast quarters of the Southeast quarter of Section 20, Township 4 North, Range 1 East of the Willamette Meridian, City of Ridgefield, Clark County, Washington, more particularly described as follows;

BEGINNING at the Southeast corner of said Section 20, said point being on the existing corporate limits of the City of Ridgefield;

Thence North $01^{\circ}50'54''$ East, along the East line of said Section 20, for a distance of 1321.82 feet, to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 20;

Thence North $88^{\circ}37'27''$ West, along the North line of said Southeast quarter of the Southeast quarter, for a distance of 30.00 feet, to a point on the West right-of-way of S. Royle Road/S. 45th Ave as established in Clark County Road Book 1, Page 219;

Thence South $01^{\circ}50'54''$ West, along said West right-of-way, for a distance of 60.00 feet, to the Northeast corner of the "Ridgefield 45th Ave LLC" tract as described under Clark County Auditor's file number 5199997 recorded August 4th, 2015;

Thence along the North line of said Ridgefield 45th Ave LLC tract, North $88^{\circ}37'27''$ West, being 60.00 feet South of and parallel with the North line of said Southeast quarter of the Southeast quarter, for a distance of 1291.00 feet, to a point 16.21 feet West of the West line of said Southeast quarter of the Southeast quarter;

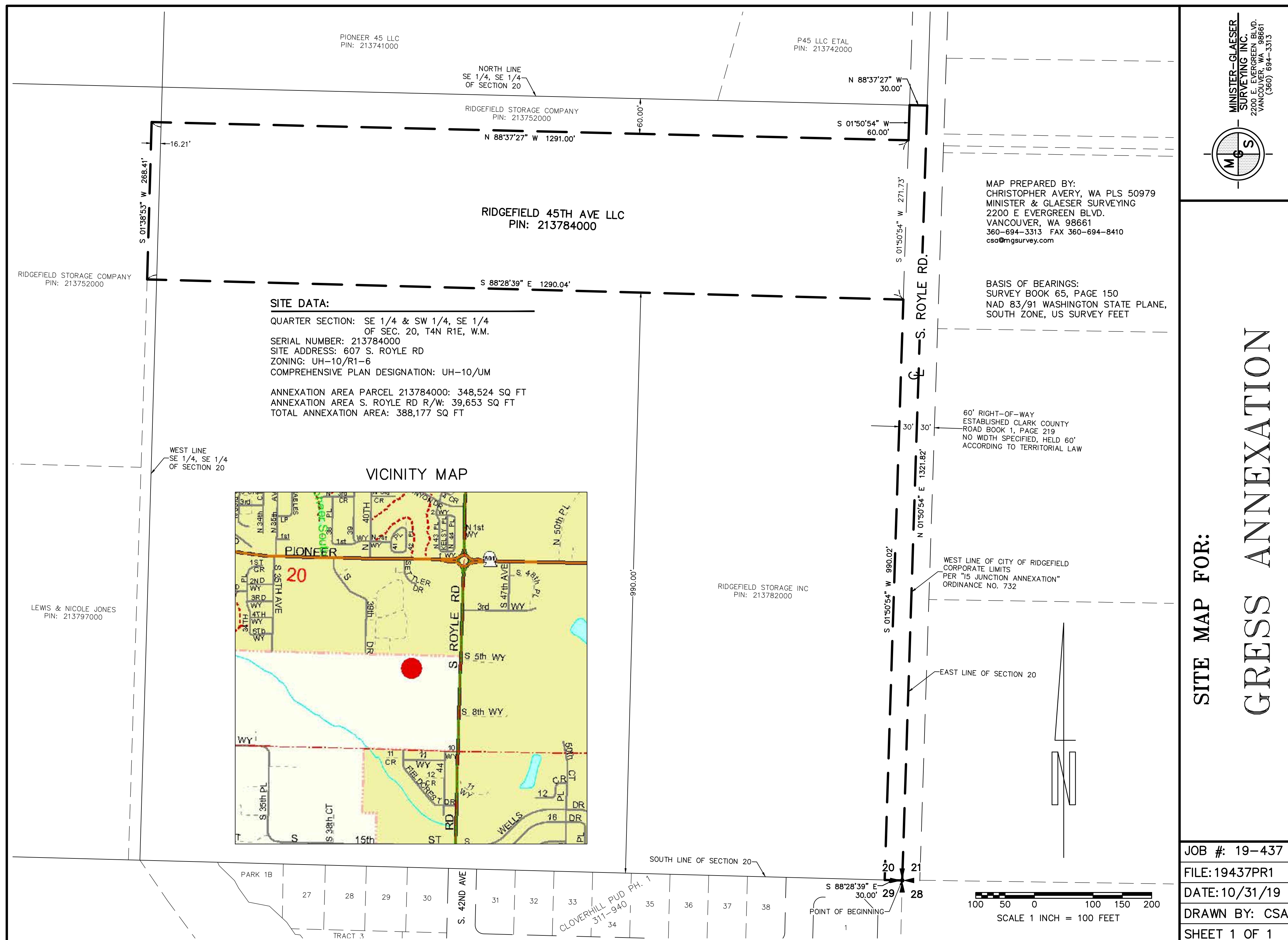
Thence along the West line of said Ridgefield 45th Ave LLC tract, South $01^{\circ}38'53''$ West, being 16.21 feet West of and parallel with the West line of said Southeast quarter of the Southeast quarter, for a distance of 268.41 feet;

Thence along the South line of said Ridgefield 45th Ave LLC tract, South $88^{\circ}28'39''$ East, being 990.00 feet North of and parallel with the South line of said Southeast quarter of the Southeast quarter, for a distance of 1290.04 feet, to a point on said West right-of-way;

Thence South $01^{\circ}50'54''$ West, along said West right-of-way, for a distance of 990.02 feet, to the South line of said Section 20;

Thence South $88^{\circ}28'39''$ East, along said South line, for a distance of 30.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 388,177 square feet of land, more or less.



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 21, 2019

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington, Establishing a Pilot Economic Development Incentive Program by Amending the Master Use Table 18.205.020-1 to Amend Uses Within the Employment Zone, and Authorizing Modifications to the City of Ridgefield Fee Schedule and Setting the Applicability, Incentives, and Criteria, for Development Within the Employment Zone.

GOVERNING LEGISLATION:

Ridgefield Municipal Code Title 18

PREVIOUS COUNCIL ACTION TAKEN:

City Council adopted the Ordinance to add Computer and Electronic Manufacturing to section 18.205.020 Master Use Table

SUMMARY/BACKGROUND:

DISCUSSION

The Ridgefield City Council recently adopted a code amendment to permit Computer and Electronic Manufacturing, a high-employment use, in the Employment zone. The intent of this amendment was to achieve economic development goals and increase the number of jobs with higher wages in the city. The code amendment established zoning groundwork for an economic development incentive program.

The City will not be able to implement these economic development and employment goals and objectives without also eliminating uses that consume large areas of land but generate minimal jobs in the Employment zone.

PROPOSED PROGRAM

The proposed program to attract certain uses that will increase the number of jobs per acre, particularly jobs that generate higher wages, in the Employment zone, has two components:

1. Amendment to Ridgefield Development Code (RDC) Table 18.205.020-1, Master Use Table, to eliminate uses in the Employment zone that occupy large land areas while generating minimal employment in the city. Staff proposes to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (Attachment C, Use Definitions). The Employment zone is further governed by RDC 18.240, and staff proposes eliminating “wholesale trade and warehousing” from the purpose statement in RDC 18.240.010.A to align with the amended use table.
2. Development Incentives proposed for developments in the Employment zone, for uses such as Computer and Electronic Manufacturing, that will increase the number of jobs with higher wages in the Employment zone.

RECOMMENDED ACTION OR MOTION:

Conduct public hearing and First Reading of the ordinance

STAFF CONTACT:

Louisa Garbo, Community Development Director

ATTACHMENTS:

City Council staff report Employment Zone Incentives program 2019
(DOCX)

ORDINANCE NO. 1304

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON, ESTABLISHING A PILOT ECONOMIC DEVELOPMENT INCENTIVE PROGRAM BY AMENDING THE MASTER USE TABLE 18.205.020-1 TO AMEND USES WITHIN THE EMPLOYMENT ZONE, AND AUTHORIZING MODIFICATIONS TO THE CITY OF RIDGEFIELD FEE SCHEDULE AND SETTING THE APPLICABILITY, INCENTIVES, AND CRITERIA, FOR DEVELOPMENT WITHIN THE EMPLOYMENT ZONE.

WHEREAS, the City Council intends to implement the policies set forth in the Economic Development element within the Ridgefield Comprehensive Plan, including the recruitment of information technology companies and to increase the number of higher wage jobs in the employment zone as recommended in the Discovery Corridor plan along both sides of Interstate 5; and

WHEREAS, the City Council desires to pass this Ordinance to create an environment where industry leaders want to live, work, and play; and,

WHEREAS, the development of commercial and employment land is vital for the future economic sustainability of Ridgefield; and

WHEREAS, the City Council desires to eliminate uses that occupy large land areas while generating minimal employment within the Employment zone; and

WHEREAS, the City Council wishes to attract development by reducing fees for certain types of development that promote higher wage jobs and increased sales tax revenue to the City; and

WHEREAS, the adoption of incentives, including traffic impact fee reductions, contributes and is integral to the promotion of several broad public purposes of improving the commercial economy within the City of Ridgefield to make a place where citizens can live, work, and play, as well as the creation of high paying family wage jobs within the City to reduce regional traffic congestion, and increasing the City's sales tax base to enable the City to provide higher levels of services within the City; and

WHEREAS, the City Council deems it to be in the best interests of the City and its citizens to attract developments, including, but not limited to, computer and electronics manufacturing that increase the number of higher wage employment within the City of Ridgefield;

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, AS FOLLOWS:

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to Zone amend uses in the Employment zone that occupy large land areas while generate minimal employments in the city and to establish development incentives to attract new development within the Employment zone that increase the number of high-wage jobs.

Section 2. **Findings of Fact.** Each and every of the recitals contained in the 'whereas' clauses of the preamble to this ordinance are hereby adopted as findings of fact and incorporated herein fully by reference.

Section 3. **Amending RMC 18.205.020.** That the master use table at Section 18.205.020 of the Ridgefield Municipal Code is hereby amended to remove Freight/Cargo Movement and Storage, Fleet Service, and Warehousing uses within the Employment Zone as set forth in Exhibit A, attached hereto and incorporated fully by this reference.

Section 4. **Adopting a pilot economic development incentive program for the Employment zone.** That the following economic development incentive program is hereby adopted.

- A. Applicability. These incentives are intended to encourage development within the Employment Zone and as such shall be available only to development for uses authorized within the Employment zone that meets the use and minimum design standards of RMC Chapter 18.240.

- B. Criteria for Incentives. In recognition of the broad public benefit resulting from the development of certain uses within the Employment Zone, the City Manager is authorized to grant the following incentives upon written application by the applicant and the submittal of evidence satisfactory to the City showing that the criteria are met.
 1. The Traffic Impact fee may be reduced up to a maximum of 45% for any development project where such development will meet all the following criteria (no traffic impact fee may be reduced by more than 45% for any development project):
 - a. Construct 100,000 square feet or more of advanced manufacturing or research and development uses, as allowed in the Employment Zone; and demonstrate generation of a minimum of 1 full-time job per 250 square feet of building floor area; and demonstrate average pay per employee of at least 110% of the Ridgefield median wage according to the US Census Bureau; AND
 - b. Provide enhanced pedestrian amenities or commute trip reduction design elements beyond the requirements of RMC 18.240 to reduce traffic and encourage multi-modal transportation; AND
 - c. The proposed use and scope of development furthers broad public purposes based on the criteria set forth in 4(C) below.
 2. As part of the incentives program, the following fees may be reduced or eliminated from the City of Ridgefield Master Fee Schedule in effect at the time of application to the extent that an increase in the number of high-wage jobs (110% of the median wage according to the US Census Bureau) can be quantified as a direct result of the new development:
 - a. Land Use Planning permit fees;
 - b. Building permit fees; and
 - c. Civil Engineering permit fees.

- C. The City Manager, may consider the following factors to evaluate whether the proposed development will further broad public purposes to improve the quality of life for Ridgefield residence to determine if an incentive should be granted, including but not limited to:
 1. Existing and/or future land uses, property values, assemblage potential.
 2. Business plan of the development that demonstrates the following:
 - a. The development's potential to assist local economic diversification
 - b. Total estimated full-time jobs created by the development.

- c. The estimated median hourly wage of the jobs to be created by the development.
 - d. Estimated new annual state and local revenue to be generated by the development.
 - e. Estimated private investment to be generated by the business.
 - f. Taxable value calculations, including sales tax to be generated by the development.
- D. The amount of any reduction of exemption of a traffic impact fee will be paid by the City to the TIF fund from public funds other than the impact fee account as required by RCW 82.02.020.
- E. In the event that any conditions of approval require maintenance or compliance over time, then the amount of any reduction shall become due and payable to the City if such condition of approval is not maintained as required. The City may require the applicant to enter into an agreement or other guarantee to ensure the conditions are met.

Section 5. **Expedited review process.** The City may expedite land use planning application and building permit review on projects within the Employment Zone with uses that will increase the number of jobs and jobs with higher wages.

Section 6. **Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 7. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 8. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS XX DAY OF DECEMBER 2019.

CITY OF RIDGEFIELD

Mayor, Don Stose

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing:
First reading:
Second Reading/Passage:
Date of Publication:
Effective Date:
Public Hearing:



THE CITY OF RIDGEFIELD

510 Pioneer Street Ste B | P.O. Box 608 | Ridgefield, WA

Employment Zone Initiatives

City Council Staff Report

BACKGROUND

The Ridgefield City Council recently adopted a code amendment to permit Computer and Electronic Manufacturing, a high-employment use, in the Employment zone (Attachment A, Ridgefield Zoning Map). The intent of the amendment was to achieve the economic development goals and to increase the number of jobs with higher wages in the city. The code amendment established zoning groundwork for an economic development incentive program.

PREVIOUS COUNCIL ACTION TAKEN

City Council adopted the Ordinance to add Computer and Electronic Manufacturing to section 18.205.020 Master Use Table.

DISCUSSION

The city currently has approximately 1,180 acres of land zoned as Employment (E), with a majority of the properties located within an area governed by the Ridgefield Junction Subarea Plan. Properties within District Two of the Junction Subarea Plan (approximately 128 acres) are vested and subject to Employment Mixed Use Overlay (EMUO) development standards as part of the Union Ridge Master Plan. Within the overall 1,180 acres of Employment zone properties, approximate 10,272,758 square feet (± 235.83 acres) of land have been developed as warehousing and low employment generating uses (Attachment B, Matrix on warehousing and developments with minimal jobs generation).

The city will not be able to implement the economic development and employment goals and objectives set forth in the Ridgefield Comprehensive Plan and the Ridgefield Junction Subarea Plan if uses that consume large areas of land but generate minimal jobs continue to develop in the Employment zone. In order to increase the number of jobs and jobs with higher wages in the Employment zone, staff is proposing the following initiatives.

PROPOSED PROGRAM

The proposed program to attract certain uses that will increase the number of jobs per acre, particularly jobs that generate higher wages, in the Employment zone, has two components:

1. Amendment to Ridgefield Development Code (RDC) Table 18.205.020-1, Master Use Table, to eliminate uses in the Employment zone that occupy large land areas while generating minimal employment in the city. Staff proposes to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (Attachment C, Use Definitions). The Employment zone is further governed by RDC 18.240, and staff proposes eliminating "wholesale trade and warehousing" from the purpose statement in RDC 18.240.010.A to align with the amended use table.

2. Development Incentives proposed for developments in the Employment zone, for uses such as Computer and Electronic Manufacturing, that will increase the number of jobs with higher wages in the Employment zone.
 - A. The Ordinance proposed for the incentives program will enable the City Manager, with the approval of City Council, to apply the following review processes, and/or, to waive the following fees/requirements:
 - i. Land use planning application and building permit and review process
The City will provide expedited land use planning application and building permit review on a Computer and Electronic Manufacturing, or similar uses as determined by the City Manager that meet the intent of job creation in the city.
 - ii. Waiver of fees
The City Manager may waive the required Land Use Planning Permit, Building Permit and Civil Engineering Permit fees.
 - iii. The City Manager may consider reducing Traffic Impact fee up to a maximum of 45%.

FINDINGS

Recent research indicated that infrastructure investments generally result in a more productive economy, which typically means higher wages and a better quality of life. Furthermore, many cities provide development incentives tied to business needs to help remove barriers to site development and proactively foster site readiness. For Ridgefield, potential incentives include:

- Applying construction sales tax and general sales and use tax to support infrastructure improvement; and/or
- Offering development incentives for uses within the Employment zone that will increase the number of jobs and jobs with higher wages.

Staff consulted with Municipal Research and Services Center (MRSC) and considered several other economic development incentives and tools and determined they are not appropriate for Ridgefield at this time:

- The creation of an economic development incentive overlay, which was determined to duplicate the existing EMUO.
- Tax Increment Financing (TIF), which studies have shown involves risk in borrowing money to finance facilities and complexity in diverting revenues, especially if the development does not materialize.
- Local Infrastructure Financing Tool (LIFT), which was determined to not be ready as a development incentive tool at this time due to the complexity of the implementation process.
- Tax abatement/enterprise zone, which impacts ongoing revenue and requires multi-jurisdictional coordination.
- Sales Tax Revenue Bonds, which impact future tax revenue.
- Industrial redevelopment bonds, which was determined to be not applicable in Ridgefield as the focus is on new development.

As a result of the successful Economic Catalyst program adopted by City Council in 2018 for Discovery Ridge, which attracted a regional grocery store and various retail and commercial developments, staff recommends replicating a similar incentives program to attract high employment uses in the Employment zone, to be reviewed on a case-by-case basis.

The proposed program intends to implement the goals and objectives set forth in the following adopted plans and code:

Implementation of Ridgefield Comprehensive Plan

The intent to increase the number of high-wage jobs in the employment zone is to implement the policies set forth in the Economic Development element within the Ridgefield Comprehensive Plan, including:

- Recruit information technology companies as recommended in the Discovery Corridor plan along both sides of Interstate 5.
- Provide adequate land capacity and develop an efficient regulatory environment, including development review to support job creation, and to prioritize creation of employment in employment sectors with higher than average median wages.
- Attract and retain small- to mid-sized businesses with high growth potential.
- Implement the Junction Subarea Plan to create commercial, industrial and institutional employment opportunities that serve local and regional needs.
- Implement the 45th & Pioneer Subarea Plan to create commercial, office and industrial employment opportunities.

Implementation of Ridgefield Junction Subarea plan

A majority of the developable lands within the Junction Subarea Plan are in the Employment zone. The vision and goals for the Ridgefield Junction is for the Junction to serve as an important employment and commerce center for the city and the region, and to promote opportunities for live/work lifestyles in Ridgefield. The proposed program intends to implement, at a minimum, the following policies:

- Maintain the Ridgefield Junction as the city's employment hub and leverage the area to maintain a balanced jobs-to-housing ratio in the city.
- Support major institutional users.
- Grow existing business and attract new business to Ridgefield by building upon current concentrations and emerging business clusters.

Implementation of Ridgefield Development Code

The intent of the Employment zone is to provide for a wide-range of employment generating uses.

BUDGET/FINANCIAL IMPACTS

The potential fees revenue impact as a result of the incentives program based on the 2019 fee schedule include:

- i. Land Use Planning Permit Fees
Site Plan (\$1,500), Preliminary Short Plat (\$500), Administrative Adjustment (\$250), SEPA review (\$500), and/or Critical Areas Review (\$600).

ii. Building Permit Fees

The City Manager may waive the required Building Permit fees up to a maximum of (\$50,000).

iii. Civil Engineering Permit Fees

The City Manager may waive the Engineering applications including Grading (maximum of \$1,500), Site Plan (\$2,000), Final Site Plan (\$450) and Short Plat (\$1,000).

PUBLIC MEETINGS

<u>Date</u>	<u>Timeline</u>
September 4, 2019	Planning Commission work session
September 12, 2019	City Council presentation
October 2, 2019	Planning Commission hearing on the 2019 code update
October 10, 2019	City Council public hearing, 1 st hearing, and adoption of the 2019 code update
November 6, 2019	Planning Commission public hearing
November 21, 2019	City Council public hearing and 1 st reading
December 5, 2019	City Council public meeting and 2 nd reading/adoption

PLANNING COMMISSION HEARING:

The Planning Commission held a public hearing on November 6, 2019, to consider the proposed amendment to Table 18.205.020-1, Master Use Table, in Title 18 of the Ridgefield Municipal Code to eliminate freight/cargo movements and storage, fleet service, and warehousing in the Employment zone (including verbiage of the “wholesale trade and warehousing” from the purposed statement in RDC 18.240.010.A).

There was no member in the public who spoke on the proposed changes. The Planning Commission, in their discussion, cited concerns with the potential environmental impacts to be generated by computer and electronic manufacturing uses. Planning Commission also expressed concerns with grandfathering of those uses that will be eliminated as a result of this amendment. The Commission suggested staff to study issues such as how those large-scale buildings would be re-occupied should the use vacate a building, whether those uses will still be allowed as ancillary uses, and how will the non-conforming code apply to those uses. Upon discussion and the close of the public hearing, the Planning Commission voted 4-1 in favor of the proposed code amendment, with one dissenting vote citing support of the development incentives but concerns with the potential number of large vacant buildings as a result of this code amendment.

RECOMMENDED ACTION OR MOTION:

Conduct public hearing and First Reading of the ordinance

ATTACHMENTS

A. Exhibit A	Proposed Use Table
B. Attachment A	Ridgefield Zoning Map
C. Attachment B	Matrix on warehousing and developments with minimal jobs generation
D. Attachment C	Use Definitions

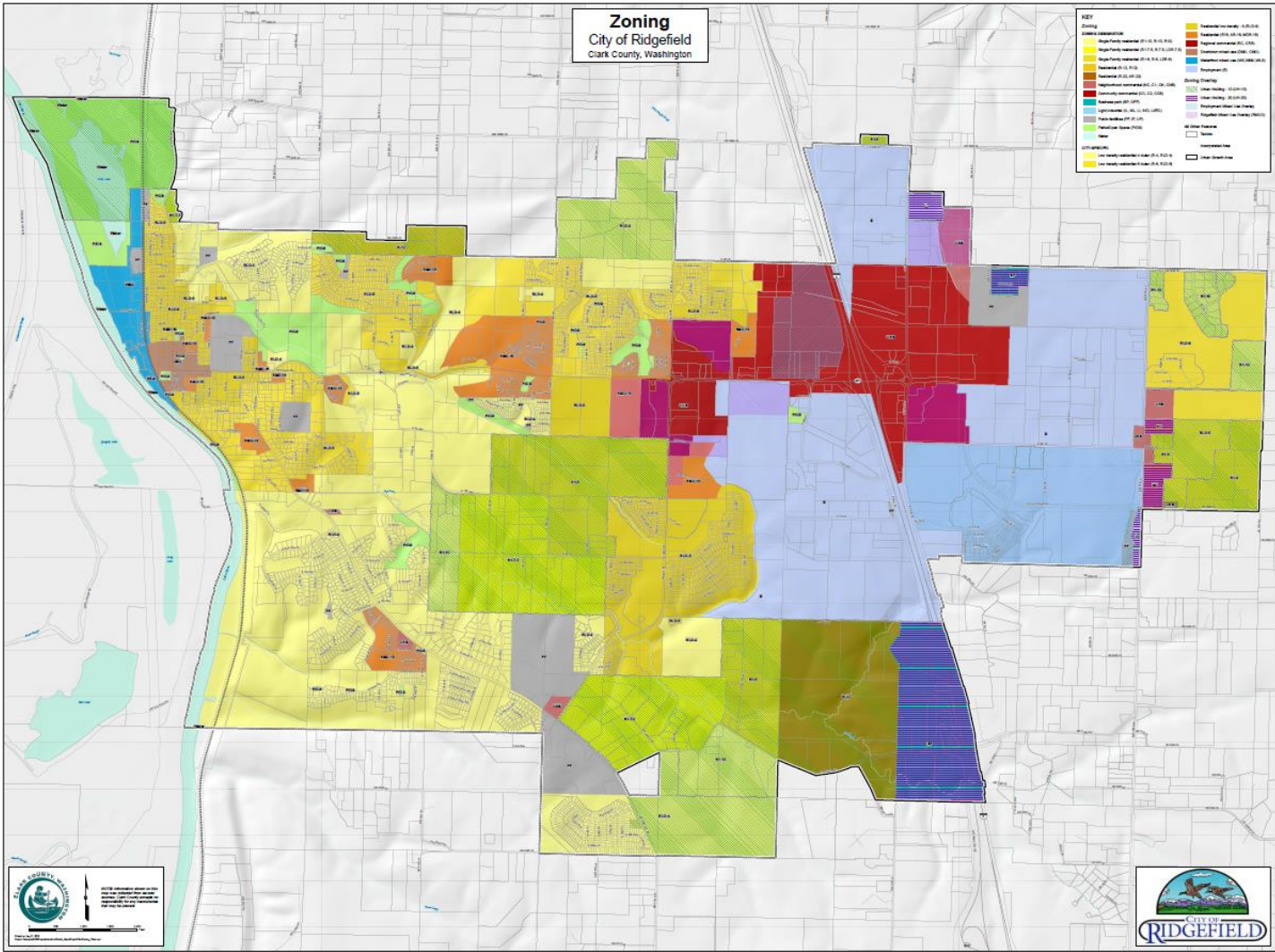
EXHIBIT A

Proposed Use Table

Code Section	Code Language												Rationale
18.205 – Uses													
18.205.020 – Master use table.	Employment												Remove warehousing as a permitted use from the Employment (E) zone to support an incentive program aimed at increasing the number of jobs and jobs with higher wages in the E zone.
	Specific Land Use	RLD4 RLD6 RLD8	RMD 16	CNB	CCB	CRB	CMU	WMU	WLS	E	P/OS	PF	
	Freight/Cargo Movement and Storage	N	N	N	C	C	N	N	N	€ N	N	N	
	Fleet Service	N	N	N	C	C	C	N	N	€ N	N	N	
	Warehousing	N	N	N	N	N	N	N	N	€ N	N	N	
18.240 – Employment District													
18.240.010 – Purpose.	A. Employment District (E). This district provides for a wide range of employment generating uses such as light manufacturing and processing, wholesale trade and warehousing , research and corporate offices, business and professional services, and supporting enterprises. The district expressly prohibits retail enterprises which cater to the general public including membership retail operations.												Remove warehousing as a permitted use from the Employment (E) zone to support an incentive program aimed at increasing the number of jobs and jobs with higher wages in the E zone.

ATTACHMENT A

Ridgefield Zoning Map



■ Employment Zones

ATTACHMENT B

Matrix on warehousing and developments with minimal jobs generation

Owner	Address	Square footage	Acreage
UNFI	7909 S Union Ridge Pkwy	1,831,698	42.05
Dollar Tree	8400 S Union Ridge Pkwy	2,518,639	57.82
Panatonni	5504 S 11 th St	395,525	9.08
Trimaco	7000 S 10 th St	280,526	6.44
Bedtech	7200 S 10 th	275,299	6.32
Tony's Fine Foods	759 S 74 th PL	98,446	2.26
Pacific Crest Custom Cabinet	5901 S 11 th St	392,040	9
Elkhart Plastics	6111 S 6 th Way	510,088	11.71
Perkins Pacific	6100 S 6 th Way	249,163	5.72
Parr Lumber Company	1111 S Timm Rd	98,010	2.25
Herman Prop. LLC	601 S 74 th PL	147,233	3.38
Mason's Supply	7707 S Union Ridge Pkwy	474,804	10.9
Moonlight Meadow LLC	7509 S 5 th St	147,233	3.38
Corwin Beverage Co	219 Timm Rd	221,720	5.09
Allied Group	766 S 74 th PL	496,584	11.4
Nanken LLC	487 S 56 th PL	191,228	4.39
KMR Real Estate Management LLC	10 S 56 th PL	733,115	16.83
Blue Heron 6210 LLC	6210 S 11 th St	87,120	2
TLV LLC	7350 S Union Ridge Parkway	103,237	2.37
Erika Dimmel	7555 S Union Ridge Pkwy	144,619	3.32
Buchan Development LLC	5823 S 6 th Way	246,989	5.67
Barchek Rev Trust	5985 S 6 th way	270,943	6.22
Flowserve	7075 S 5 th St	171,191	3.93
NWSS SRC Ridgefield Storage	6300 S 11 th St	170,320	3.91
Clipper Realty Trust	600 S 74 th pl	16,988	0.39
		Total: 10,272,758	Total: 235.83

ATTACHMENT C

Use Definitions

Use	Definition (RDC 18.100)
Freight/Cargo Movement and Storage	Uses involved in the movement of large quantities of materials or products indoors and/or outdoors; associated with significant truck and/or rail traffic. Examples include household moving trucks; wholesale distribution centers; truck, marina and air freight terminals and dispatch centers.
Fleet Service	Use utilizing a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include taxi services, ambulance services, private bus lines, towing, and messenger and courier services. Such uses generally include dispatching offices and facilities for vehicle storage and maintenance. This does not include bus bases or moving or cartage firms involving vehicles with a gross vehicle weight of more than ten thousand eight hundred eighty-five kg (defined as a "heavy equipment and truck related use").
Warehousing	The storage of large quantities of materials or products indoors and/or outdoors. Does not include self-storage.