



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 21, 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

PUBLIC COMMENT

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 the November 7, 2019 Meeting

BUSINESS

1. Second 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 brought 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1298 AS PRESENTED.

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

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

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

MOTION: MOVED TO ADOPT ORDINANCE NO. 1299 AS PRESENTED.

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

3. Motion - Interlocal Agreement with Clark County

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.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND CLARK COUNTY FOR DECANT AND/OR STREET SWEEPING PROCESSING AND DISPOSAL SERVICES, AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and Second 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.

Mayor Opened Public Hearing: 6:40PM

No testimony received

Mayor Closed Public Hearing: 6:40PM

MOTION: MOVED TO ADOPT ORDINANCE NO. 1302 AS PRESENTED.

2. Public Hearing and First Reading of Ordinance No. 1303 - Gress Petition to Annex - Louisa Garbo, Community Development Director

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. 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

City Council discussion.

Mayor Opened Public Hearing: 6:44PM

Todd Johnson - Applicant Representative

Spoke in favor of the annexation

Asked Mayor to hold the Public Hearing open, will be reaching out to property owners of the northern

flag portion to consider being added to the annexation process.

Mayor continued Public Hearing to December 5th meeting: 6:47PM

First reading conducted.

3. Public Hearing and First Reading of Ordinance No. 1304 - Employment Zone Initiative Program - Louisa Garbo, Community Development Director

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. 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: 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. 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.

City Council conducted discussion.

Mayor opened Public Hearing: 7:04PM

No testimony received.

Mayor closed Public Hearing: 7:04PM

First reading conducted.

PUBLIC COMMENT

John Nohr - Clark County Fire and Rescue Chief
Provided an updated on the construction of the new Fire Station

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Day - Attended Veterans Ceremony, Port of Ridgefield annual planning meeting, Main Street meeting.

Council Member Lindsay - Attended Main Street meeting, Port of Ridgefield bid opening meeting, Library open house meeting.

Council Member Wertz - Attended Veterans Ceremony, Color Guard participation at Union Ridge school, Port of Ridgefield meeting, Shoreline Master Program open house, Main Street meeting, briefing with City Manager.

Council Member Wells - Attended Port of Ridgefield bid opening meeting.

Council Member Taylor - Attended library open house meeting, Shoreline Master Program open house, Veterans Ceremony, Thanksgiving feast at Union Ridge.

Mayor

City Manager

City Manager Steve Stuart - Rosauers grant opening is December 7th, Columbia Credit Union groundbreaking ceremony is December 3rd, Taco Bell should be opening their doors in 3 weeks, selection of wine label for Ridgefield Roundabout Red.

Community Development Director Louisa Garbo - Provided an update on the Shoreline Master Program open house.

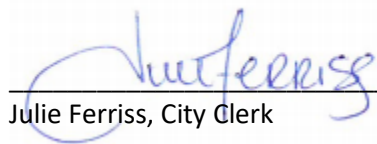
Finance Director Kirk Johnson - Investment portfolio update.

Public Works Director Bryan Kast - Update on street sweeper provided.

Deputy City Manager Lee Knottnerus - Recruitment updates, Hometown Celebration is December 7th, City's new website is now up and running.

Police Chief John Brooks - Officer Wattson rescued an owl and released it back into the wild.

ADJOURN - [7:30 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor