



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, November 17, 2022
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 3, 2022 Meeting**
- 3. Authorize the City Manager to Immediately Execute the Consent Decree with the Department of Ecology**

IV. BUSINESS

- 1. Motion - Approval of Economic Catalyst Program - Steve Stuart, City Manager**
- 2. Second Reading of Ordinance No. 1376 – Costco Development Agreement - Steve Stuart, City Manager**
- 3. Resolution No. 618 –Ratification of Emergency Declaration for Gee Creek - Steve Stuart, City Manager**
- 4. Second Reading of Ordinance No. 1378 – Greear and Young Petition to Annex - Claire Lust, Community Development Director**
- 5. Second Reading of Ordinance No. 1380– 2023 Property Tax Levy - Kirk Johnson, Finance Director**
- 6. Second Reading of Ordinance No. 1381 –2023 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director**
- 7. Second Reading of Ordinance No. 1382 - 2023 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director**
- 8. Motion - Approval of Overpass Art - Lee Knottnerus, Deputy City Manager**
- 9. Motion - Approval of the Collective Bargaining Agreement with the Chauffeurs, Teamsters and Helpers, Local 58 - Lee Knottnerus, Deputy City Manager**

V. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1383 – 2023 Proposed Budget - Kirk Johnson, Finance Director
2. Public Hearing and First Reading of Ordinance No. 1384 - Ridgefield Capital Facilities Plan Update - Claire Lust, Community Development Director
3. Public Hearing and First Reading of Ordinance No. 1385 - 6110 N 20Th Street Rezone & Comprehensive Plan Amendment - Claire Lust, Community Development Director
4. Public Hearing and First Reading of Ordinance No. 1386 - Ridgefield School District 2022-2028 Capital Facilities Plan - Steve Stuart, City Manager

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 17, 2022
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

ACTION OR MOTION:

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 17, 2022 Claims Report (PDF)

City of Ridgefield

Claims Payment Report

For Approval on:

November 17th, 2022

3.1.a

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AIRGAS USA LLC	17	9131269681	Genl Govt/Facilities	PW Shop Operational Supplies	4.73
			Public Works	PW Shop Operational Supplies	63.56
		9131220341	Genl Govt/Facilities	PW Shop Oxygen and Supplies	4.60
			Public Works	PW Shop Oxygen and Supplies	61.87
AIRGAS USA LLC Total					134.76
ALLISON SENNETT	3834	3834-20221117	Community Development	Employee Welcome Lunch Reimb - Sennett	50.05
ALLISON SENNETT Total					50.05
ANDREA MARIE STENBERG	3838	502599312	Genl Govt/Facilities	Business License Refund - 502599312	50.00
ANDREA MARIE STENBERG Total					50.00
ARAMARK UNIFORM SERVICES	32	5291113007	Genl Govt/Facilities	10.2022 Floor Mats and Uniforms - PW Shop	1.92
			Public Works	10.2022 Floor Mats and Uniforms - PW Shop	36.46
		5291108666	Genl Govt/Facilities	10.2022 RACC Floor Mats	2.06
					10.2022 City Hall Floor Mats
			Public Safety	10.2022 PD Floor Mats	4.47
			Community Development	10.2022 RACC Floor Mats	5.78
		5291108654	Genl Govt/Facilities	10.2022 Floor Mats - PW Ops	1.24
			Public Works	10.2022 Floor Mats - PW Ops	16.79
			Community Development	10.2022 Floor Mats - PW Ops	2.61
			5291108680	Genl Govt/Facilities	10.2022 Floor Mats and Uniforms - PW Shop
			Public Works	10.2022 Floor Mats and Uniforms - PW Shop	36.46
			5291112980	Genl Govt/Facilities	11.2022 PW Ops Floor Mats
				Public Works	11.2022 PW Ops Floor Mats
			Community Development	11.2022 PW Ops Floor Mats	2.61
			5291112989	Genl Govt/Facilities	10.2022 RACC Floor Mats
					10.2022 City Hall Floor Mats
			Public Safety	10.2022 PD Floor Mats	4.47
			Community Development	10.2022 RACC Floor Mats	5.78
ARAMARK UNIFORM SERVICES Total					156.90
ARNI ENTERPRISE LLC	3839	502469825	Genl Govt/Facilities	Business License Refund - 502469825	50.00
ARNI ENTERPRISE LLC Total					50.00
ARTSCAPE LLC	2890	910	Public Works	Custom Welcome Sign	16,401.21
ARTSCAPE LLC Total					16,401.21
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202211A	Public Works	10.2022 Customer Web Payments	21.90
		2827-202211B	Public Works	10.2022 Customer Web Payments	1,720.22
BLUEFIN PAYMENT SYSTEMS - EPAY Total					1,742.12
BOB'S AUTOMOTIVE	57	23495	Community Development	CDD Vehicle Main. - Alquatanani	28.95
BOB'S AUTOMOTIVE Total					28.95
BRAD KILBY	3843	PLZ-22-0124	Genl Govt/Facilities	Permit Refund PLZ-22-0124	1,250.00
BRAD KILBY Total					1,250.00
BRENDA HOWELL	2875	2875-20221117	Genl Govt/Facilities	10.2022 Mileage Reimbursement - Howell	1.49
			Public Works	10.2022 Mileage Reimbursement - Howell	17.82
			Community Development	10.2022 Mileage Reimbursement - Howell	54.94
BRENDA HOWELL Total					74.25

City of Ridgefield

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BSK ASSOCIATES	2119	VF03443	Public Works	10.2022 Coliform Testing	440.00
BSK ASSOCIATES Total					440.00
CABBROS CLEANING SERVICES LLC	3723	2244	Genl Govt/Facilities	10.2022 Janitorial Services	888.06
			Public Safety	10.2022 Janitorial Services	650.00
			Public Works	10.2022 Janitorial Services	1,110.00
			Community Development	10.2022 Janitorial Services	237.00
			Public Works	10.2022 Janitorial Services	414.94
CABBROS CLEANING SERVICES LLC Total					3,300.00
CATHY DORIOT	79	0079-20221117	Public Safety	IACP Conference Expense Reimbursement	2,561.16
CATHY DORIOT Total					2,561.16
CINTAS CORPORATION NO 2	3497	5131356208	Genl Govt/Facilities	10.2022 First Aid Supplies - RACC	14.79
			Community Development	10.2022 First Aid Supplies - RACC	41.43
		5131356252	Genl Govt/Facilities	10.2022 First Aid Supplies - PW Ops	18.53
			Public Works	10.2022 First Aid Supplies - PW Ops	276.03
		5131356206	Genl Govt/Facilities	11.2022 First Aid Supplies - CH	54.50
		5131356201	Public Safety	11.2022 First Aid Supplies - PD	46.72
CINTAS CORPORATION NO 2 Total					452.00
CITY OF RIDGEFIELD - EPAY PERMITS	95	PLZ-22-0129	Public Works	S Pioneer Street Extension Permit	600.00
		PLZ-22-0130	Public Works	Pioneer Street Extension Permit	350.00
CITY OF RIDGEFIELD - EPAY PERMITS Total					950.00
CITY OF RIDGEFIELD WATER & STORM - EPAY	96	009787-004-1022	Public Works	Green Gables Tract-C Irrigation M	141.94
		008428-000-1022	Public Works	Cedar Ridge Park - Storm	20.30
				Cedar Ridge Park - Water	222.09
		009787-000-1022	Public Works	Green Gables Tract-Q Irrigation M	192.33
		009787-009-1022	Genl Govt/Facilities	487 S 56th Pl. - Storm	47.74
				487 S 56th Pl. - Water	5.03
			Public Works	487 S 56th Pl. - Storm	643.88
				487 S 56th Pl. - Water	67.91
			Community Development	487 S 56th Pl. - Storm	100.07
				487 S 56th Pl. - Water	10.55
		009787-007-1022	Public Works	1101 S Hillhurst Rd - Water	63.13
				1101 S Hillhurst Rd - Storm	20.30
		005207-000-1022	Public Works	Blue Heron Community Garden	73.14
		005436-005-1022	Public Works	I-5/SR501 NW Interchange Irrigation	94.88
		006398-000-1022	Public Safety	116 N Main Ave PD - Water	72.34
				116 N Main Ave PD - Storm	81.20
		012825-000-1022	Public Works	IRR West End S Sevier Rd	520.85
		005810-000-1022	Public Works	Abrams Park Standpipe - Water	51.19
		005815-000-1022	Genl Govt/Facilities	109 W Division WWTP-Storm / CRWWD Portion	426.30
				109 W Division - WWTP - Water/ CRWWD Portion	137.93
			Public Works	109 W Division - WWTP - Water	137.92
				109 W Division WWTP-Storm	426.31
		005811-000-1022	Public Works	Abrams Park Kitchen - Storm	426.30
				Abrams Park Kitchen & Irrigation - Water	51.48
		009787-010-1022	Genl Govt/Facilities	IRR 487 S 56th Pl.	2.86
			Public Works	IRR 487 S 56th Pl.	38.59
			Community Development	IRR 487 S 56th Pl.	6.00

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CITY OF RIDGEFIELD WATER & STORM - EPAY	96	007183-000-1022	Public Works	618 Lark Dr Lark Park - Water	219.50
				618 Lark Dr Lark Park - Storm	20.30
		009787-002-1022	Public Works	Green Gables Tract-D Irrigation M	266.88
		005436-001-1022	Public Works	I-5/SR501 NE Interchange Irrigation	94.88
		009272-000-1022	Public Works	1308 N Heron Dr Hayden Park - Storm	20.30
				1308 N Heron Dr Hayden Park - Water	177.23
		009427-000-1022	Public Works	Columbia Hills Irrigation Tract B Wind River	284.17
		005032-000-1022	Genl Govt/Facilities	101 S Main -Storm	60.90
				101 S Main - Water	476.99
		006419-000-1022	Public Works	301 N 3rd Ave CDD - Storm	40.60
		005806-000-1022	Public Works	Abrams Soccer Field - Water	1,566.27
		005436-010-1022	Public Works	5054 Pioneer Street - Storm	20.30
		009787-005-1022	Public Works	Park & Ride Lot	223.30
		006405-000-1022	Public Works	119 N 3rd Ave Community Park - Storm	40.60
				119 N 3rd Ave Community Park - Water	136.59
		006404-000-1022	Genl Govt/Facilities	230 Pioneer St City Hall - Water	130.87
				230 Pioneer St City Hall - Storm	142.10
		009457-000-1022	Public Works	Columbia Hills Irrigation Tract D Cispus Way	324.10
		010935-000-1022	Public Works	Cedar Creek Irrigation Tract-B	315.25
		005807-000-1022	Public Works	Abrams Park Restrooms - Storm	20.30
				Abrams Park Restrooms - Water	135.06
		005488-000-1022	Public Works	Cemetery Water Spigots	47.44
		009787-006-1022	Public Works	Roundabout 45th & 3rd	946.53
		009787-003-1022	Public Works	Green Gables Tract-D Irrigation MET	329.29
		010889-000-1022	Public Works	Junction Well & Reservoir	142.10
		007097-000-1022	Public Works	2311 N 5th Way Crow's Nest Park - Water	215.72
				2311 N 5th Way Crow's Nest Park - Storm	40.60
		006420-000-1022	Public Works	315 N 3rd Ave Davis Park	775.18
		005436-009-1022	Public Works	6007 N Ridgefield Woods Dr - Irrigation	151.85
		005812-001-1022	Public Works	Abrams Park Chlorine Injector - Storm	20.30
		010821-000-1022	Public Works	Water Tower (Cemetery)	60.90
		009787-008-1022	Public Works	IRR Seven Wells PH3 Tract H	236.63
CITY OF RIDGEFIELD WATER & STORM - EPAY Total					11,765.59
CITY OF WOODLAND	2708	2022-129-PW	Public Safety	PD Vehicle Maintenance - 63639D	511.43
		2022-123-PW	Public Safety	PD Vehicle Maintenance - 55290D	511.43
CITY OF WOODLAND Total					1,022.86
CIVICPLUS LLC	3832	245888	Genl Govt/Facilities	Codification	1,582.30
CIVICPLUS LLC Total					1,582.30
CLARK COUNTY	102	CI045032	Public Safety	Q2.2022 Jail Beds	8,703.78
		CI045168	Judicial	Q3.2022 Interpreter Services	154.92
CLARK COUNTY Total					8,858.70
CLARK COUNTY FIRE DISTRICT #5	104	10816	Genl Govt/Facilities	CPR/First Aid Training	905.00
CLARK COUNTY FIRE DISTRICT #5 Total					905.00
CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202210	Genl Govt/Facilities	230 Pioneer Ave	199.53
				487 S 56th Pl.	48.42
			Public Safety	116 N Main Avenue	204.03
			Public Works	City Park/Water Well	5,345.19

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CLARK PUBLIC UTILITIES - EPAY	110	7559-485-202210	Public Works	1504 NW Intertie 3 - Water	2,541.15	
				911 N 65th Ave Intertie 2 - Water	87.61	
				109 W Division St - Electricity	91.80	
				800 NE 264 St Intertie 1 - Water	38,915.99	
				255 S 56th Pl - Electricity	3,522.01	
				400 N Abrams Park Rd	1,292.08	
				487 S 56th Pl.	635.96	
				512 N Allen Dr - Electricity	26.83	
				SR/Pioneer ST & S 65 AVE	57.03	
				2300 N 3rd Way Bellwood Trail Lights	35.48	
				Traffic Signal - Hillhurst/Royal Rd.	54.09	
				214 S Riverview Dr	394.69	
				N Abrams Park/E Division	183.21	
				Municipal Lighting Lease	8,637.12	
				N 1st Cir & N 65th Ave - Park & Ride	68.04	
				535 N Abrams Park Rd.	41.35	
				N 35th Ave and Pioneer St	57.03	
				Pioneer St. & Gee Creek Loop - Electricity	27.07	
				23117 NW Hillhurst Rd/School Flasher	38.50	
				Overlook Park - Electricity	54.66	
				SR/Pioneer St & S 56 PL	97.18	
				3701 N 3rd Cir - Electricity	26.91	
				337 S Royal Rd.	202.23	
				Community Development	487 S 56th Pl.	101.33
				Public Works	487 S 56th Pl.	15.95
CLARK PUBLIC UTILITIES - EPAY Total					63,002.47	
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	741	202210	Genl Govt/Facilities	487 S 56th Pl - Sewer	3.98	
				230 Pioneer St City Hall - Sewer	70.75	
			Public Safety	109 W Division WWTP - CRWWD Portion - Sewer	75.47	
				116 N Main Ave PD - Sewer	47.76	
			Public Works	487 S 56th Pl - Sewer	52.38	
				109 W Division WWTP - Sewer	75.47	
			Community Development	Abrams Park Kitchen - Sewer	43.04	
				Abrams Park Former Mgr House - Sewer	47.76	
				Abrams Park Restrooms - Sewer	80.77	
				255 S 56th Pl Well & Reservoir - Sewer	38.32	
				487 S 56th Pl - Sewer	8.35	
				487 S 56th Pl - Sewer	1.32	
				CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total		
COLLIN KEATING	3783	3783-20221117	Public Safety	09.2022 - 10.2022 Mileage Reimbursement - Keating	1,319.10	
COLLIN KEATING Total					1,319.10	
COLUMBIA RESOURCE COMPANY	114	37380	Public Works	Streets Waste Disposal	222.40	
COLUMBIA RESOURCE COMPANY Total					222.40	
COLUMBIAN PUBLISHING	116	39060	Genl Govt/Facilities	Ord. 1375 & 1372/Pub Hrg Notice/Cap Fac Plan Update	169.20	
		39229	Community Development	Ord. 1375 & 1372/Pub Hrg Notice/Cap Fac Plan Update	81.00	
			Finance	Publick Hearing Notice - Revenue Sources 2023	72.00	
COLUMBIAN PUBLISHING Total					322.20	

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COMCAST - EPAY	2271	2271-202210	Genl Govt/Facilities	PW Shop Communications	25.10
				RACC Internet Services	52.83
				PW Ops Communications	21.26
				PW OPS Internet Services	12.13
				CH Internet Services	407.42
				CH Communicatons	66.33
			Public Safety	PD Communications	350.05
			Public Works	PW Shop Communications	337.67
				PW Ops Communications	209.76
				PW OPS Internet Services	163.29
			Community Development	RACC Internet Services	147.94
				PW Ops Communications	33.43
				PW OPS Internet Services	25.38
COMCAST - EPAY Total					1,852.59
COMCAST BUSINESS - EPAY	1666	158975401	Genl Govt/Facilities	PW Ops - Communications	96.29
			Public Works	PW Ops - Communications	1,296.41
			Community Development	PW Ops - Communications	201.50
		157247689	Genl Govt/Facilities	CH Communications	381.31
COMCAST BUSINESS - EPAY Total					1,975.51
CUNDIFF ENGINEERING INC.	3847	9972	#N/A	Overlook Park Splash Pad	540.00
CUNDIFF ENGINEERING INC. Total					540.00
DAVID M. COREY	530	4658	Public Safety	Post Offer Evaluation - Debiak	450.00
DAVID M. COREY Total					450.00
DEJAN SERVICESS LLC	3840	502532114	Genl Govt/Facilities	Business License Refund - Dejean Services LLC	50.00
DEJAN SERVICESS LLC Total					50.00
DEPARTMENT OF LICENSING - EPAY	154	RG0001120-2022	Genl Govt/Facilities	CPL Fees - Coats	18.00
		RG0001123-2022	Genl Govt/Facilities	CPL Fees - Duncan	18.00
		RG0001119-2022	Genl Govt/Facilities	CPL Fees - Stewart	18.00
		RG0001121-2022	Genl Govt/Facilities	CPL Fees - Butler	18.00
		RG0001122-2022	Genl Govt/Facilities	CPL Fees - Leavitt	18.00
		RG0001118-2022	Genl Govt/Facilities	CPL Fees - Oelke	18.00
DEPARTMENT OF LICENSING - EPAY Total					108.00
DON GRISWOLD	2761	2761-20221117	Genl Govt/Facilities	1SAT December 2022 Theater Rental	300.00
DON GRISWOLD Total					300.00
DOWL LLC	3731	2432.14846.02-3	Public Works	10.2022 Refuge Park - Phase 1 Design & Permitting	1,775.00
DOWL LLC Total					1,775.00
DRAKE JAMES KLINGFORTH	3841	502427414	Genl Govt/Facilities	Business License Refund - Drake Klingforth	50.00
DRAKE JAMES KLINGFORTH Total					50.00
E2 LAND USE PLANNING SERVICES LLC	485	0485-202210	Community Development	10.2022 Planning Consulting Services	4,230.00
E2 LAND USE PLANNING SERVICES LLC Total					4,230.00
EASTSIDE STEEL INC.	3134	2-286885	Genl Govt/Facilities	PW Shop Operational Supplies	18.29
			Public Works	PW Shop Operational Supplies	246.21
EASTSIDE STEEL INC. Total					264.50
EFFICIENT COMMUNICATION SOLUTIONS	2126	29101	Community Development	CDD Phone Setup/ADMIN Phone Relocation	342.09
			Information Technology	CDD Phone Setup/ADMIN Phone Relocation	342.09
EFFICIENT COMMUNICATION SOLUTIONS Total					684.18
ELCOR INC	2081	MSP-15383	Public Safety	10.2022 IT Services	3,868.47

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ELCOR INC	2081	MSP-15383	Public Works	10.2022 IT Services	3,143.90
			Community Development	10.2022 IT Services	3,384.26
			Information Technology	10.2022 IT Services	7,021.08
		15341	Public Safety	Computer Equipment & Hardware	268.61
			Public Works	Computer Equipment & Hardware	130.31
			Information Technology	Computer Equipment & Hardware	11,606.39
ELCOR INC Total					29,423.02
ETHEREAL AESTHETICS LLC	3842	502640742	Genl Govt/Facilities	Business License Refund - Ethereal Aesthetics LLC	50.00
ETHEREAL AESTHETICS LLC Total					50.00
FELISE CANTERINI	3835	3835-20221117	Genl Govt/Facilities	Mileage Reimbursement - Canterini	11.08
			Public Works	Mileage Reimbursement - Canterini	55.38
			Community Development	Mileage Reimbursement - Canterini	44.29
FELISE CANTERINI Total					110.75
FERGUSON ENTERPRISES INC # 8423	181	1150935	Genl Govt/Facilities	Water Meters	(210.73)
			Public Works	Water Meters	2,661.13
FERGUSON ENTERPRISES INC # 8423 Total					2,450.40
FREDRICK A. CRIPPEN	191	003-2022FC	Public Works	10.2022 Water Professional Services - Crippen	1,460.00
FREDRICK A. CRIPPEN Total					1,460.00
GSI WATER SOLUTIONS INC.	2971	00727.001-45	Public Works	09.2022 Hydrological Study	1,243.20
GSI WATER SOLUTIONS INC. Total					1,243.20
H.D. FOWLER COMPANY	2036	I6257450	Public Works	Water Operational Supplies	847.67
		I6259322	Public Works	Water Meters	88.89
H.D. FOWLER COMPANY Total					936.56
HARPER HOUF PETERSON RIGHELLIS INC.	1678	54767	Community Development	09.2022 51st Ave Roundabout & Widening	37,071.25
HARPER HOUF PETERSON RIGHELLIS INC. Total					37,071.25
HERC RENTALS INC.	3833	33237986-001	Genl Govt/Facilities	PW Ops Forklift Rental	94.30
			Public Works	PW Ops Forklift Rental	1,269.08
		33237986-002	Genl Govt/Facilities	PW Ops Forklift Rental	92.58
			Public Works	PW Ops Forklift Rental	1,245.82
		33259763-001	Public Works	Welcome Sign Install - Tool Rental	934.47
HERC RENTALS INC. Total					3,636.25
HOME DEPOT VISA - EPAY	1805	41648	Genl Govt/Facilities	PW Tools and Supplies	112.37
			Public Works	PW Tools and Supplies	438.44
		8011141	Genl Govt/Facilities	PW Ops Tenant Improvements - Door Lock	114.40
		1610079	Public Works	PW Ops Center Build Out - Cabinet & Hardware	413.85
HOME DEPOT VISA - EPAY Total					1,079.06
HONEY BUCKETS	223	553095349	Genl Govt/Facilities	PW Ops Port-a-Potty	96.34
			Public Works	PW Ops Port-a-Potty	1,296.51
		553089357	Genl Govt/Facilities	PW Ops Port-a-Potty	(9.58)
			Public Works	PW Ops Port-a-Potty	(128.85)
		553084976	Genl Govt/Facilities	10.2022 PW Shop Port-a-Potty	11.41
			Public Works	10.2022 PW Shop Port-a-Potty	153.59
HONEY BUCKETS Total					1,419.42
IMAGINEERING GRAHICS INC	234	22339	Community Development	Inspection Forms	1,799.36
IMAGINEERING GRAHICS INC Total					1,799.36
INSTANT IMPRINTS CASCADE PARK	2371	52974	Genl Govt/Facilities	Uniforms - Schmidt/McCausland/Canterini/PW	52.33
			Public Works	Uniforms - Schmidt/McCausland/Canterini/PW	588.78

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INSTANT IMPRINTS CASCADE PARK	2371	52974	Community Development	Uniforms - Schmidt/McCausland/Canterini/PW	281.96
INSTANT IMPRINTS CASCADE PARK Total					923.07
INTERMEDIA.NET INC.	3804	2211104099	Information Technology	10.2022 Voice Service Charges	86.64
INTERMEDIA.NET INC. Total					86.64
J2 BLUE PRINT SUPPLY	243	AR128043	Community Development	10.2022 Plotter Contract	64.21
		AR128547	Community Development	Public Notice Boards	876.95
J2 BLUE PRINT SUPPLY Total					941.16
JANEAN Z PARKER	2199	173	Public Works	10.2022 Legal Services	750.00
			Community Development	10.2022 Legal Services	1,875.00
			Legal	10.2022 Legal Services	2,437.50
JANEAN Z PARKER Total					5,062.50
KIRK JOHNSON	1716	1716-20221117	Finance	09.2022-10.2022 Mileage Reimb - K. Johnson	223.00
KIRK JOHNSON Total					223.00
L.N. CURTIS AND SONS	3075	INV638608	Public Safety	PD Uniforms - Doriot	70.59
		INV641884	Public Safety	PD Uniforms - Story	66.85
		INV639870	Public Safety	PD Uniforms - Story	52.65
		INV638865	Public Safety	PD Uniforms - Doriot	196.29
		INV644136	Public Safety	PD Uniforms - Siem	123.33
L.N. CURTIS AND SONS Total					509.71
MARIUS L MALATTIA	1817	166	Community Development	10.2022 Design Reviews	1,722.50
MARIUS L MALATTIA Total					1,722.50
MAUL FOSTER ALONGI INC.	834	50441	Genl Govt/Facilities	Remedial Action	1,661.25
MAUL FOSTER ALONGI INC. Total					1,661.25
MINUTEMAN PRESS (NORTH)	3278	7011	Administration	Notary Stamp - Sennett	36.72
MINUTEMAN PRESS (NORTH) Total					36.72
NAPA AUTO PARTS	498	338259	Genl Govt/Facilities	Vactor Trailer Repair	3.91
			Public Works	Vactor Trailer Repair	61.09
		339044	Genl Govt/Facilities	PW Shop Operational Supplies	9.81
			Public Works	PW Shop Operational Supplies	132.04
		340044	Public Safety	PD Vehicle Maint. - King	48.64
NAPA AUTO PARTS Total					255.49
NORTHSTAR CHEMICAL INC.	1019	238148	Public Works	Sodium Hypochlorite	1,328.18
NORTHSTAR CHEMICAL INC. Total					1,328.18
NORTHWEST NATURAL GAS - EPAY	315	202210	Genl Govt/Facilities	PW Ops - Natural Gas	1.76
				PW Shop - Natural Gas	2.19
				City Hall - Natural Gas	74.50
			Public Safety	Police Department - Natural Gas	23.32
			Public Works	PW Ops - Natural Gas	23.14
				PW Shop - Natural Gas	28.75
			Community Development	PW Ops - Natural Gas	3.69
			Public Works	PW Ops - Natural Gas	0.58
				PW Shop - Natural Gas	0.73
NORTHWEST NATURAL GAS - EPAY Total					158.66
OLIVIA LYNN ALFSON	3844	502635883	Genl Govt/Facilities	Business License Refund - Olivia Lynn Alfson	50.00
OLIVIA LYNN ALFSON Total					50.00
ONE CALL CONCEPTS	326	2109096	Public Works	10.2022 Excavation Notification/Modern Ticket Delivery	167.64
ONE CALL CONCEPTS Total					167.64

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ON-HOLD CONCEPTS INC	2217	586531	Information Technology	11.2022 On Hold Music Service	24.95
ON-HOLD CONCEPTS INC Total					24.95
OTAK INC.	1787	112200122	Community Development	10.2022 Commercial Development Review	895.00
OTAK INC. Total					895.00
PACIFIC OFFICE AUTOMATION - LEASE	1564	77919093	Genl Govt/Facilities	11.2022 Copier Lease PW Ops	27.48
			Public Works	11.2022 Copier Lease PW Ops	369.76
			Community Development	11.2022 Copier Lease PW Ops	57.47
PACIFIC OFFICE AUTOMATION - LEASE Total					454.71
PATRICIA THOMPSON	2644	2644-20221104A	Administration	Revitalize WA Conference - Meals per Diem	180.00
		2644-20221104B	Administration	Revitalize WA Conference - Mileage per Diem	382.50
PATRICIA THOMPSON Total					562.50
PATRICK HILDRETH BRAND AND DESIGN	2372	2388	Genl Govt/Facilities	10.2022 Web Design/Maintenance	17.31
			Public Works	10.2022 Web Design/Maintenance	155.77
			Information Technology	10.2022 Web Design/Maintenance	276.92
PATRICK HILDRETH BRAND AND DESIGN Total					450.00
PBS ENGINEERING AND ENVIRONMENTAL	342	0071069.010-1	Public Works	09.2022 Royle Rd Roundabout Const.	13,028.04
		0071069.009-9	Public Works	09.2022 Royle Road Corridor Completion	9,570.25
		0071069.003-3	Public Works	09.2022 Sanitary Force Main - S Pioneer Extension/Roundabout	930.00
		0071272.000-38	Community Development	09.2022 Developer Plan Review	1,426.25
		0071543.000-21	Public Works	09.2022 Pioneer Street Extension	6,436.05
		0071742.000-8	Public Works	09.2022 Mayors Meadow to Reiman Rd Design	1,457.50
PBS ENGINEERING AND ENVIRONMENTAL Total					32,848.09
PLATT ELECTRIC SUPPLY	766	Y610243	Public Works	Street Light Replacement Bulbs	399.81
PLATT ELECTRIC SUPPLY Total					399.81
POLARIA FILMS LLC	3845	502597904	Genl Govt/Facilities	Business License Refund - Polaria Films LLC	50.00
POLARIA FILMS LLC Total					50.00
PORTLAND ENGINEERING INC	2082	11431	Public Works	10.2022 2009 Ridgefield Service	786.26
		11407	Public Works	10.2022 Q178V Ridgefield Cellular Telemetry	228.06
PORTLAND ENGINEERING INC Total					1,014.32
PUBLIC SAFETY TESTING	354	PSTI22-331	Public Safety	PD Background Checks	2,296.00
PUBLIC SAFETY TESTING Total					2,296.00
RICOH USA INC.	3829	5065890436	Public Safety	PD Copier Usage	89.83
RICOH USA INC. Total					89.83
RIDGEFIELD HARDWARE	376	0376-202210	Genl Govt/Facilities	10.2022 Operational Supplies	119.39
			Public Safety	10.2022 Operational Supplies	28.22
			Public Works	10.2022 Operational Supplies	529.80
			Community Development	10.2022 Operational Supplies	22.43
RIDGEFIELD HARDWARE Total					699.84
RIDGEFIELD LANDSCAPE PRODUCTS	3021	3021-202209	Public Works	Water/Streets Operational Supplies - Soil Mix	130.32
RIDGEFIELD LANDSCAPE PRODUCTS Total					130.32
RIDGEFIELD SCHOOL DISTRICT	378	1002200028	Genl Govt/Facilities	10.2022 RACC Operating Expense - Janitorial	32.12
				10.2022 RACC Operating Expense - Electricity	199.46
				10.2022 RACC Operating Expense - Security Monitoring	370.19
			Community Development	10.2022 RACC Operating Expense - Janitorial	123.11
				10.2022 RACC Operating Expense - Electricity	764.58
				10.2022 RACC Operating Expense - Security Monitoring	1,419.02
RIDGEFIELD SCHOOL DISTRICT Total					2,908.48

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ROBERTO CUNETA	3837	3837-20221114	Public Safety	CJTC Collision Investigation - Meals per Diem	308.00
ROBERTO CUNETA Total					308.00
S.S.P. INC.	3827	SI77458	Public Works	Ten Lockers for PW Ops Center	3,490.96
S.S.P. INC. Total					3,490.96
SPECIALIZED PAVEMENT MARKING LLC	3810	P22003-3-3810-1	Genl Govt/Facilities	10.2022 Roadway Striping Project	(6,551.47)
			Public Works	10.2022 Roadway Striping Project	131,029.39
SPECIALIZED PAVEMENT MARKING LLC Total					124,477.92
SPRINGBROOK - GROUP EPAY	3544	221121926	Public Works	10.2022 Customer Web Payments	130.67
SPRINGBROOK - GROUP EPAY Total					130.67
STAPLES CONTRACT & COMMERCIAL INC	2884	8068127373	Genl Govt/Facilities	10.2022 Office and Operational Supplies - PW	4.73
				10.2022 Office and Operational Supplies - CH	82.03
			Public Works	10.2022 Office and Operational Supplies - PW	66.16
			Community Development	10.2022 Office and Operational Supplies - PW	7.44
				10.2022 Office and Operational Supplies - CDD	83.58
STAPLES CONTRACT & COMMERCIAL INC Total					243.94
STAR LIGHT TRUCKING LLC	3846	502458738	Genl Govt/Facilities	Business License Refund - Star Light Trucking LLC	50.00
STAR LIGHT TRUCKING LLC Total					50.00
STERICYCLE INC	2504	8002692747	Genl Govt/Facilities	10.2022 Secure Shredding - RACC/CH	57.79
			Community Development	10.2022 Secure Shredding - RACC/CH	24.52
		8002651506	Genl Govt/Facilities	10.2022 Secure Shredding - PD/PW Ops	5.65
			Public Safety	10.2022 Secure Shredding - PD/PW Ops	35.24
			Public Works	10.2022 Secure Shredding - PD/PW Ops	76.27
	Community Development	10.2022 Secure Shredding - PD/PW Ops	11.85		
STERICYCLE INC Total					211.32
SUPERIOR PRESS INC.	1742	4594624	Finance	Blank Deposit Slips	78.11
SUPERIOR PRESS INC. Total					78.11
TAC 1 SYSTEMS	1634	SI-012016	Genl Govt/Facilities	Radio Parts	(19.87)
			Public Safety	Radio Parts	250.87
TAC 1 SYSTEMS Total					231.00
THE GREG PROTHMAN COMPANY	3836	2022-8096	Human Resources	Recruitment Services	5,833.34
THE GREG PROTHMAN COMPANY Total					5,833.34
THE MASTERS TOUCH LLC	1786	P84439	Public Works	11.2022 Final Bills - Postage	23.61
		84468	Public Works	11.2022 UB Bills	1,030.24
		84439	Public Works	11.2022 Final Bills	88.24
		P84468	Public Works	11.2022 UB Bills - Postage	1,677.66
THE MASTERS TOUCH LLC Total					2,819.75
THE PARR COMPANY	964	26636396	Public Works	Water Operational Supplies	16.24
		26635554	Public Works	Street Signs - Welcom Sign	71.55
THE PARR COMPANY Total					87.79
UNIVERSAL FIELD SERVICES INC	3601	101311	Public Works	Right of Way Acquisition Assistance - Royle Rd.	144.00
UNIVERSAL FIELD SERVICES INC Total					144.00
USA BLUEBOOK	444	149581	Public Works	Water Operational Supplies - Goggles	300.56
USA BLUEBOOK Total					300.56
VANCOUVER WATERSHEDS COUNCIL	3284	C2022-027-1	Public Works	Q3.2022 Horns Corner Park Design	2,527.78
VANCOUVER WATERSHEDS COUNCIL Total					2,527.78
VERIZON WIRELESS - EPAY	452	9919289346	Genl Govt/Facilities	PW iPad and cellphones	32.73
				General iPad and cellphones	39.42

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VERIZON WIRELESS - EPAY	452	9919289346	Public Safety	PD iPad and cellphones	709.62	
			Public Works	PW iPad and cellphones	440.36	
			Community Development	CDD iPad and cellphones	236.54	
			Finance	Finance iPad and cellphones	39.42	
			Administration	Admin iPad and cellphones	236.55	
		9919289348	Executive	Executive iPad and cellphones	39.42	
			Council	Council iPad and cellphones	433.66	
			Genl Govt/Facilities	General iPad and cellphones	49.16	
				PW iiPad and cellphones	84.93	
				Public Safety	PD iPad and cellphones	639.01
		Public Works		PW iPad and cellphones	1,143.95	
		Community Development		CDD iPad and cellphones	491.56	
		Administration	Admin iPad and cellphones	147.46		
		Council	Council iPad and cellphones	49.16		
		9919289347	Public Works	Hillhurst Ped Crossing	105.16	
VERIZON WIRELESS - EPAY Total				4,918.11		
WAPITI NW LLC	2545	10773	Genl Govt/Facilities	PW Vehicle Maint. - 72007D	102.20	
			Public Works	PW Vehicle Maint. - 72007D	1,375.43	
		10803	Community Development	CDD Vehicle Maint. - 72008D	369.82	
WAPITI NW LLC Total					1,847.45	
WASHINGTON STATE PATROL	463	I23002279	Genl Govt/Facilities	10.2022 Background Checks - CPL	247.25	
WASHINGTON STATE PATROL Total					247.25	
WELLS FARGO - EPAY	1681	202210-7051	Genl Govt/Facilities	Blehm Fredmeyer 0614 Halloween Party	(0.02)	
			Public Works	Blehm La Quinta Motor Inns Hotel For Lisa Blake Training	113.96	
				Blehm La Quinta Motor Inns Hotel For Jim Strickler Training	108.26	
			Community Development	Blehm La Quinta Motor Inns Hotel For Jim Strickler Training	5.70	
			Human Resources	Blehm Fredmeyer 0614 Halloween Party	123.23	
		202210-3035	Genl Govt/Facilities	Giles Amzn Mktp Us Ht7Xs5Y91 Pw Ops Laminating Pouches And Cards	6.50	
				Giles Amazoncom H88Ja18V1 Amzn Tv Wall Mount Bracket J Hague	2.21	
				Giles Amazoncom Returned Pw Hats	(241.28)	
				Giles Amzn Mktp Us 1K7Wn9LI1 Racc Supplies Coffee Pods And Dispo	18.67	
				Giles Amzn Mktp Us 141Hr1Ye1 Racc Supplies Disposable Cutlery	4.91	
				Giles Amzn Mktp Us H81Zz5K50 Am Pw Fac Socket Set	4.73	
				Giles Amzn Mktp Us Ht3Yb8410 Racc Supplies Mouse Pads	8.14	
				Giles Amzn Mktp Us Ht8787F81 Soap Dispenser And Sign Racc	4.36	
				Giles Shredit Usa Llc 082022 And 092022 Secure Shredding Raccch	42.60	
				Giles Amzn Mktp Us H81336Li1 File Pedestal Desk In Ch	302.89	
				Giles Amzn Mktp Us H87Xe3W22 Pw Ops Front Door Repair	14.04	
				Giles Amzn Mktp Us H85Z24Nw0 Pw Fac Supplies	13.59	
				Giles Amzn Mktp Us Ht7Xs5Y91 Pw Ops Laminator And Storage Cabine	16.56	
				Public Safety	Giles Amzn Mktp Us H89Zk81X2 Pd Pens	11.79
					Giles Amzn Mktp Us 148Y64652 Pd Envelopes/Hanging Folders	46.30
					Giles Amzn Mktp Us 148Y64652 Pd Water Filters	20.18
					Giles Amzn Mktp Us 149Qk9Pm2 Pd Front Sights	33.64
					Giles Amzn Mktp Us H025X8Ps0 Pd Printer Toner	292.13
				Giles Amzn Mktp Us H84As6300 Pd Supplies Replacement Keurig Filt	7.59	
		Giles Amzn Mktp Us 149Y34Y21 Pd Office Supplies Envelopes	20.56			

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WELLS FARGO - EPAY

1681

202210-3035

Public Safety

Giles Amzn Mktp Us 146S51740 Pd Waterproof Notepad 15.19

Giles Amzn Mktp Us 1K8Rt6Mu2 Pd Pink Chevron Patches 21.66

Giles Amazoncom Ht8Ym7QJ2 Amzn Pd Vehicle Floor Mats 336.12

Giles Amzn Mktp Us Ht3Nj4Hv2 Pd Office Supplies 187.03

Giles Amzn Mktp Us 146S51740 Pd Gloves/Cleaning Wipes 43.41

Public Works

Giles Amazoncom 1490D6Vk1 Amzn Pw Util Pain Reliever 7.95

Giles Amzn Mktp Us Ht7Xs5Y91 Pw Ops Laminating Pouches And Cards 87.45

Giles Amazoncom H88Ja18V1 Amzn Tv Wall Mount Bracket J Hague 11.05

Giles Amzn Mktp Us H81Zz5K50 Am Pw Fac Socket Set 34.52

Giles Amzn Mktp Us H85Z24Nw0 Pw Fac Supplies 99.25

Giles Amzn Mktp Us Ht7Xs5Y91 Pw Ops Laminator And Storage Cabine 222.86

Giles Amzn Mktp Us 144Fz6Y71 Muck Boots Barhitte 110.57

Community Development

Giles Amzn Mktp Us Ht7Xs5Y91 Pw Ops Laminating Pouches And Cards 13.59

Giles Amazoncom H88Ja18V1 Amzn Tv Wall Mount Bracket J Hague 8.85

Giles Amzn Mktp Us 141Nr2Id1 Cdd Inspectors Phone Protection/Boo 57.18

Giles Amzn Mktp Us 1K7Wn9Ll1 Racc Supplies Coffee Pods And Dispo 52.29

Giles Amzn Mktp Us 141Hr1Ye1 Racc Supplies Disposable Cutlery 13.77

Giles Amzn Mktp Us Ht3Yb8410 Racc Supplies Mouse Pads 22.80

Giles Amzn Mktp Us Ht8787F81 Soap Dispenser And Sign Racc 12.19

Giles Shredit Usa Llc 082022 And 092022 Secure Shredding Raccch 119.29

Giles Amzn Mktp Us Ht7Xs5Y91 Pw Ops Laminator And Storage Cabine 34.64

Giles Amazoncom Ht2Zo8On1 Amzn Building Inspectors Code Check Bo 117.24

Giles Amzn Mktp Us 1446T0790 Headset/Wireless Mouse Lizzarini 41.89

Human Resources

Giles Amzn Mktp Us 1K9Dc0Gg2 Wellness Supplies 69.48

Giles Amzn Mktp Us Ht4Sk8Z50 Employee Relations Supplies 43.42

Giles Amzn Mktp Us Ht4Sk8Z50 Wellness Supplies 205.47

Finance

Giles Amazoncom H04Qr54L0 Amzn Finance Supplies 10.85

Giles Amzn Mktp Us H08Cb44W0 Finance Office Supplies 7.67

Administration

Giles Amzn Mktp Us H02Ay7Tb1 Computer Tower Rolling Stand Alliso 21.49

Giles Amzn Mktp Us H01P83320 Folding Desk Space P Thompson 32.57

Giles Amzn Mktp Us H80Rt0A32 Desk Organizer P Thompson 14.11

Giles Amazoncom H04Uu54Z0 City Hall Office Supplies 8.13

202210-5756

Genl Govt/Facilities

Rubio Amazon Web Services Web Audio Backup (0.04)

Rubio Water Coffee Delivery Racc Water Delivery Service 24.28

Rubio Mailchimp Misc Social Media And Email Marketing Software (0.30)

Rubio Water Coffee Delivery Pw Water Delivery Service 6.32

Rubio Eclinchier Basic Plan Social Media Publishing And Analytics (4.21)

Public Safety

Rubio Siptrunk Inc Pd Telephone Service 216.99

Public Works

Rubio Water Coffee Delivery Pw Water Delivery Service 85.13

Community Development

Rubio Water Coffee Delivery Racc Water Delivery Service 67.97

Rubio Water Coffee Delivery Pw Water Delivery Service 13.23

Information Technology

Rubio Amazon Web Services Web Audio Backup 0.52

Rubio Dropbox 43Pbzf978D96 File Sharing Public Records 13.02

Rubio Mailchimp Misc Social Media And Email Marketing Software 36.92

Rubio Zoomus 8887999666 Meeting Platform 59.71

Rubio Eclinchier Basic Plan Social Media Publishing And Analytics 53.21

Rubio Dropbox Fwrrh2Xmq9Nd File Sharing Events 21.71

Attachment: November 17, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

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WELLS FARGO - EPAY

1681

202210-5756	Information Technology	Rubio Adobe Creative Cloud Software Demoss	43.43
202210-6939	Genl Govt/Facilities	Lust Clark County Gis Mailing Labels For Pio St Extension Sepa C	(1.10)
	Public Works	Lust Clark County Gis Mailing Labels For Pio St Extension Sepa C	13.87
	Community Development	Lust American Planning Associa Attend Wa Apa Conference	240.00
202210-0187	Genl Govt/Facilities	Melroy Harbor Freight Tools 169 Shop Tools	(7.31)
		Melroy Sandy'S Sign & Design Simons Project	(0.69)
		Melroy Kully Supply Dog Park Fountain Parts	(31.02)
		Melroy Safety Play Parks Playground Testing Tools	(33.11)
	Public Works	Melroy Harbor Freight Tools 169 Shop Tools	679.18
		Melroy Sandy'S Sign & Design Simons Project	374.67
		Melroy Kully Supply Dog Park Fountain Parts	391.76
		Melroy Safety Play Parks Playground Testing Tools	418.11
		Melroy Rdo Ver Por 030577 Vactor Trailer Machine Repair	131.86
202210-6996	Human Resources	Demoss Shutterfly Inc Canvas Print For Howells Departure	123.78
	Administration	Demoss Event Community Engag Trainingmrsc Community Engagement	40.00
202210-4252	Genl Govt/Facilities	Blake La Quinta Motor Inns Room Hold For Incidentals	0.00
		Blake Papa Petes Pizza And Rosauers Food Party Brenda Farewell L	21.65
	Public Works	Blake Papa Petes Pizza And Rosauers Food Party Brenda Farewell L	292.61
	Community Development	Blake Papa Petes Pizza And Rosauers Food Party Brenda Farewell L	45.48
202210-7036	Genl Govt/Facilities	Stuart Rosauers Food & Dru Meeting With Councilors Re Upcoming C	(0.09)
		Stuart In Cellar 55 Wine Storag Annual Fee For Ridgefield Rounda	1,210.00
	Executive	Stuart Sq Little Conejo Norte Clark Regional Recovery Advisory G	14.12
		Stuart Rosauers Food & Dru Meeting With Councilors Re Upcoming C	48.52
		Stuart Cov Parking Payst 491300 Presenter At Wa Apa Conference	5.00
		Stuart The Columbian Circ 2 Monthly Subscription	14.00
		Stuart Uber Trip Uber Ride From Park Laundry Meeting To Office	47.44
		Stuart El Rancho Viejo Park Laundry Meeting	53.42
		Stuart Sq Sushi Kato Sw Wa City Managers Emergency Operations Br	16.94
		Stuart Sq Lava Java Chamber Of Commerce Meeting	4.31
		Stuart Sq Pioneer Street Restau Meeting With Port Director	40.19
		Stuart Tst Twigs Bistro Vanco City Council And Port Commission T	480.46
		Stuart Rosauers Food & Dru City Council And Port Commission Tour	9.99
		Stuart Sq Sushi Kato Ridgefield Chamber Of Commerce Meeting	16.94
202210-4870	Finance	Johnson The Columbian Circ 2 Monthly Subscription To The Columbi	14.00
		Johnson Government Finance Offic Annual Municipal Fee For Gfoa M	170.00
202210-0745	Genl Govt/Facilities	Doriot Excel Designs Department Baseball Caps For Officer Cuneta	(0.12)
		Doriot In Dirt Masters Llc Vehicle Detail Of Former Chief Brooks	(17.20)
		Doriot Sq Pasco Police Officers Multi Agency Pink Patch Challeng	(28.44)
	Public Safety	Doriot Excel Designs Department Baseball Caps For Officer Cuneta	65.14
		Doriot In Dirt Masters Llc Vehicle Detail Of Former Chief Brooks	217.20
		Doriot The Home Depot 4718 Storyi½S Tubs For Police Department Fo	162.55
		Doriot Sq Pasco Police Officers Multi Agency Pink Patch Challeng	359.09
		Doriot Sp Viktos Duty Boots For Officer Siem	255.17
		Doriot Force Science Institut Patrol Tactics Training Officer Ma	365.00
		Doriot Miracle Cleaners Sergeants Stripes For Rick Doran Jacket	21.68
202210-9437	Genl Govt/Facilities	Hoots Costco Whse 0772 Office Supplies Toilet Paper And Paper To	(0.04)
		Hoots Miracle Cleaners Pink Patches Sewn On Uniforms	(15.66)

Attachment: November 17, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

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WELLS FARGO - EPAY	1681	202210-9437	Public Safety	Hoots Blauer Manufacturing Boots For Andy Marvitz	147.68
				Hoots Usps Po 5471680444 Mail Video To Prosecutor	9.00
				Hoots Costco Whse 0772 Office Supplies Toilet Paper And Paper To	42.88
				Hoots Tlo Transunion Background Investigations	116.64
				Hoots Midwayusa Com Gun Parts	70.43
				Hoots Miracle Cleaners Pink Patches Sewn On Uniforms	197.77
				Hoots Progressive Force Defensive Tactics Training For Patrick M	350.00
		202210-3027	Genl Govt/Facilities	Howell Sadie & Josie'S Bakery In Donuts For Engineering Employee	1.56
			Public Works	Howell Sadie & Josie'S Bakery In Donuts For Engineering Employee	20.98
			Community Development	Howell Sadie & Josie'S Bakery In Donuts For Engineering Employee	3.26
		202210-7028	Genl Govt/Facilities	Brunson Wm Supercenter 3742 Pop Socket For Phone	(0.07)
				Brunson Wm Supercenter 3742 Supplies For Lunchroom	(0.35)
			Public Works	Brunson Wm Supercenter 3742 Pop Socket For Phone	10.83
				Brunson Wm Supercenter 3742 Supplies For Lunchroom	51.71
				Brunson Uline Ship Supplies Safety Harness	150.68
		202210-7739	Genl Govt/Facilities	Coleman Broadcast Music Inc Bmi General Events Music License	391.00
		202210-8052	Genl Govt/Facilities	Freimuth Ic Costco By Instacar Halloween Candy	1,150.55
				Freimuth Ups 1Z99Eht8A320016013 Shipment Of Laptop Steve Stuarts	93.28
				Freimuth Ic Costco By Instacar General Meeting Supplies Paper Pl	45.15
			Human Resources	Freimuth Papa Petes Pizza 3 Company Lunch	509.47
				Freimuth Ic Costco By Instacar Company Lunch Supplies	165.55
				Freimuth Ridgefield School Distric Coffee For Staff Meeting	17.38
				Freimuth Ic Instacart Staff Meeting Breakfast	58.10
				Freimuth Ic Instacart Subscrip Instacart Annual Subscription Fee	107.51
				Freimuth Ic Costco By Instacar Wellness Snacks	1,070.54
				Freimuth Lakeside Lodge Hotel Stay For Awc Conference Brittani	213.70
		202210-7069	Information Technology	Ferriss Cdw Govt Dj46499 Adobe Pro Galina Burley	43.47
			Administration	Ferriss Paypal Washingtonm Washi Wa Municipal Clerks Association	100.00
			Executive	Ferriss Grtr Vancouver Chamber 2023 Legislative Outlook Breakfas	37.50
			Council	Ferriss Grtr Vancouver Chamber 2023 Legislative Outlook Breakfas	262.50
		202210-0794	Information Technology	Knottnerus Dnh Domain Hosting Srvcs Website Hosting	5.42
			Administration	Knottnerus Icma Online Icma Professional Membership	1,002.00
				Knottnerus Event Community Engag Training For Allison Sennett Co	40.00
		202210-1081	Finance	Irwin Nigp Iweb 2023 Nigp Membership Renewal	290.00
				Irwin Government Finance Offic 2023 Gfoa Membership Renewal	150.00
		202210-7002	Public Works	Thamert Staples Direct Yellow Ink For Printer In My Office	43.32
WELLS FARGO - EPAY Total					16,901.90
WEX BANK - EPAY	3552	84692912	Genl Govt/Facilities	WEX Fleet Cards October 2022	406.11
			Public Safety	WEX Fleet Cards October 2022	4,595.24
			Public Works	WEX Fleet Cards October 2022	5,462.49
			Community Development	WEX Fleet Cards October 2022	794.21
WEX BANK - EPAY Total					11,258.05
WILLIAM HAMMERS	3778	1420	Public Works	487 S 56th Pl Parking Lot Striping	1,466.10
		1419	Public Works	Pioneer Canyon & 35th Crosswalk Installation	597.30
		1377	Public Works	Crosswalk Painting Seven Wells	1,330.35
WILLIAM HAMMERS Total					3,393.75
WOODLAND SAW AND CYCLE INC.	2223	2588	Public Works	Storm Backpack Blower	1,087.61

Attachment: November 17, 2022 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

For Approval on:

November 17th, 2022

3.1.a

WOODLAND SAW AND CYCLE INC.	2223	2570	Public Works	Parks Blower Repair	127.30
WOODLAND SAW AND CYCLE INC. Total					1,214.91
Grand Total					446,813.37

Attachment: November 17, 2022 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: Approval of Minutes from the November 3, 2022 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

ACTION OR MOTION:

Approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 11-03-2022 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
November 3, 2022

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	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	
Matt Cole	Councilor	Present	

LATE CHANGES TO THE AGENDA

PROCLAMATION

Make a Difference Month

PUBLIC COMMENT

Comments received during public testimony can be heard on the City's website under
<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from October 27, 2022 Meeting

PRESENTATION

Salary Commission Update - Shaun Ford, Chair

2. 2023 Proposed Budget

Attachment: 11-03-2022 (Approval of Minutes)

PUBLIC HEARING/BUSINESS

1. Public Hearing on 2023 Property Tax Levy and Revenues

The 2023 revenue budget totals \$80,928,140, including \$16.2 million in internal transfers for capital projects, \$1.4 million for debt service and \$1 million in internal transfers to support both street and storm water operations. \$15.5 million in new grant funds, and \$17.9 million in a new debt issuance. In comparison the 2022 amended revenue budget was \$62,057,020, with \$19.4 million associated with internal transfers from existing funds. The overall net increase in the proposed revenue budget when compared to the 2022 amended budget is approximately \$18.9 million, a 30.4% increase.

Mayor Lindsay Opened Public Hearing: 7:14PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 7:14PM

BUSINESS

1. First Reading of Ordinance No. 1380 – 2023 Property Tax Levy - Kirk Johnson, Finance Director

The 2023 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. The 2022 regular levy amount was \$1,924,096. The statutory 1% increase would raise the property tax levy \$19,241. In addition to the 1% increase, the Clark County Assessor's office has preliminary estimates showing the City assessed value for new construction will add approximately \$342.4 million to the City's assessed values, adding approximately \$248,119 in property tax revenue. The Department of Revenue is still in the process of valuing state assessed utilities. These numbers should be available shortly. The value for the 2022 tax roll for state assessed utilities was \$18.3 million. To date the estimated 2023 taxable assessed values for Ridgefield is \$3,360,318,388. The Assessor must certify the assessed values by November 14, 2022. The City must hold a revenue hearing and certify a property tax levy to the County by November 30, 2022. The City's current forecast for the 2023 property tax levy is \$2,220,000, an increase of \$280,000 from the amended 2022 budget. The estimate is for the City of Ridgefield levy amount to be 64.9 cents per \$1,000 assessed value a decrease of 7.5 cents from the 2022 levy amount. The 2023 General Fund operating expense budget has increased 15.9% over the 2022 operating expense budget to account for contractual and inflationary increases and an increase in 6 full time positions. Current inflation has been over 8% in 2022. Adoption of the 1% property tax levy increase does not match current inflation, but the increase is needed to maintain a balanced budget.

First reading conducted.

2. First Reading of Ordinance No. 1381 - 2023 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

City staff use a rate model created by a periodic rate analysis as required by the City's Budget Policy. The rate analysis analyzes 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 update the model 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 2023 should increase at a minimum inflationary rate of 3%.

First reading conducted.

3. First Reading of Ordinance No. 1382 - 2023 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Ordinance No. 1382 provides an amendment in the rate structure and a step toward generating the necessary revenue to assist in funding the Storm Water Utility. The City will be required to provide additional storm water treatment measures due to the population growth and NPDES permit requirements in 2024. As a result staff have been proactively increasing maintenance to the storm water treatment system to be able to meet the new requirements of the future permit. Expenses have significantly increased over the past few years and the city use a rate model to forecast revenue requirements to meet the operating and capital expense needs of the utility. The current model calls for a minimum inflationary increase of 3% annually. Inflation has exceeded that amount this past year and is expected to continue at an elevated rate through 2023. Staff will update the rate model with an outside consultant who specializes in rate studies. The work is expected to begin in the first quarter of 2023 and the outcomes presented to council in the second quarter of 2023. The 2023 proposed budget includes a \$200,000 transfer from the General Fund to supplement the storm water operations in 2023. Staff continue to identify potential grant opportunities and/or low-cost loans to help fund the capital projects. In addition to these funding sources staff are recommending the storm water rate be increased \$0.70 per bi-monthly billing or 3% to meet the upcoming obligations.

First reading conducted.

4. Motion - Approval of Consent Decree with Department of Ecology

The City of Ridgefield has demonstrated an interest in assisting with the remediation of properties in the City that have been contaminated through the release of toxic chemicals. In 2014, the City and Ridgefield School District partnered with the Department of Ecology for an Integrated Planning Grant (IPG) to identify those areas of the City which would benefit from remediation and redevelopment. In 2016, the IPG study conducted by Maul Foster Alongi identified three downtown Ridgefield properties (Bus Barn, Wertz/Weeks, and Park Laundry) which showed likelihood of contamination and remediation potential. Specific for the Consent Decree before City Council on 11/3/22, the Park Laundry site (The Site) showed an underground area impacted by chemicals released through dry cleaning operations. The Site is approximately twenty-two acres in size due to groundwater impacts within the City. Because private parties are highly unlikely/unable to independently pay for the costs to clean up The Site, which hinders future development of the entire downtown, the City and the Washington State Department of Ecology (Ecology) have been in the process of negotiating a Consent Decree (CD) that would require the City to conduct the remedial action described in the Cleanup Action Plan (CAP) attached to the CD. In exchange, the City would receive what is called “contribution protection” against claims that could otherwise be brought by Ecology or third parties for costs associated with the release of hazardous substances addressed by the remediation. Moreover, a CD is a statutory prerequisite for the City to receive Remedial Action Grant (RAG) funding for the remediation work. By entering into the CD, the City will be qualified to receive 90% grant funding for the remediation work. Ecology has already set aside \$915,000 for this project, and the City has also applied for additional grant funding for the 2023 - 2025 budget cycle. The process for a CD is that once the City Council approves it in principle, Ecology will publish it and the CAP for public comment. Ecology will then respond to comments and finalize the CD and CAP. Once the parties have a finalized CD, it is signed by the parties, and filed with Clark County Superior Court as it will need to be signed by a judge or court commissioner to be valid. In other words, it is a stipulated order between the City and Ecology that is signed by the Court. This particular CD varies from Ecology’s standard language in that it is not effective until the City takes ownership of the Park Laundry Property. If the City does not acquire the Park Laundry Property within six months of entry of the CD, then either the CD will be null and void or the parties could negotiate additional time. If the City never acquires the Park Laundry Property, it will not be bound by the terms of the CD. Ownership of the Park Laundry Property is an important condition precedent for the City so that it will own “clean” property after investing 10% of

the remediation costs as its grant match. The City is working with the Personal Representative of the Estate of the owner of the Park Laundry Property to accomplish a transfer of the Property to the City via quit claim deed. If those negotiations are unsuccessful, the City could utilize condemnation to obtain title to the Park Laundry Property. Once the CD is effective, the City will be obligated to conduct the work described in the CAP. The CAP here describes a remedy that consists of limited excavation of impacted soil, in place groundwater treatment through injections, institutional controls in the form of a restrictive covenant limiting the use of groundwater, and ongoing groundwater monitoring to ensure the effectiveness of the remedy.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE CONSENT DECREE WITH THE DEPARTMENT OF ECOLOGY.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

5. Motion - Approval of Memorandum of Understanding with Lumen

CenturyLink contacted the City to discuss a project in the downtown area which would provide service enhancements for approximately 600 Ridgefield households. In order to do the work in a way that is not cost prohibitive, Century Link would need an aerial build that includes wrapping or overlash of CenturyLink's fiber optic cable to existing Century Link copper lines currently on poles. There may also be a need to replace existing poles or install a limited number of new poles. City Ordinance generally makes it unlawful for any public utility, including CenturyLink, to erect new poles in the City. The City also interprets section 14.56.030 of the City Ordinances to prohibit new lines being placed on existing utility poles. Undergrounding of utilities on poles in the downtown area of Ridgefield is not currently funded in the Capital Facilities Plan. For the project to proceed, a MOU is necessary between the parties to navigate the gap between what is financially feasible to provide additional service and the City code requiring undergrounding in order to provide more stable communications infrastructure. The MOU would allow CenturyLink to proceed with the project as defined above and in specific exhibits attached to the agreement. In exchange, when the City is ready to underground downtown utilities and remove poles, CenturyLink would participate financially in the work to the extent necessary to remove and bury their lines.

City Council discussion.

MOTION: MOVED TO APPROVE MEMORANDUM OF UNDERSTANDING WITH LUMEN.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC COMMENT

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Additional work completed at Onslow Park.

Council Member Coker - Invite to Chamber Coffee Connection event and Chamber Wine Down Wednesdays event.

Mayor Pro Tem Aichele - Lions Club Christmas Tree sale prep.

Council Member Chipman - Helped out at Neighbors Helping Neighbors.

Council Member Coker - Attended Union Ridge readathon, tree planting event at Horns Corner.

Mayor

Attended Union Ridge readathon, trick or trunk, City tour with Rep. Orcutt.

Executive Session - Pursuant to RCW 42.30.140(4)(a) - Collective bargaining sessions with employee organizations, including contract negotiations, grievance meetings, and discussions relating to the interpretation or application of a labor agreement.

8:06PM - Mayor Lindsay announced that City Council would enter into executive session to discuss collective bargaining sessions with employee organizations, including contract negotiations, grievance meetings, and discussions relating to the interpretation or application of a labor agreement pursuant to RCW 42.30.140(4)(a) until 8:30PM, no action would be taken.

Attendees: Mayor, City Council, City Manager Steve Stuart, Deputy City Manager Lee Kottnerus.

8:27PM - City Manager Steve Stuart announced that City Council will continue the executive session until 8:40PM.

8:39PM - City Manager Steve Stuart announced that City Council will continue the executive session until 8:45PM.

8:45PM - Mayor reconvened the meeting and adjourned.

ADJOURN - [8:45 PM](#)

Julie Ferriss, City Clerk

Jennifer Lindsay, Mayor

Attachment: 11-03-2022 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: Authorize the City Manager to Immediately Execute the Consent Decree with the Department of Ecology

PREVIOUS COUNCIL ACTION TAKEN:

Approval of the Consent Decree with Department of Ecology at the meeting of November 3, 2022.

SUMMARY/BACKGROUND:

At the last meeting, the City Council approved an agreed Consent Decree with the Department of Ecology for the remediation of contamination in and around a site identified by Ecology associated with the former Park Laundry dry-cleaning business (Parcel No. 71040000) and nearby parcels. At that time, staff understood that the approval was of a draft form “in principle” and that signatures of the final agreement were to occur after the expiration of the public comment period. Based on this understanding the Council approved the Consent Decree.

However, upon further communication with Ecology, they are requesting that the City send them an executed copy of the Consent Decree at this time, prior to the receipt of public comment. No changes have been made to the agreement from what was presented to the Council and the effective date of the decree remains the date that the City acquires title to the Park Laundry property.

Staff wishes to confirm the authority to execute the Consent Decree agreement at this time in order to accommodate the request by Ecology and keep the project on schedule.

BUDGET/FINANCIAL IMPACTS:

None at this time.

ACTION OR MOTION:

Staff recommends that Council move to formally authorize the City Manager to execute the agreement at this time

STAFF CONTACT: Steve Stuart, City Manager
ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Economic Catalyst Program

PREVIOUS COUNCIL ACTION TAKEN:

City Council adopted Ordinance 1255 adding the Economic Catalyst program January 25, 2018.

SUMMARY/BACKGROUND:

The Economic Catalyst program is intended to encourage development of employment and/or commercial uses that will have a positive effect on the surrounding area by spurring additional job development, increasing sales tax revenue, increasing property values, or improving city residents' quality of life.

Costco is proposing to construct a member warehouse facility of 160,500 square feet plus fueling station at the NW quadrant of the I-5 interchange at Pioneer Street (SR-501). Annual sales volume could reach +/- \$200 million within 3-4 years.

In order to be considered for the Economic Catalyst program the development must be located within either the Junction sub-area or the 45th and Pioneer sub-area. The proposed economic catalyst is located within the boundaries of the Junction sub-area. A market analysis produced by ED Hovee & Company dated February 23, 2022, identified the sub-area as the best opportunity for a regional commercial-anchored retail development. Additionally, the Hovee analysis found "with existing stores in Vancouver and Camas, a new Ridgefield Costco will serve an extended trade area reaching from about the Clark County fairgrounds north to include Cowlitz County. With a 2022 population estimated at 191,000, current sales leakage from this trade area is estimated at \$800 million per year. Based on proximity, this is the area from which Costco likely could expect to draw most of its customers".

The Ordinance contains several criteria by which to judge the efficacy of proposals under the program:

a. Existing and/or future land uses, property values, assemblage potential.

Finding: The existing zoning category, Commercial Regional Business (CRB) supports commercial development on the subject properties. Further, the third principle of the Ridgefield Urban Area Comprehensive Plan is to create distinct commercial nodes that provide complementary services for residents to live, work, and play. The development proposed contains currently unavailable services which complement existing commercial businesses.

b. Proximity to Employment Centers.

Finding: The proposed project is on the northwest edge of the Ridgefield Junction Subarea, which is the primary large acreage employment center for Ridgefield. Existing employers nearby in the subarea include Church and Dwight, Corwin, Parr Lumber, WDFW, DeaMor, NW Custom Cabinets, Keller Supply, UNFI, Mason Supply, ICD Coatings, FlowServe, and more, totaling more than 3 million square feet of employment related facilities. Much as occurred near Rosauers at Pioneer and Royle, the Costco anchor investment can be expected to attract additional investment to the full Ridgefield Junction area of 1,400 acres – both west and east of I-5. Employment opportunities can be enhanced from the perspectives of business presence and image, emphasis on quality design and sustainability if led by major facilities as with Costco, workforce attraction and retention, all leading to more rapid build-out.

c. Job creation.

Finding: One-time economic impacts associated with construction are conservatively estimated to include 167 jobs with annual payroll of \$9.3 million and business revenues of \$24.4 million (all including both direct and economic multiplier effects). On-going annual operations are estimated to include county-wide total impact of 320 jobs with \$13.7 million in annual payroll on total revenues of \$338 million per year (including multiplier effects).

d. Taxable value calculations.

Finding: The Hovee analysis estimates that property tax value for the proposal would be \$134,000 per year for all taxing districts, and \$5,590,000 per year in sales tax generated (\$687,000 to the City of Ridgefield). In addition, one time sales tax revenue for the construction of the building would bring in an estimated \$1,242,900 in sales tax revenue for all taxing districts, including \$150,000 to the City of Ridgefield.

e. Improvement of quality of life for Ridgefield residents.

Finding: According to the Hovee analysis, the presence of a Costco in Ridgefield can be expected to serve as a catalyst for community-wide benefits – making Ridgefield a more attractive place to live and work, attracting higher wage professional employment, creating a more attractive community gateway and with substantial inflation-protected tax benefits continuing in the years ahead. Pivotal to creating a *win-win* for Costco, the City and community will be optimizing project design as an iconic statement consistent with community values at this highly visible gateway to Ridgefield. As appropriate, this may

involve determining the form and magnitude of public incentives based on achieving a reasonable return on investment for all stakeholder interests.

BUDGET/FINANCIAL IMPACTS:

The Economic Catalyst Ordinance permits the City Manager to waive:

- a. Land Use Planning permit fees; and

Finding: The following applications are necessary for the proposed project: Pre-Application Conference - \$1,250; and Site Plan - \$2,500; and SEPA Review - \$500; and Archeological Predetermination - \$350; and Critical Areas Review - \$1,200. Total: \$5,800

- b. Building permit fees; and

Finding: Building permitting fees for a project this size will reach our cap limit of \$50,000 plus a water meter and installation fee dependent on meter size and quantity. Total fees: \$50,000

- c. Civil Engineering permit fees.

Finding: Engineering applications include Grading - \$5,000 (est.); and Engineering Site Plan w/offsite infrastructure (overall site) - \$12,000. Total fees: \$17,000

- d. Traffic Impact Fees (TIF) to the extent that an increase in sales revenues can be quantified as a direct result of the catalyst project.

Finding: Based on the Hovee analysis, a Costco will produce approximately \$687,000 in annual sales tax revenue to the City of Ridgefield. Over 20 years, the net present value of revenues to the City is approximately \$10.37 million. TIFs based on a Traffic Impact Analysis identifying 4,792 average daily trips will be \$2,259,380.08. The combination of the Costco development together with adjoining site areas creates the opportunity for the NW quadrant of Pioneer Junction to become a significant retail commercial center serving not only the Ridgefield community but also the extended trade area reaching south toward Salmon Creek, east to Battle Ground and north to encompass much of Cowlitz County. The potential reach of this trade area should make it possible for NW quadrant businesses to attract nationally recognized and regional tenants – both large format and smaller boutique – specialty, lifestyle and destination businesses not currently serving this extended trade area.

RECOMMENDED ACTION OR MOTION:

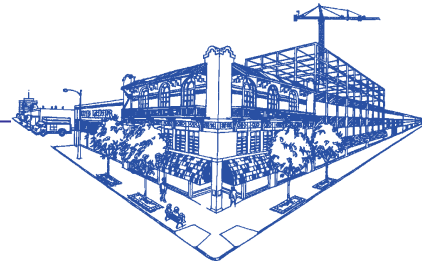
Staff recommends taking action on this item at the November 17 City Council meeting.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Ridgefield Junction Catalyst Opportunity Report (PDF)

E. D. Hovee & Company, LLC

Economic and Development Services



MEMORANDUM

To: Steve Stuart – City Manager
City of Ridgefield

From: Eric Hovee

Subject: Review of Economic Catalyst Opportunity @ Ridgefield Junction

Date: March 29, 2022

Costco Wholesale Corporation (Costco) is proposing to construct a membership warehouse facility at the NW quadrant of the Interstate 5 (I-5) interchange with Pioneer Street in Ridgefield, Washington. At the request of the City of Ridgefield (City), the economic and development consulting firm E. D. Hovee & Company, LLC (E. D. Hovee) has prepared this analysis to address whether and how this anchor development might serve as a catalyst for economic and community benefit for the Ridgefield Junction area in which the project will be located and for the greater Ridgefield community.¹

The remainder of this memorandum is organized to cover the following topics:

- **At-A-Glance Summary** – a one-page summary of key findings from this review report
- **Anchor Development Concept** – briefly describing the scope and location of the proposed development and profile of the Costco wholesale warehouse concept
- **Demographic & Market Opportunity** – evaluating the market or trade area(s) potentially served by Ridgefield commercial development with the proposed Costco
- **Economic Impact Potential** – quantifying direct and economic multiplier effects of added employment, payroll and business sales together with direct property and sales tax revenue associated with construction and subsequent ongoing operations
- **Catalyst Opportunities** – extending beyond this initial anchor development to build-out of the interchange NW quadrant and beyond to economic enhancement of the Ridgefield Junction area and broader community-wide catalyst opportunities

Appendix A provides additional tax revenue detail. Appendix B outlines best practice examples as potentially applicable to site-specific and broader community impact of this development.

AT-A-GLANCE SUMMARY

Key observations from this economic catalyst opportunity review are summarized as follows.

Anchor Development Concept. Costco is proposing to construct a member warehouse facility of 160,500 square feet plus fueling station in the NW quadrant of the I-5 interchange at Pioneer Street (SR-503). Annual sales volume could reach to +/- \$200 million within 3-4 years.

Demographic & Market Opportunity. With existing stores in Vancouver and Camas, a new Ridgefield Costco will serve an extended trade area reaching from about the Clark County fairgrounds north to include Cowlitz County. With a 2022 population estimated at 191,000, current sales leakage from this trade area is estimated at \$800 million per year. Based on proximity, this is the area from which Costco likely could expect to draw most of its customers.

Economic Impact Analysis. One-time economic impacts associated with **construction** are conservatively estimated to include 167 jobs with annual payroll of \$9.3 million and business revenues of \$24.4 million (all including both direct and economic multiplier effects). On-going **annual operations** are estimated to include county-wide total impact of 320 jobs with \$13.7 million in annual payroll on total revenues of \$338 million per year (including multiplier effects).

Sales and property taxes from on-site construction and operations accrue primarily to the State of Washington, with the 2nd highest tax benefit to the City of Ridgefield, then to other local jurisdictions. Over 20 years, the net present value of City revenues is estimated at \$10.4 million.

Catalyst Opportunities. From a property development perspective, the most immediate beneficiaries are the owners of more than 80 acres of **NW quadrant** commercially zoned property – including a 44-acre assemblage to be partially occupied by Costco. Additional commercial is being planned as later project phases following the Costco development.

Much as occurred near Rosauers at Pioneer and Royle, the Costco anchor investment can be expected to attract additional investment to the full **Ridgefield Junction** area of 1,400 acres both west and east of I-5. Employment opportunities can be enhanced from the perspectives of business presence and image, emphasis on quality design and sustainability if led by major facilities as with Costco, workforce attraction and retention, all leading to more rapid build-out.

The presence of a Costco in Ridgefield can also be expected to serve as a catalyst for **community-wide** benefits – making Ridgefield a more attractive place to live and work, attracting higher wage professional employment, creating a more attractive community gateway and with substantial inflation-protected tax benefits continuing in the years ahead.

Pivotal to realization of a *win-win* for Costco, the City and community will be optimizing project design as an iconic statement consistent with community values at this highly visible gateway to Ridgefield. As appropriate, this may involve determining the form and magnitude of public incentives based on achieving a reasonable **return on investment** for all stakeholder interests.

ANCHOR DEVELOPMENT CONCEPT

This development assessment begins with an overview of the project as currently conceived, addressing questions related to project scope, location and company profile.

Project Scope & Location

As currently proposed, the project would include a Costco warehouse building of just over 160,500 square feet together with an adjoining fuel station serving Costco members. These facilities together with associated parking will be situated on an approximately 44-acre site assemblage, a portion of which will be occupied by Costco with the remainder anticipated to be developed separately for other complementary commercial retail and related uses.

Proposed Ridgefield Costco Site Location



Source: Clark County GIS and E. D. Hovee. Location is approximate, boundaries to be refined.

As illustrated by the above map, the project is to be located in the commercially zoned northwestern quadrant of the I-5 interchange with SR-501 (Pioneer Street) within Ridgefield's incorporated limits. With a rapidly growing population estimated at 11,910 residents as of 2021, Ridgefield is situated 14 miles north of Vancouver and 28 miles south of Longview as the most populated cities in the two counties on the I-5 corridor which could be served by the proposed Costco facility.

Company Profile

As background, this report provides a brief profile of the Costco wholesale warehouse concept as experienced nationally and globally from merchandising, facility and economic perspectives:²

- As of fiscal 2021 (to August 29), Costco had 815 locations worldwide with 564 in the U.S.
- 12 net new warehouses were opened in the U.S. in fiscal 2021.
- Costco has 111.6 million members worldwide – up by 13% since 2019 (pre-pandemic).
- The firm employs more than 288,000 globally including 192,000 in the U.S. – with 95% working in warehouses and distribution channels (more than 320 jobs per U.S. unit).
- Core merchandise categories are food and sundries (including fresh foods), non-foods (both hard- and soft-lines); ancillary uses (of gas, pharmacy, optical, food court, hearing aids and tire installation); and other businesses (e-commerce, business centers, travel and other).³
- The average warehouse is about 146,000 square feet with newer units often larger.
- Warehouses typically are designed for selling space efficiency, merchandise handling and inventory control.
- Annual sales volume averages \$217 million per warehouse. Newer warehouse facilities may average lower sales volumes due to initial ramp-up and, in some markets, to splitting of customer activity between existing and new facilities.⁴
- As stated in its most recent *Annual Report*, Costco operations are cited as “among the most productive in the industry, owing to the commitment and efficiency of our employees ... not merely employment but careers.” Specifically cited are competitive compensation and benefits, promotion from within, diversity practices, a 50%+ proportion of employees who are full time, high job retention rates, premium pay implemented during the pandemic, and added time off for child care and schooling needs during the 2021 school year.



Source: Images of Costco per 2021 Annual Report:
Fiscal Year Ended August 29, 2021

DEMOGRAPHIC & MARKET OPPORTUNITY

A new Costco will enter a Clark County market that already has two Costco warehouse facilities, both situated in the more densely populated southern portion of the County. To the north, Cowlitz County does not yet have but could also benefit from a more proximate Costco.

As a basis for evaluating economic impact and broader catalyst opportunities associated with Costco development, it is useful to begin with a review of the market context centered on Ridgefield, area-wide market area geographies, demographics, and retail sales/leakage,

Market Context

Ridgefield is attracting attention for added residential and business investment for three primary reasons:

- **Extraordinary population growth** – with population increasing more rapidly than any other city in the state (in percentage terms) from 2010-21 – as the only city in Washington to more than double its population over the last decade
- **Residential & employment land capacity** – based on a 2016 *Comprehensive Plan Update* to accommodate a 2035 population of nearly 25,500 residents (double the current total) together with capacity to add over 8,700 net new jobs
- **Great locational attributes** – situated on I-5 at the less congested end of the Portland-Vancouver metro region together with amenities of proximity to the Columbia River and a more family-oriented lifestyle at the edge of the urban-rural interface

Ridgefield averaged just under 340 new homes permitted per year from 2018-19. The pace of development picked up to about 660 homes permitted on average annually from 2020-21. Residential and mixed-use projects currently under review by the City involve another 220+/- acres including short plats, final plat review and petitions to annex.

Residential development has been accompanied by industrial and commercial employment opportunity – especially in the vicinity of the Ridgefield Junction of Pioneer Street with I-5, also and more recently along the Royle Road north/south corridor situated between I-5 and the downtown/waterfront area. However, the development of commercial retail and service businesses has not kept pace with residential expansion in town – coupled with a relative lack of commercial services reaching beyond the city to north Clark County and into Cowlitz County.

Increasingly, Ridgefield is faced with the opportunity for commercial expansion to serve not just the in-town residential base but a growing and affluent trade area extending both north and south along the I-5 corridor. To understand the market opportunity for a new Costco and for supplemental commercial development, this report assesses the market geographies that would be served by the proposed Costco, the demographics of these trade area geographies, and the extent to which these areas are currently served or underserved.

Market Area Geographies

From the perspective of retail and service businesses, it is important to consider the geographies from which customers can be drawn and locations best suited to serve customer interests and preferences. With this review, three geographies are of potential significance – starting with the most regionalized and working back to the most localized:

Clark & Cowlitz Counties.

These are the two counties that currently are most conveniently served by two existing Costco warehouses of about 150,000 square foot each in Clark County, located in:

- **NE Vancouver** – adjoining the I-205 freeway corridor and Padden Parkway
- **Western Camas** – located on SE 1st Street just east of 192nd Avenue

Situated to serve expanding urban and suburban populations of SW Washington (at the southern end of Clark County), the existing locations are less conveniently located to also serve northern Clark County and Cowlitz County.

Going north, the next closest Costco location currently is at Tumwater (just south of Olympia, 90 miles north of Ridgefield). To the north and west, there is also a Costco at Warrenton on the Oregon coast, situated about 35-40 miles west of Longview.

This 2-county region has an estimated 634,000 residents as of 2022 – with 82% living in Clark and 18% in Cowlitz County. As depicted by the map of current and planned warehouses, a new Costco at Ridgefield Junction is well positioned to serve Clark County residents north of the Vancouver urban area and extending up along the I-5 corridor through Cowlitz County.

The geographic area served by a Ridgefield based Costco and added complementary commercial development can be further distinguished between what is termed a local versus an extended trade area. Consider first the extended trade area.

Current/Proposed Costco 2-County Locations



Sources: Claritas/ESRI and E. D. Hovee

Extended Trade Area. This geography will be most conveniently served by a Ridgefield Costco – as compared with other existing warehouse locations. As shown by the map to the right, this trade area extends south along I-5 to about the Clark County fairgrounds, and east to Battle Ground (with SR-502 serving as an approximate dividing line between residents more conveniently served from an existing Costco Vancouver site versus a new Costco Ridgefield location).

Total 2022 population of this extended (often termed secondary) trade area is estimated at 191,000 – with about 79,000 (41%) living in north Clark County and 112,000 (59%) in Cowlitz County. The two existing Costco's in Clark County are more conveniently located to serve the south Clark County population of about 443,000 (averaging 221,500 per site).

Local Trade Area. As shown by the 2nd map to the right, a more localized market area is defined not by alternative Costco warehouse locations but by the locations of other significant retail centers serving the north Clark County population. Centers convenient to North Clark County (including Ridgefield) residents are in Salmon Creek, Battle Ground, and Woodland. A smaller commercial area is situated in La Center – albeit with a major destination entertainment center in the Ilani Casino Resort situated at the La Center interchange with I-5.

About 21,500 live in this trade area, with most in the rapidly growing incorporated cities of Ridgefield and La Center. Added retail in Ridgefield will serve day-to-day convenience needs of this population, ranging from groceries to gas.

Extended Trade Area



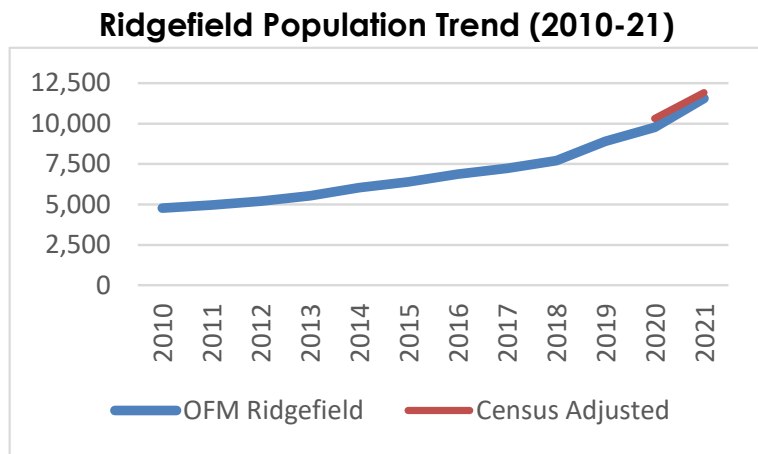
Local Trade Area



Sources: Claritas/ESRI and E. D. Hovee

Market Demographics

Demographics of Ridgefield's market area are best exemplified by what is happening within the city's incorporated limits – as the most rapidly growing city in the state of Washington from 2010-21. As illustrated by the graph to the right and estimated by the Washington State Office of Financial Management (OFM), population has increased from less than 4,800 residents in 2010 to 11,910 as of 2021 – an increase of 150% over 11 years.



Sources: OFM and U.S. Census with November 2021 revisions.

As indicated by the red-line on the graph, Ridgefield's population for 2020 was *bumped up* by about 6% in November 2021 – consistent with then released counts from the 2020 U.S. Census. Provisional OFM population estimates as of 2021 were then also increased by another 3%.

The Census based adjustment for Ridgefield was greater than occurred on a county- or state-wide basis. The population estimates for Washington state and Clark County were also increased, but by less than 1% for each jurisdiction. Current population estimates for associated trade areas also reviewed with this analysis have been adjusted accordingly.

In response to residential construction and rapidly increasing in-town population, commercial retail development and enhancement has also been stimulated – at the Junction, on 45th Avenue (renamed Royle Road) and in proximity to the City's historic downtown area. Due to its location on the I-5 corridor and with nearby land availability, there is opportunity for Ridgefield to emerge as a commercial center serving not only the immediate in-city population but also as a central point that can readily draw customers from locales north, south and east.

To achieve critical mass (or threshold market) requirements that vary depending on the type of retail or service business, Ridgefield will need to rely not only on in-town but surrounding area populations. This can occur by addressing the demographics of both the local north Clark County and north Clark/Cowlitz expanded trade areas.

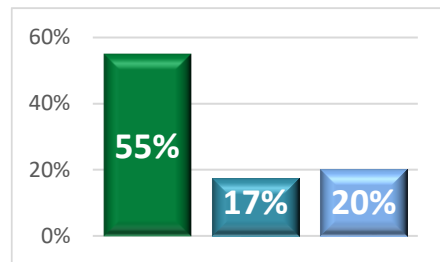
The graphs on the following page provide comparisons for selected demographics of the local trade area as compared with an expanded trade area best served by the planned Costco anchored development and with the full combined market areas of Clark and Cowlitz Counties.

- As illustrated by the first graph, **population** of within the local area (shown in green) that includes Ridgefield, La Center and surrounding unincorporated area increased by an estimated 55% from 2010-22. This represents a substantially more rapid pace of growth than what extends north into Cowlitz County (darker blue bar) and also the Southwest Washington region of Clark-Cowlitz Counties combined (light blue).
- Educational attainment** of local trade area adults (age 25+) is similar to that of Clark and Cowlitz Counties combined – with 29% of adults having a bachelor’s degree or better. The extended trade area encompassing much of the population of Cowlitz County is indicated with a lower proportion of college graduates, but with high levels of some college including associate degrees.
- Both the local and expanded trade areas are associated with higher rates of **home ownership** than is the case for Clark and Cowlitz Counties combined. Households are larger (with more children at home) which is often associated with higher rates of purchases for in-home use.
- At \$118,000 per year, **median household income** of the immediate local trade area is well above that of the expanded trade area or Clark-Cowlitz Counties combined. Homes are newer with more recent move-ins than elsewhere in the 2-county region. Median age of in-city Ridgefield residents is 3-4 years younger than with the comparison geographies considered.
- At \$540,000, **the median value of owner-occupied housing** in the local trade area is more than \$100,000 above that of homes throughout the expanded trade area or combined Clark-Cowlitz region.

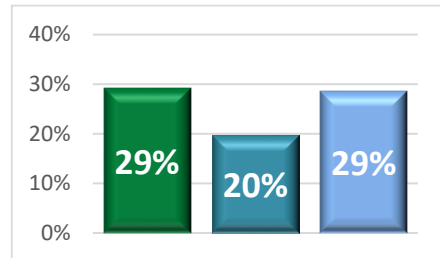
These and other demographic factors indicate **both more spending power and greater propensity to spend** by local trade area residents than throughout the expanded trade area or 2-county region – as residential growth has outpaced commercial development in recent years.

Comparative Demographics

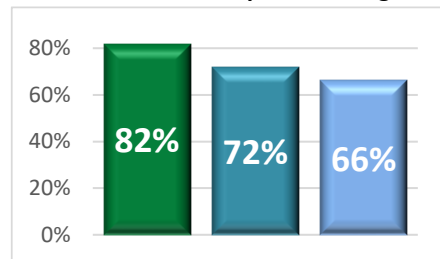
Population Increase (2010-22)



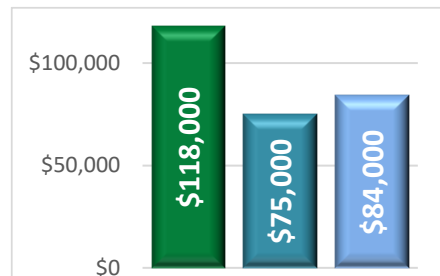
% Bachelor Graduates (Adults 25+)



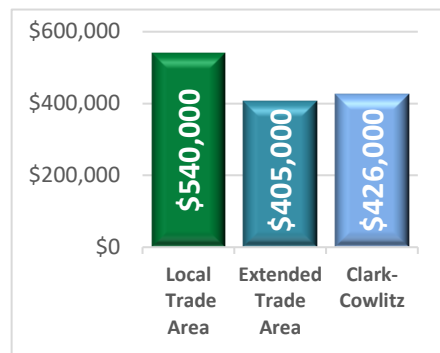
% Owner-Occupied Housing



Median Household Income



Median Home Value



Sources: Claritas, E.D. Hovee as of 2022.

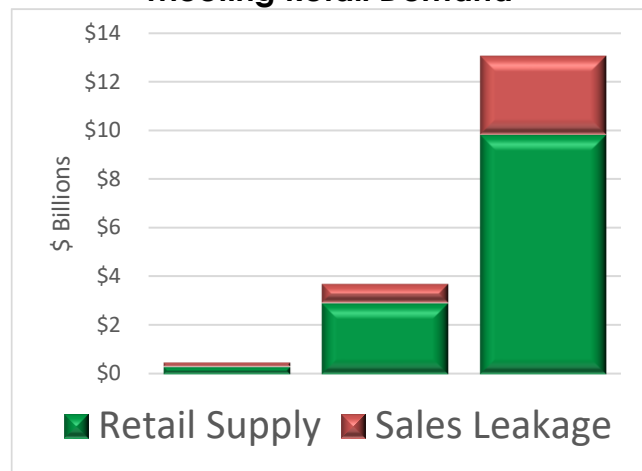
While offering high per household spending capacity and extraordinary continued growth potential, this local trade area of about 21,500 residents does not yet have the population base on its own to support the retail and commercial base of a full-service community. However, when considered as part of an expanded trade area extending southeast to Battle Ground and north to also encompass most of Cowlitz County, it does provide the residential base needed to now attract retailers that require a larger residential base – as with Costco and other businesses that do not yet have a *bricks-and-mortar* presence in this extended market region.

Retail Sales & Leakage

As with demographics, retail sales patterns are illustrated for the three geographies of the local Ridgefield trade area, an extended trade area comprised of north Clark County plus all of Cowlitz County, and the full combined 2-county area of Clark-Cowlitz.

- The **local trade area** accounts for only about 3% of 2-county population and retail sales demand. Total resident generated demand is estimated at \$450 million per year— of which \$300 million is met with retail sales by businesses located within the area. The remaining \$150+ million (or 34% of demand) is termed as sales leakage with residents traveling elsewhere to shop.
- The **extended trade area** of north Clark County plus all of Cowlitz represents 30% of 2-county population and 28% of the region's resident demand. Total demand is estimated at \$3.7 billion per year with \$2.9 billion in on-the-ground retail sales and close to \$800 million (22%) in sales leakage annually with purchases made outside the area.
- By comparison, the **Clark-Cowlitz** region accounts for \$13.0 billion of retail demand met by just \$9.8 billion of retail purchases, with \$3.2 billion spent elsewhere (including Oregon and internet purchases). Sales leakage of 25% is averaged across the 2-county region, with greater rates of leakage in Clark than in Cowlitz County (due to Portland proximity).

Meeting Retail Demand



Sales Leakage as % of Demand



Sources: Claritas and E. D. Hovee as of 2022.

In the absence of a nearby Costco warehouse, some Ridgefield area residents undoubtedly currently shop at the two existing Costco facilities in Clark County. Those who commute to work or routinely shop outside Clark County via the I-5 corridor also may make purchases of Costco comparable merchandise from a wide variety of retail outlets in Oregon.

For residents of neighboring Cowlitz County, the choices are much less convenient, requiring more extended travel for Costco merchandise. The other alternative is to make purchases from a range of potential sources on-line.

Across the SW Washington region, non-store retail (primarily internet) sales account for an estimated 16% of consumer demand with 84% spent *at bricks and mortar* retailers. While e-commerce has accounted for an increasing share of retail sales demand years – especially in the early phases of the pandemic – on-the-ground sales appear to have made some comeback in recent months. Sustained recovery of physical stores will depend in large part on continued adaptation to changing consumer preferences now and in the post-pandemic years ahead.

Assuming that a new Costco performs at a sales level of about \$200 million per year at stabilized revenues, it could account for capture of about one-quarter of the sales leakage in the extended trade area of northern Clark and Cowlitz counties. While this trade area has an existing presence in general merchandise (including department stores and discount supercenters) – especially in Cowlitz County – there is substantial sales leakage across a range of other categories to tap that Costco effectively serves. These categories include home furnishings, electronics, specialty foods and alcoholic beverages, health and personal care, fuel service, and apparel.

ECONOMIC IMPACT POTENTIAL

Economic analysis often includes an assessment of benefits associated with a planned or actual on-the-ground development project. The economic impact analysis addresses questions like: *How many jobs are created by the development? What are associated wages? What is the impact to community-wide spending? And what are the governmental fiscal effects?*

For purposes of this analysis, economic benefits can be distinguished between:

- **Direct economic impacts** – from activities occurring directly on the proposed Costco site with facility construction and subsequent annualized operations
- **Economic multiplier effects** – as the spin-off or combination of indirect and induced economic effects experienced elsewhere in Ridgefield and Clark County as a result of Costco construction and resulting on-going operations

Construction & Operating Impacts

Economic impacts with a new development are realized in two steps: a) as a *one-time* event during construction, then b) subsequently on an *on-going* basis with operating business activities over the useful life of the facility. Metrics quantitatively estimated for one-time construction and on-going operating benefits are employment, payroll and local spending.

Construction Impacts. The economic impacts associated with facility construction by a global business like Costco are primarily focused on hard construction costs of on-site activity. As the firm typically does not disclose these costs publicly, an estimate is made for this analysis based on information from other sources – including tax assessed building valuations of two existing Clark County facilities as adjusted for non-residential construction inflation from the year of construction to current year values.⁵ As noted by Costco’s most recent *Annual Report*, warehouses “are not elaborate” and floor plans are “designed for economy and efficiency in the use of selling space, the handling of merchandise, and the control of inventory.”⁶

As is detailed by the chart on the following page, these *one-time* construction impacts can be categorized and quantified as follows:

- On-site direct **employment** of an estimated 90 construction workers (measured in job-years) – reaching to over 165 jobs county-wide when economic multiplier effects of indirect and induced employment are included.
- On-site construction **payroll** of about \$6.2 million, increased to \$9.3 million with multiplier effects. Average wage associated with on-site work is about \$68,000 per year.
- Direct **spending** of an estimated \$14.4 million hard cost for on-site construction – which further increases to about \$24.4 million including spending off-site as contractors purchase materials and supplies and as construction workers and families make added expenditures in Clark County.

Operating Impacts.

Upon project completion, the Costco warehouse will be open for business. In addition to showing one-time construction effects, the chart to the right also summarizes operating benefits that may be expected, estimated on an average annual basis.

As with construction, data regarding some items such as annual sales volume and employment is derived from information with Costco's 2021 Annual Report. Other information as for average employee wages are estimated from other industry sources.

Operating effects are estimated in current dollars and include:

- **Employment** of an estimated 320 workers associated with each store (primarily but not necessarily all on-site). Another 125+ jobs may be supported off-site from spending by firms and employees at other businesses throughout Clark County – for a total combined employment boost of 425+ jobs county-wide.
- **Payroll** from on-site businesses estimated at about \$9.0 million per year– increased to \$13.7 million with economic multiplier benefits included. While not disclosed by Costco, average wage for all on-site Costco workers has been estimated by Ziprecruiter at just over \$28,250 per year as of 2022.⁷
- Direct **gross revenue** estimated at \$200 million per year with normalized business within about 3-4 years of store opening – increasing to \$338 million of economic impact when spin-off benefits county-wide are also considered.

Costco Construction & Operating Economic Impacts

Type of Impact		Estimate	Comments
Construction (One-Time)			
Direct Jobs	90	Measured in job-year equivalent terms	
Direct + Indirect Jobs	167		
Multiplier	1.86		
Direct Payroll	\$6,151,000	Direct payroll is for construction workers, multiplier for spin-off	
Direct + Indirect Payroll	\$9,288,000		
Multiplier	1.51		
Direct Revenues	\$14,445,000	Multiplier covers Clark County hard cost impact over construction duration	
Direct + Indirect Revenues	\$24,412,000		
Multiplier	1.69		
Operations (Annual)			
Direct Jobs	320	Average employment per U.S. unit (may include some off-site)	
Direct + Indirect Jobs	426		
Multiplier	1.33		
Direct Payroll	\$9,041,000	Payroll is annual average in 2022 dollars for on-going jobs	
Direct + Indirect Payroll	\$13,742,000		
Multiplier	1.52		
Direct Revenues	\$200,000,000	Covers total revenues, multiplier is weighted based on use mix	
Direct + Indirect Revenues	\$338,000,000		
Multiplier	1.69		

Notes: Economic multipliers include indirect business and induced population effects, and are specific to Clark County. Estimates are rounded.

Source: E. D. Hovee using RIMS multipliers available from the U.S. Bureau of Economic Analysis (BEA) and information as applicable from the Costco 2021 Annual Report.

Notes with Economic Multiplier Analysis

Economic multipliers used with this analysis are those of Regional Input-Output Modeling System (RIMS) made available through the U.S. Bureau of Economic Analysis (BEA). The total economic impact of an investment or business operations is equal to the sum of the direct (on-site) plus indirect and induced effects resulting off-site elsewhere county-wide.

Indirect effects occur as a result of business-to-business transactions associated with Costco activities. Induced effects occur as employees of the facility make purchases of their own throughout the county. The multiplier is equal to the total impact divided by the direct impact.

Several added notes are in order with the **economic multipliers** used for this report:

- ✓ Multipliers used with **construction** are those specific to non-residential construction as applicable to Clark County.
- ✓ Economic multipliers for **on-going operations** are specific to those of a typical Costco warehouse – allocated between prepared and fresh foods/sundries, non-food purchases and warehouse and other related activities per the Costco 2021 *Annual Report*.
- ✓ Overall, it is noted that economic multipliers tend to be lower for **Clark County** than other more self-contained economic communities. This occurs as Ridgefield area businesses and residents make substantial portions of their purchases of materials and services on the Oregon side of the Columbia River and, to a lesser extent, immediately to the north in Cowlitz County.

Fiscal Effects

As with economic benefits of jobs, payroll and spending, fiscal effects are appropriately separated between one-time construction and on-going tax revenues. Fiscal effects are estimated for benefiting state and local jurisdictions.

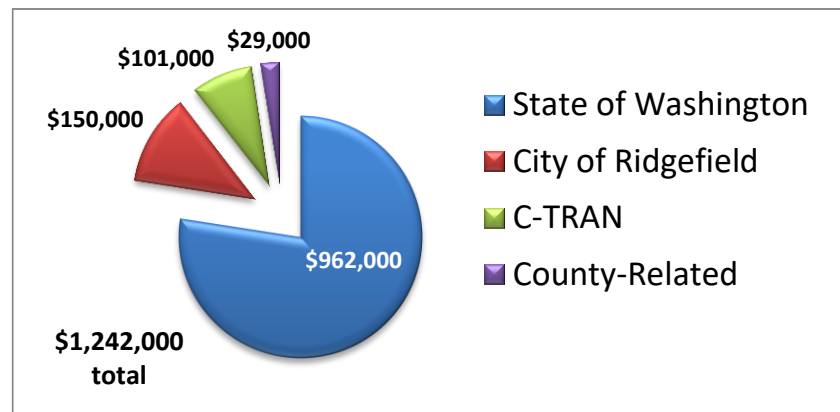
The primary tax revenue source with construction is sales tax, estimated on hard construction costs. For on-going revenues, sources of most interest for local jurisdictions are property and sales tax, with estimates for the proposed Costco warehouse summarized as follows:

- As noted, the major local tax revenue associated with **construction** comes from sales tax on facility construction. As shown by the first graph on the next page, the State of Washington receives the greatest portion (78%) of Ridgefield's combined 8.6% rate, with the City of Ridgefield netting a 12% share, C-TRAN 8%, and other county related functions (administrative cost, law and justice and mental health) a combined 2% share.⁸ The City of Ridgefield share includes a 0.2% voter approved pavement preservation rate effective April 2022.

- As construction is completed and Costco opens for business, tax revenues shift to those based on **on-going business operations and property valuation** – in the forms of sales tax and property tax on real property. At full build-out, the State of Washington can expect to receive an estimated 76% of the annual benefit of added sales and property taxes combined from the Costco property and taxable retail sales. The City of Ridgefield nets approximately 12% of the total revenue, and other jurisdictions (as detailed by Appendix A) the remaining 12%. Projected one-time and on-going tax revenues are shown (in 2022 \$) by the two graphs below.

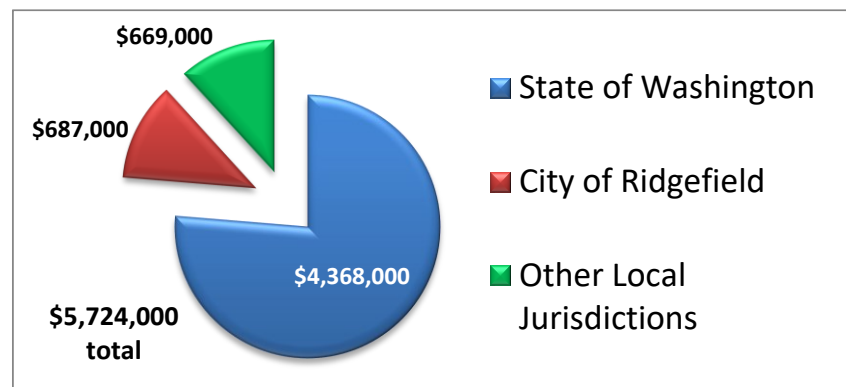
- One-time** sales tax revenues from construction are estimated at \$1.24 million – received as construction activity occurs. By buildout, the state would receive the largest share at \$962,000, with the City of Ridgefield receiving about \$150,000.

One-Time Sales Tax on Construction



- With opening of the Costco facility, the combination of **on-going** property and sales tax revenue is estimated at over \$5.72 million per year. The state receives an amount approaching \$4.37 million, the City of Ridgefield \$687,000 and other local jurisdictions \$669,000 per year. Sales tax receipts represent the primary revenue with taxes on real property representing a relatively minor +/-3% share of the added direct tax revenue to all benefitting jurisdictions.⁹

Annual On-Going Revenue @ Normalized Operations



Source: E. D. Hovee from development program and current tax rates.
All estimates are in current dollars, as of normalized operations.
See added jurisdiction-specific detail with Appendix A.

For the City of Ridgefield, the **net present value** of construction sales tax *plus* on-going sales and property revenues over 20 years is estimated at \$10.37 million (after opening at stabilized operations). This assumes application of a 3.0% inflation-free discount rate (in current dollars).

CATALYST OPPORTUNITIES

Direct and economic multiplier impacts together with direct fiscal effects tell the story of what the economic benefit to the community may be when a particular development is constructed and when it is fully operational. However, this traditional analysis does not do as much for articulating how a single economic development may also serve as a catalyst for continued and sustained economic vitality community-wide.

With the Costco project as currently understood, catalyst opportunities can be considered from three perspectives:

- Elements important to a successful anchor development and to successful build-out of the existing full **NW quadrant** site area of Ridgefield Junction (including later phases of development)
- Expanding the area of economic enhancement to the **remainder of the Ridgefield Junction area** as relates to scale, pace and quality of development
- Addressing broader **community-wide** catalyst opportunities reaching west to encompass the Pioneer/Royle and downtown/waterfront areas and further for extending benefits across Ridgefield's residential and natural landscape.

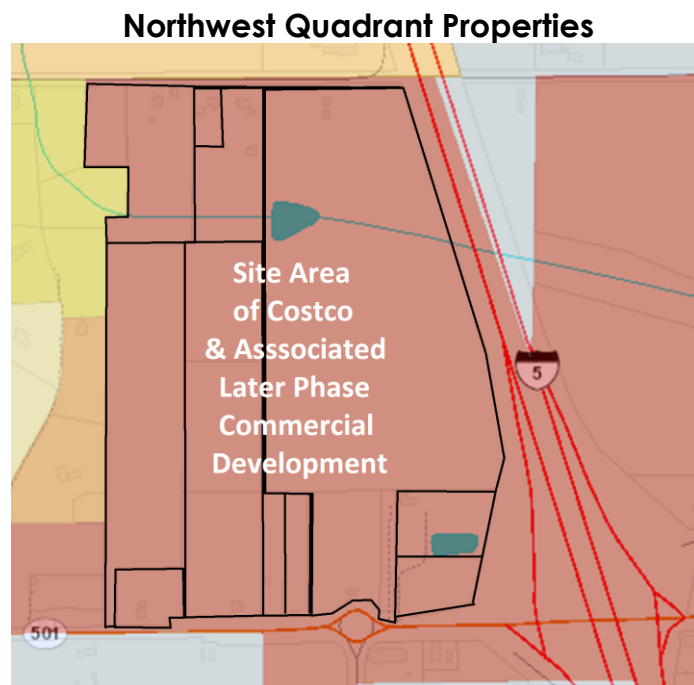
Each of these potential catalyst opportunities is considered in turn.

Build-Out of the NW Quadrant @ Ridgefield Junction

The NW quadrant of the Ridgefield Junction (illustrated by the map to the right) comprises approximately 83 acres encompassing 16 tax parcels.

The proposed Costco comprises part of an assemblage of several tax parcels totaling about 44 acres. Later phase development will allow for commercial build-out of the NW quadrant area.

Development opportunities are also expected for other owners, including sites with Pioneer Street frontage. While there have been prior private plans for commercial development, these have foundered for reasons ranging from lack of a strong anchor tenant to general economic conditions.



Source: Clark County GIS and E. D. Hovee.
Light red shading indicates commercial zoning.

All of the NW quadrant properties have a General Commercial (GC) comprehensive plan designation with associated Commercial Regional Business (CRB) zoning. A number of the properties (especially those fronting Pioneer Street) also are designated with an employment mixed use (RGF) overlay.

Twelve of the parcels (totaling 69 acres) comprise vacant land. Another four parcels (14 acres) have existing residential structures – albeit all with owner mailing addresses not at the location of the subject property.

The combination of the Costco development together with adjoining site areas creates the opportunity for the NW quadrant of Pioneer Junction to become a significant retail commercial center serving not only the Ridgefield community but also the extended trade area reaching south toward Salmon Creek, east to Battle Ground and north to encompass much of Cowlitz County. The potential reach of this trade area should make it possible for NW quadrant businesses to attract nationally recognized and regional tenants – both large format and smaller boutique – specialty, lifestyle and destination businesses not currently serving this extended trade area.

The reputation of Costco and the design quality of this initial development will be important to attract other supportive retail and related commercial uses. This has increasingly been the experience of commercial development regionally and nationally – also exemplified by the spin-off effects associated with the Rosauers grocery project at Pioneer Street and Royle in Ridgefield. This is further described by the case study profile provided as part of Appendix B to the market review report.

The draw of the Costco anchor plus complementary retail, dining and entertainment businesses should benefit not just NW quadrant properties – but also reach beyond as a catalyst for development of the full Ridgefield Junction area on both sides of I-5 and for greater economic opportunity community-wide. These are subjects to which this review report now turns.

Enhancement of Ridgefield Junction Area Development

Development of Costco and related commercial development in the NW quadrant of Ridgefield Junction is intended to serve as a catalyst for development of the full junction area – extending to all four quadrants of the I-5 and Pioneer interchange area. As envisioned by the 2015 Ridgefield Junction Subarea Plan, this approximately 1,400 acre subarea is intended to serve as “the City’s employment hub, supporting a variety of industrial and commercial businesses as well as a couple of important institutional landowners – PeaceHealth and Clark College.”

Employment Districts. As of the date of the subarea plan, the junction subarea was estimated to account for about 80% of Ridgefield’s total employment capacity. Within the subarea are five designated districts:

- The area to the SW of the interchange of the freeway (District One) is planned as an employment center with a mix of office and industrial uses.

- The area at the NW quadrant of the interchange (District Two) is targeted to be a master-planned mixed-use hub plus supporting retail and services – including the site of the now proposed Costco development.
- Immediately east of the interchange (District Three) is land planned to accommodate future anchor institutions – notably Clark College and PeaceHealth – plus supporting retail and service businesses.
- Further east (District Four) is a largely undeveloped area with limited infrastructure that is planned for a mix of industrial and commercial uses focused on local production – as for smaller scale manufacturers, breweries, viticulture and urban farming.
- To the southeast (District Five) is the increasingly built-out Union Ridge South area with planned industrial campus uses consistent with the adopted Union Ridge master plan.

Ridgefield Junction Enhancement.

While employment-focused, there is great diversity in the mix of uses planned for each of the junction sub-areas. Of added note is the shift from land-extensive warehouse/distribution uses toward more employment-intensive development.

Costco and associated commercial development of the NW quadrant can serve to enhance development and employment opportunities across all Junction area districts in four key respects:

- **Business presence and image**, transitioning away from settings that are devoid of urban amenity
- Emphasis on **quality design and sustainability**, especially if modeled by major facilities as with Costco
- **Work-force attraction and retention**, particularly younger millennials who want to work in places offering a better balance of shopping, dining, and recreation opportunities more proximate (even next door) to places of work
- **More rapid area build-out** if major retail can lead rather than follow other junction area development

Ridgefield Junction Subarea Plan

Vision

Ridgefield Junction is a mixed-use destination that provides an attractive, distinctive gateway to Ridgefield and serves as an important employment and commerce center for the city and region. Key institutions and industrial anchors are the foundation for the Junction's vitality, and new development reinforces Ridgefield's aesthetic appeal and capitalizes on its scenic setting.

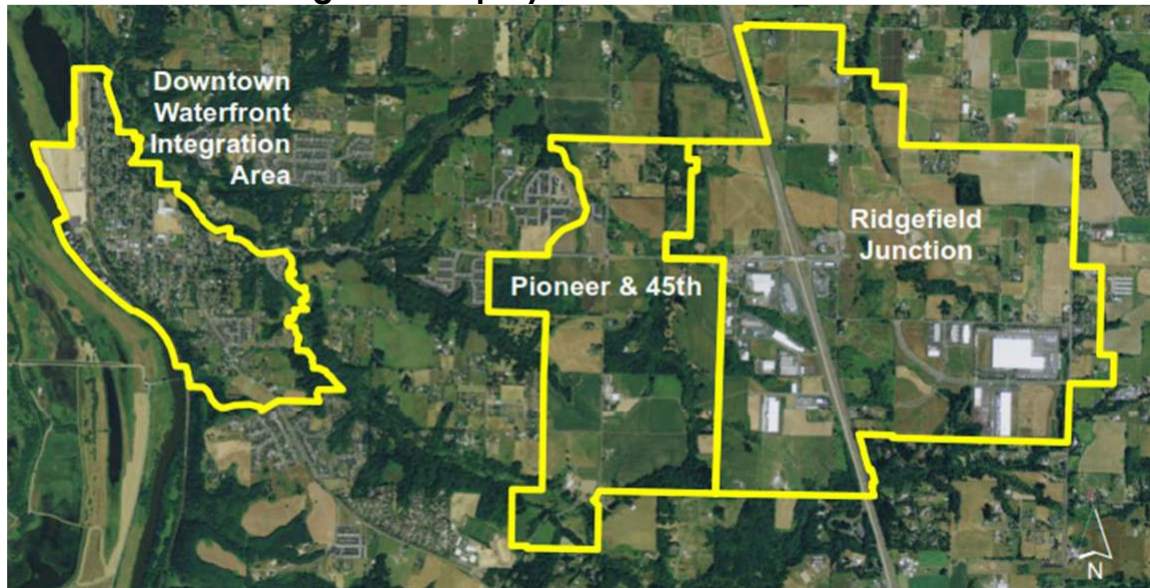
Goals

- ✓ Honor Ridgefield's commitment to livability, sustainability and design excellence in new development
- ✓ Provide critical infrastructure and amenities for anchor tenants and key institutions
- ✓ Develop a range of commercial centers that complements the city's historic downtown
- ✓ Create unique gateways and districts in Ridgefield Junction that reflect community character
- ✓ Promote opportunities for live/work lifestyles
- ✓ Increase and diversify the City's tax base by attracting new development and greater employment

Broader Community-Wide Catalyst Opportunities

As a final step in this review, the geographic scope of potential community impact is further widened beyond the Ridgefield Junction to consider two other pivotal areas of economic and mixed use opportunity – the Downtown Waterfront and Pioneer & 45th (now Royle) subareas.

Ridgefield Employment & Mixed-Use Sub-Areas



Sources: Clark County GIS, Esri and E. D. Hovee.

Community Vision. These subareas represent elements of a community-wide vision as stated in the 2016 *Ridgefield Area Comprehensive Plan* – a vision described by five principles:

- **Regional Employment Center** – with Ridgefield continuing to build a robust economy providing a wealth of living-wage employment opportunities
- **Quality Neighborhoods** – maintaining quality of existing residential neighborhood and creating new neighborhoods with desirable pedestrian environments and access to schools and parks and high quality design
- **Complete Community** – providing complementary services for residents to live, work, shop and play
- **Protection of Critical Areas** – with diverse topography and abundance of natural resources playing an important role in attracting economic growth.
- **Managed Growth** – with a “pay as you go” philosophy to ensure that urban-level services are provided concurrently with new development

Ridgefield’s three employment and mixed-use subareas each play important roles in achieving this community-wide vision – as each subarea offers a complementary vision and development focus. An objective of the Comprehensive Plan is to “prioritize creation of family wage jobs, including employment in employment sectors with higher than average median wages.”

In addition, the Comprehensive Plan aims to “pursue employers in sectors that currently employ many Ridgefield residents outside the city in order to increase the number of people who both live and work in Ridgefield.” This objective is in response to the recognition that only 6% of employed Ridgefield residents work in Ridgefield – with particular underrepresentation in professional service, health care and retail-related employment.

Community-Wide Catalyst Opportunity. In ways that are both distinct and similar to benefits for the Junction subarea, the presence of a Costco can serve as a catalyst to realization of added community-wide benefit – summarized as including:

- Making Ridgefield a **more desirable place to live** as well as work – by offering a more complete complement of retail goods and services as a full-service community with less need to travel elsewhere to shop
- **Attracting higher wage industrial, professional, health care and education employment** to Ridgefield – with less need for residents to travel elsewhere for employment
- Making the up-front investment to assure high quality, **attractive commercial development at the gateway** to Ridgefield – thereby encouraging a similar commitment to quality of public and private investment community-wide
- Yielding substantial **tax benefits** to the City of Ridgefield – as retail sales tax offers more upside and inflation protection long-term than property tax which is subject to a 1% per year increase limitation (except for new construction) throughout Washington state.

Application

A final question addressed by this economic analysis report is: *How might or should the City of Ridgefield assess its role in reviewing the Costco development plan and/or facilitating this project for community benefit?*

As with other commercial, residential and public facility projects, the City has regulatory and permitting responsibilities. While the scope and scale of this Costco project is larger than most, this report assumes that the development plan will be considered on a basis consistent with Ridgefield’s normal review process. The more pressing portion of the question noted above is how to facilitate a project that will go beyond what the normal review process might yield – achieving greater community benefit than might otherwise be the case.

From an economic and development perspective, four steps are suggested as means to create a greater *win-win*, both for the applicant and the Ridgefield community:

1. **Welcome the Costco warehouse as being of significant potential economic value for Ridgefield and the market area served.** Any development project can be viewed as being associated with both positives and negatives – with the relative weighting of these factors often depending on one’s perspective. Large format retailers such as Costco are sometimes viewed as disruptive to existing business offering similar goods and services.

This should be less of an issue locally in Ridgefield than for many communities as the local and more extended market areas are currently substantially underserved – increasingly so as population growth continues.

Independent of Ridgefield's current market opportunity, large format stores represent an increasing proportion of retail activities nationally and a substantial source of governmental revenues, especially in Washington state with reliance on retail sales tax. Assumed with this report is that the proposed development is viewed as a net positive; otherwise proceeding to the following steps would not be warranted.

2. **Leverage the Costco project to serve as a catalyst for economic enhancement for Ridgefield Junction and the greater community.** As illustrated by the experience of Rosauers grocery location at Discovery Ridge, this now completed project has served to help incent or leverage follow-on commercial and residential development in the immediate vicinity of Pioneer and Royle Road. In terms of sales magnitude, the planned Costco will have an even greater magnitude of retail impact throughout local and extended market areas that remain substantially underserved.

Quality of Design & Community Fit As Catalyst for Economic Enhancement¹⁰

Much as Rosauers has done for Discovery Ridge, Costco can do for the Ridgefield Junction area, drawing other commercial businesses serving the extended market area and also capturing the interest of other prospective institutional and industrial employers. Perhaps as much as any single consumer-focused business today, a Costco serves as a symbol that a community is ready and able to serve the full range of resident needs and interests.



As in other communities, there is an opportunity to increase the quality of facility design – especially the exterior look – going above and beyond what is often expected with a warehouse membership business. This is especially important at a highly visible, potentially signature location as with the I-5/Pioneer interchange. Appendix B provides some best practice examples of what has been applied elsewhere.

3. **Focus on optimizing project design as an iconic statement consistent with community values at this highly visible gateway to Ridgefield.** By virtue of their scale, large format retailer and membership clubs occupy large sites and are driven to build highly efficient

structures that may be viewed as out of character for what the community is and aspires to be. As noted, presenting a quality image is especially important at highly visible community gateways such as the I-5 interchange with Pioneer / SR 501.

It is in the interest of the community and the business to present the most attractive greeting possible at Ridgefield's *front door*. Finding the right balance of store efficiency and community appeal is suggested as a priority for mutual City and Costco determination.

4. **Determine the form and magnitude of public incentives based on achieving a reasonable and beneficial return on investment for the City and community.** From the City's perspective, it may be worthwhile to consider public incentives (financial and/or otherwise) as a means for Costco to justify and support a higher level of investment than would otherwise normally be the case. Determining the appropriate form and magnitude of incentives can be made based on an assessment of the city and/or community's return on investment (ROI). ROI may be calculated in purely financial terms, for example, to assure that multi-year added revenues to the City equal or exceed the cost of incentives provided for enhancement of the Costco development.

ROI might also be considered on the basis of community benefits not as readily measurable in direct financial terms, for example, encouraging decisions by other major private and institutional owners to invest in Ridgefield more rapidly than otherwise planned – though these less quantifiable benefits may be more challenging to readily verify. In any event, the ability to readily communicate ROI in understandable, transparent fashion is important for such proposals to achieve a reasonable level of constituent support.

Of these four steps, the most pivotal for Costco, the City and community is the third step -- optimizing project design as an iconic statement consistent with community values at this highly visible gateway to Ridgefield. For Costco, enhanced design and image can result in increased customer patronage and sales volume – including more rapid sales ramp-up.

For the City, increased store sales volume means more sales tax revenue from this key revenue generator – as well as the potential for more development and associated revenue occurring elsewhere at Ridgefield Junction and community-wide. For the entire Ridgefield area, a signature project can mean both enhanced identity and livability in a full-service community – to live, work, shop and recreate.

E. D. Hovee & Company, LLC appreciates the opportunity to provide this economic catalyst review and is prepared to address questions or comments that may arise regarding any aspect of this report.

APPENDIX A – TAX REVENUE DETAIL

Estimated One-Time & Annual On-Going Tax Revenues of Costco Ridgefield (by Benefiting Jurisdiction)

Benefited Jurisdiction	Ridgefield Tax Rate	One Time (w/ Construction)	On-Going (Per Year)	Tax Notes
Property Tax	Rate per \$1,000 TAV			Per Clark County Levy Rates - 2022
WA State Schools	\$2.7261109732	Not applicable with construction	\$39,400	State of Washington
School Debt	\$1.5053362106		\$21,800	Ridgefield School District #122
School M&O	\$1.4942468691		\$21,600	Ridgefield School District #122
Fire General	\$1.4427796331		\$20,850	Fire District 11 General
County General Fund	\$0.8871501333		\$12,800	Clark County
City of Ridgefield	\$0.7247112790		\$10,450	General Fund
Fort Vancouver Library	\$0.3185478785		\$4,600	Regional Library
Port of Ridgefield	\$0.1391114864		\$2,000	General Fund
Conservation Futures	\$0.0334395501		\$500	Clark County
Total Levy	\$9.2714340133	--	\$134,000	Levy without exemptions
Sales Tax	Rate % of Taxable Sales			
State of Washington	6.50%	\$938,700	\$4,225,000	
City of Ridgefield (net)	0.84%	\$121,300	\$546,000	After 16% admin deduction
State Administrative Fee	0.16%	\$23,100	\$104,000	16% of City 1% share
City of Ridgefield (TBD)	0.20%	\$28,900	\$130,000	Transportation Benefit District
C-TRAN	0.70%	\$101,100	\$455,000	
County Law & Justice	0.10%	\$14,400	\$65,000	
County Mental Health	0.10%	\$14,400	\$65,000	
Total All Jurisdictions	8.60%	\$1,241,900	\$5,590,000	On construction + retail Sales
Combined Property & Retail Sales Tax		\$1,241,900	\$5,724,000	

Source: E. D. Hovee from development program and current tax rates.

Estimates are rounded.

On-going revenues are estimated as of phased-in (normalized) operations,
as of about Year 3-4 after opening.

Information is for illustrative purposes only.

APPENDIX B. BEST PRACTICE EXAMPLES

On the following pages are provided three different types of best practice examples of how a Costco development can prove economically and socially beneficial. These examples are intended to be illustrative and not necessarily comprehensive or definitive. They are provided from the perspectives of on-site design, prior Ridgefield experience, and the experience of another emergent community that has gone full-service at regional, community and neighborhood levels of scale:

- **Costco Opportunity for Diversity of Design** – describes the increasing diversity of design treatments that Costco has contextualized to better fit the fabric of the communities that it serves.
- **Rosauers & Discovery Ridge Leveraging Effect** – reflects on the way that an initial commercial development at Pioneer and Royle Road has served to leverage multiple commercial and residential developments in support of community residential growth over the last 3-4 years even through a period of pandemic.
- **The Woodlands TX – Moving to Full-Service Community** – features a community that serves a similarly sized extended market area as Ridgefield but is further along in the multi-step progression of developing into more of a full-service community with diversified commercial development results, as experienced over several decades.

Each of these best practice examples is recounted with one-page summary descriptions, now following.

Costco Opportunity for Diversity of Design

Costco warehouses are known for their economy and efficiency – including relative standardization of interior layout and exterior design. However, the company has also provided for increased diversity and quality of design in recent years – especially of the store’s exterior look. This increased diversity is illustrated by the several examples as shown to the right.

A store currently under construction and planned for a 2022 Costco opening is shown by the second photo. Located in **Riverton, Utah**, a city of 45,000+ residents, the 19-acre site of the planned 160,000 square foot Costco is part of an overall development on Riverton’s west side consistent with a master development agreement between Riverton City and Suburban Land Reserve, the property owner. The agreement addresses both commercial and residential development, as part of a larger 540-acre planned mixed use commercial and residential development for the Mountain View Village area in this rapidly growing southwest portion of the Sale Lake metro area.

This photo and those below show a **range of exterior designs and materials** now being used across the U.S. and internationally. Recent designs have expanded, for example, to include metal buildings – reflecting technology for fabricating and constructing metal buildings that has improved substantially in recent years. The photo at the bottom illustrates the varied and articulated design including color scheme available with the metal building approach.

Flexibility of design allows buildings to be more contextual, better fitting the fabric and character of communities ranging from the long established to recently emerging. Achieving the right look and feel for Ridgefield’s Costco can prove instrumental to strong store image, performance and to serving as a catalyst for quality development elsewhere at Ridgefield Junction and community-wide.

Vancouver Costco



Riverton Utah Costco



Contemporary Approach



Metal Building Approach



Rosauers & Discovery Ridge Leveraging Effect

Ridgefield has a history of catalytic projects that serve to attract added high quality development, enhancing economic vitality and quality of life for the greater community. In 2018, the City and Port of Ridgefield together announced that a new retail center anchored by a 53,000 square foot, full-service grocery store and fueling station would move forward on a portion of a 30-acre site at the southeast quadrant of the roundabout at Pioneer Street and 45th Avenue (since renamed Royle Road). The project together with adjoining land would be developed by FDM Development, owned by Ridgefield-based developer Dean Maldonado. As illustrated by the recent aerial photo below, the leveraging effect has proven out with multiple surrounding commercial developments at what is known as Discovery Ridge.

An economic analysis at the time described and quantified the potential catalytic effect that development could have on leveraging this development for sustained economic development citywide.

Drawing on the examples of Vancouver's grocery-anchored Grand Central Station and Hood River's waterfront development, the report noted the opportunity for broader community development opportunity in Ridgefield occurring in two ways: a) through on-site value creation and b) broader economic development enhancement.

This 2020 aerial (per Clark GIS) shows rapid changes on both sides of what is now S. Royle Road with commercial and nearby multi-family residential construction, anchored by Rosauers Supermarkets.

Much has happened in the succeeding two years, with room for more to support Ridgefield's growth and mixed use character and commitment to a full-service community.

Development has met standards for this pioneering project and the statement of one of the project partners that "for the good of Ridgefield, we will not trade on quality."



The Woodlands TX – Moving to Full-Service Community

Situated at the northern edge of the 7.5 million population Houston metro market, diversified commercial development in the Woodlands, Texas serves a northside market of 670,000 – similar to the combined Clark-Cowlitz population base approaching 635,000. There are three Costco warehouses situated to conveniently service this market population (including a warehouse facility in The Woodlands), much as will be the case when Costco proceeds with its Ridgefield investment.

Demographics & Governance. Unlike Ridgefield and most U.S. urban areas., The Woodlands was developed starting in the mid-1970s as a single master planned community, patterned on the experience of Columbia, Maryland – with the developer stating an objective to “entice city slickers looking for far-flung suburban quality of life.” Rather than incorporating as a City (as initially anticipated), the Woodlands Township was established as a special purpose district by the Texas Legislature in 1993. The district is run by a 7-member board of directors directly elected by residents and provides limited municipal governmental services.¹¹

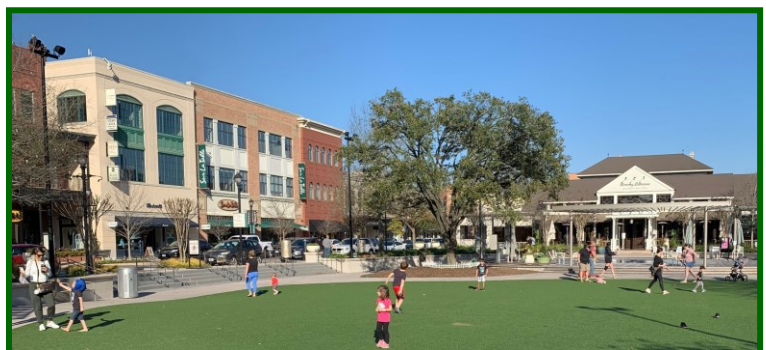
Starting at just over 8,400 residents in 1980, population increased to over 29,000 in 1990, to 63,000 in 2000 and then to an estimated 120,000 as of 2022. In effect, The Woodlands has followed a growth trajectory that is now beginning to be experienced by Ridgefield – but with The Woodlands having started about three decades earlier. Overall median household of this north of Houston market area is greater than that of Clark-Cowlitz Counties with some of the highest incomes in The Woodlands, much as Ridgefield median incomes exceed the rest of its extended market area.

Diversified Commercial Development. Much of the larger format commercial development in The Woodlands has oriented to Interstate 45 – linking the Houston and Dallas metro areas. More than many similar communities, The Woodlands has diversified to also support a regional shopping mall and a regionally recognized downtown “Market Street” core of boutique retail, dining and entertainment. The township also has become a major employment center – including serving as corporate headquarters for nationally and globally recognized companies and as a significant multi-institution medical and higher education center.

Residential areas of The Woodlands are organized into eight villages, subdivided into neighborhoods – each with localized commercial areas and amenities ranging from extensive landscaping and open space and multiple recreation opportunities. The town center features a waterway modeled after San Antonio’s Riverwalk.

Ridgefield Application? More so than most suburban places, The Woodlands exemplifies the ability for a community to accommodate and encourage multiple commercial purposes – each complementing the other.

Market Street in The Woodlands offers a mix of retail, dining entertainment, office and open space options – with townhomes and apartments nearby.



ENDNOTES

- ¹ Data and other information for this economic review has been obtained from sources generally deemed to be reliable. Some information viewed as proprietary is not readily obtainable from primary sources but requires reliance on secondary sources. Information has been obtained from multiple sources, not all of which may be consistent. E. D. Hovee does not guarantee accuracy and information is subject to change without notice.

The observations and opinions expressed in this report are those of the author. They should not be construed as representing the opinion of any other party prior to their express consent, whether in whole or part.
- ² Information for this company profile is based on the Costco Wholesale *2021 Annual Report: Fiscal Year Ended August 29, 2021*. The annual report includes filing of Form 10-K with the United States Securities and Exchange Commission, also covering the fiscal year ended August 29, 2021.
- ³ As of fiscal 2021, net sales for e-commerce reportedly represented approximately 7% of total Costco net sales.
- ⁴ The sales volume of new warehouses opened in 2021 is about 65% of the all-warehouse average. Facilities in operation 2-3 years reach sales at 79% of the all-warehouse average increasing to about 95% by Year 4. Well seasoned warehouses operating since 2012 and before achieve sales volumes that are 107% of the all-warehouse average. Per Costco *2021 Annual Report*.
- ⁵ Construction-related inflation is estimated based on the Turner Building Cost Index for non-residential buildings. The construction cost estimate utilized with this estimate excludes cost of site acquisition and soft costs as for design and engineering, permits/fees, interest during construction, and Washington state sales tax. Land cost represents an existing asset value rather than incremental (or added) value. For a global or national firm such as Costco, much though not all of the soft cost could be expected to accrue to non-local sources as for interim financing, design and engineering, and to governmental agencies as with sales tax revenues, permits and fees often involving limited added local impact as with agency hiring. As such, construction impacts indicated with this report may be viewed as a conservative estimate of potential local economic impact.
- ⁶ Source is Costco Wholesale, *2021 Annual Report* and attached U.S. Securities and Exchange Commission Form 10-K for the fiscal year ended August 29, 2021, page 4.
- ⁷ Costco does not appear to provide wage data with its *Annual Report*. One source of reported average Costco wage data as of 2022 is from Ziprecruiter: <https://www.ziprecruiter.com/Salaries/Costco-Salary-per-Hour>
- ⁸ The sales tax rate for the City of Ridgefield is 1.00 percent, reduced by administrative expense for the State of Washington to a net 0.84% rate benefit for the City.
- ⁹ Potential taxes on business personal property are not estimated with this analysis. While business personal property is different than real property, it is assessed and taxed similarly. Business personal property assets include all movable furniture, fixtures, machinery, farm equipment and supplies. Also not included with this analysis is real property tax on land value as this is already being taxed on the raw land value of the site and is not assumed to represent an added (or incremental) revenue on-site benefit with the project.
No estimate of real estate excise tax is made as the nature of a potential land transaction for this project is not identified at present. Also not included are impact and permitting fees as these represent an expenditure contribution typically based on cost of service.
- ¹⁰ Photo is from the Metal Building Manufacturers Association (MBMA) per blog: "Costco: Making the most of Metal Building Technology and Construction," also a source for discussion with Appendix B. Website link is: <http://blog.mbma.com/costco-making-the-most-of-metal-building-technology-and-construction>
- ¹¹ The Woodlands Township provides services including trash pickup, parks and recreation, covenant enforcement, fire and rescue services, streetscaping, and economic development. Also provided locally are enhanced law enforcement and security patrol to supplement service of the county sheriff's office and the state highway patrol. Summary information is per Wikipedia.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Approving a Development Agreement with Costco Wholesale Corporation for Design Standards and Review Management

PREVIOUS COUNCIL ACTION TAKEN:

Public hearing and First reading held on 10-27-2022.

SUMMARY/BACKGROUND:

Costco Wholesale Corporation is proposing to build a retail warehouse in Ridgefield. In addition to assuring necessary infrastructure is provided to the site, the City has requested that Costco enhance the design of the site and building to provide a more iconic and context sensitive site and building design.

The developer has agreed to provide such design but is seeking a reduction in fees to account for the economic value created by a Costco retail warehouse and increased expense to Costco of providing such improvements. These reductions in fees are to be contemplated as part of an Economic Catalyst Program application included as a separate agenda item.

In addition, to assure the best development review process and product for applicant and community, the City and Costco have agreed to identify and use a project management approach.

BUDGET/FINANCIAL IMPACTS:

N/A (budget/financial impacts are addressed in Economic Catalyst Program application)

ACTION OR MOTION:

Staff recommends taking action on Ordinance No. 1376.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS: Ridgefield Costco Dev Agmt 11-17-22 (PDF)

ORDINANCE NO. 1376

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH COSTCO WHOLESALE CORPORATION FOR DESIGN STANDARDS AND REVIEW MANAGEMENT

WHEREAS, the City is a Washington Municipal Corporation with land use planning and permitting authority over all land within its corporate limits; and

WHEREAS, the City has the authority to enter into a Development Agreement pursuant to RCW 36.70B.170; and

WHEREAS, Costco Wholesale Corporation is finalizing ownership of property within the City of Ridgefield to include the following tax parcel: APN 214038000; and

WHEREAS, Costco Wholesale Corporation is proposing to construct a 160,500 square feet retail warehouse plus fueling station; and

WHEREAS, the City has identified a need for Costco – as a catalytic anchor tenant for an approximately 100 acre site zoned Regional Commercial Business – to set the standard for form and function throughout the parcel area and Junction Subarea; and

WHEREAS, Costco Wholesale Corporation has identified and is seeking City recognition of additional costs associated with providing an iconic Ridgefield-specific site and building design which are not included in budgeted expenses for a traditional Costco Retail Warehouse project; and

WHEREAS, the City Council held a public hearing for the proposed Development Agreement at a regular scheduled meeting held on October 27, 2022; and

WHEREAS, the City Council conducted a first reading of this ordinance on October 27, 2022; and

WHEREAS, the City and Costco Wholesale Corporation have reached agreement regarding the terms and conditions of a Development Agreement related to the site and building design for a Costco Retail Warehouse on the subject parcel, which Development Agreement together with design sketches included as its Exhibit A are attached hereto and incorporated herein;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS 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 approve the Development Agreement with property owners to clarify development standards and TIF credit eligibility for the street improvements.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement attached hereto as Exhibit “A” and authorizes the City Manager to execute the Agreement substantially in the form attached and to take such other actions as may be necessary to effect this Agreement.

Section 3. **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 4. **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 5. **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 17th DAY OF November 2022.

CITY OF RIDGEFIELD

Mayor, Jennifer Lindsey

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:

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:

City of Ridgefield
 Attn: Steve Stuart
 230 Pioneer St./P.O. Box 608
 Ridgefield, WA 98642-0608

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE:	DEVELOPMENT AGREEMENT
GRANTOR(S):	COSTCO WHOLESALE CORPORATION
GRANTEE:	CITY OF RIDGEFIELD, WASHINGTON
ABBREVIATED LEGAL DESC:	Located in the Northeast & Northwest ¼ of Section 21 Township 4 North, Range 1 East, Willamette Meridian
FULL LEGAL DESCRIPTION:	See Exhibit A To This Document
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER:	214038000
REFERENCE NUMBER OF RELATED DOCUMENTS:	N/A

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)

DEVELOPMENT AGREEMENT

Effective Date: Date of mutual execution of this Agreement by the Parties, subject to termination as set forth in Section 7 and Section 9 hereof.

PROPERTY

The real property subject to this Agreement is legally described on **Exhibit A** attached hereto (hereafter, the “**Property**”). The Property described in **Exhibit A** is part of a larger assemblage of properties contemplated in the Union Ridge Town Center Master Plan.

PARTIES

COSTCO WHOLESALE CORPORATION, a Washington corporation (hereafter “**Developer**”), which has entered into an agreement to purchase the Property.

The CITY OF RIDGEFIELD, a Washington municipal corporation (hereafter “**City**”), which is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Developer, and the City, as defined in this agreement, are collectively referred to herein as the “**Parties**”.

AUTHORITIES

Whereas, the Parties are authorized to enter this Agreement by RCW 36.70B.170(1).

Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

- (1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements.

RECITALS

- A. Developer has entered into an agreement to purchase the Property described in **Exhibit A** attached hereto, comprising a total of approximately 17 acres.
- B. The City recognizes the catalytic effect Developer's project could create for local tax revenue and service-delivery to residents; and seeks to work with Developer to maximize benefit and impact of Developer's project.
- C. Developer and the City have agreed that due to the location (at a highly visible gateway to Ridgefield) and scope of the proposed development on the Property, it would benefit the project and the public to provide enhanced building and site features that create an iconic design and satisfy the City Commercial Design Standards in RDC 18.230. The proposed design enhancements are depicted on **Exhibit B** attached hereto.
- D. Developer and the City have agreed that due to the location and scope of the proposed development on the Property, the Parties and community would be best served by implementing project-specific review using a designated project manager to assure quality and timeliness of process and results.
- E. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. DEVELOPER'S OBLIGATIONS

Developer is signing this Agreement as the contract purchaser of the Property. No other developer or owner of the Property shall have any rights or obligations under this Agreement. The rights and obligations of Developer hereunder are deemed to be binding upon, and assumed by, Developer.

2. COMMERCIAL DESIGN STANDARDS

The City has determined that due to the unique nature of Developer's project, it is in the community's interest to work directly with Developer on site and building design that meets the intent of the City's Commercial Design Standards in RDC 18.230. Thus, the City shall deem the site and building plan submitted as **Exhibit B** to this Agreement as generally meeting the requirements of RDC 18.230. However, Developer and City agree that formal review shall still be necessary to assure the design elements of **Exhibit B** are implemented through legally required site and building review processes.

3. ECONOMIC CATALYST PROGRAM

In order to recognize the economic impact of the Developer's project on the surrounding area, including (but not limited to) creating additional job development, increasing direct and indirect local sales tax revenue, increasing property values, and attracting additional investment in the vicinity of the Developer's project, as well as the increased investment associated with enhanced site and building design specified in **Exhibit B**, the City Council has approved the fee reductions or eliminations authorized by the Economic Catalyst Program. Under the Costco Economic Catalyst Program, fees established in the Land Use Planning Permits, Building Permits, and Public Works Permits sections of the adopted City of Ridgefield master fee schedule are waived for the Costco at Union Ridge Town Center project. The following exceptions apply:

- Traffic impact fees (TIF) shall be reduced by xx.
- The City does not have the legal authority to waive water system development charges (SDC).
- The City does not have the authority to waive the Washington State Building Code Council (WSBCC) surcharge.
- The City does not have the authority to waive any fees collected by outside agencies.

4. PROJECT MANAGEMENT

Due to the scope and location of the Developer's project, the City shall make available a project manager to provide customer focused service for the development, ensuring quality process and result. The project manager will be the central point of contact for the Developer and will be responsible for leading review of the Developer's project from inception to occupancy. The project manager's work will include but not be limited to: issue resolution, reduction in process uncertainty, coordination with City departments and relevant partner agencies, public outreach, enhanced plan review and construction schedule predictability, project troubleshooting, and regular project team meetings including pre-construction and construction.

5. CITY'S RESERVED AUTHORITY

Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B; provided, however that site and building design are generally not a serious threat to public health and safety but the impact of congestion or environmental impact at any particular location may degrade to a level that constitutes a safety hazard, and that such action will only be taken by legislative act of the Ridgefield City Council after appropriate public process.

6. EXECUTION OF AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

7. TERMINATION

This Agreement may be terminated by a mutual agreement of the Parties in writing, which will be recorded. Further, and notwithstanding anything seemingly to the contrary set forth in this Agreement, if Developer has not closed on the acquisition of the Property by 5:00 p.m. Pacific time on **Friday, June 30, 2023**, this Agreement shall automatically terminate and be of no further force or effect as of such date and the Parties shall have no further rights or obligations hereunder.

8. AUTHORIZATION

The persons executing this Agreement on behalf of the Parties are authorized to do so and, upon execution by such parties, this Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

9. TERM

Unless terminated pursuant to Section 7 hereof, the Term of this Agreement will expire on the second (2nd) anniversary of the date of the recording of this document if Developer does not commence construction of its project on the Property prior to such date. The Term may, however, be extended in writing by mutual agreement of the Parties which shall be recorded.

10. PUBLIC HEARING

The Ridgefield City Council has approved execution of this Agreement, and the fee reductions and/or eliminations set forth in Section 3 hereof, by ordinance after a public hearing.

11. DISPUTE RESOLUTION

Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

12. APPLICABLE LAW AND VENUE

This Agreement will be construed in accordance with the laws of the State of Washington, and exclusive venue for any dispute will be in the Clark County Superior Court.

13. SEVERABILITY

If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

14. INCONSISTENCIES

If any provisions of the Ridgefield Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority as explicitly defined herein.

15. AMENDMENTS

This Agreement may only be amended by a mutual written agreement of the Parties that has been recorded in the Clark County deed records.

16. SURVIVAL

Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

17. NO DIRECT BENEFIT TO THIRD PARTIES

The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

18. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties as to the subject matter.

19. NOTICES

All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City:	City of Ridgefield Attn: Steve Stuart 230 Pioneer St./PO Box 608 Ridgefield, WA 98642-0608
With a copy to:	Janean Parker Law Office of Janean Z. Parker PO Box 298 Adna, WA 98522
Developer:	Costco Wholesale 999 Lake Drive Issaquah, WA 98027 Attn: John Ellingsen
With a copy to:	Costco Wholesale 999 Lake Drive Issaquah, WA 98027 Attn: Bruce Coffey

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

20. TIME IS OF THE ESSENCE

Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

21. NON-WAIVER

Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver

explicitly waives that provision for all instances.

22. HEADINGS

The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

23. INTERPRETATION OF AGREEMENT; STATUS OF PARTIES

This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

24. FUTURE ASSURANCES

Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement so as to carry out the intent of this Agreement.

[Signatures appear on the following pages.]

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)

[DEVELOPMENT AGREEMENT SIGNATURE PAGE]

COSTCO WHOLESALE CORPORATION

By: _____ Date _____
 Its: _____

State of Washington)
) ss.
 County of King)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the _____ of the Costco Wholesale Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 202__.

(Seal or stamp)

 Signature

 Name
 My appointment expires _____

[Signatures continue on the following page.]

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)

[DEVELOPMENT AGREEMENT SIGNATURE PAGE]

CITY OF RIDGEFIELD

By: Steven Stuart
 Its: City Manager

 Date

State of Washington)
) ss.
 County of Clark)

I certify that I know or have satisfactory evidence that Steven Stuart is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of Ridgefield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 202__.

(Seal or stamp)

 Signature

 Name

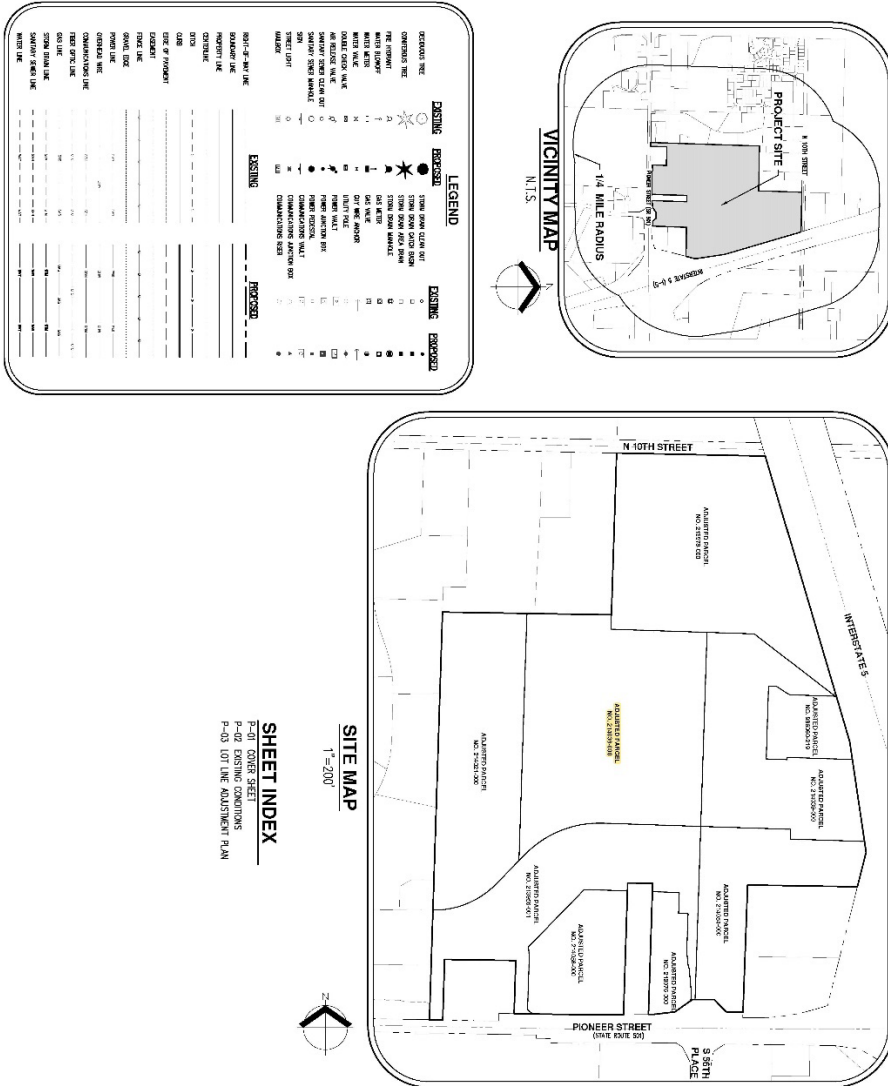
My appointment expires _____

Approved as to form:

 City Counsel

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)

Legal Description



SITE MAP
1" = 200'

SHEET INDEX

P-01	COVER SHEET
P-02	EXISTING CONDITIONS
P-03	LOT LINE ADJUSTMENT PLAN

APPLICANT
 H&B PROPERTIES
 915 N 11TH STREET
 WACOUVER, WA 98680
 PH: (360) 213-2222
 E-MAIL: ash@hnbproperties.com

OWNERS
 STEVEN A. OLIVA
 TAX ID: 21397-000, 213979-000, 214054-000, & 868000-719
 915 N 11TH STREET
 WACOUVER, WA 98680
 E-MAIL: ash@hnbproperties.com

UNIT: WACAMET LLC
 915 N 11TH STREET
 WACOUVER, WA 98680
 TAX ID: 21402-000, 214038-000, 214039-000, & 213950-001

CIVIL ENGINEERING / SURVEYING PLANNING
 AND ENGINEERING & DESIGN, LLC
 CONTACT: MOHAMED ALBERTSON, P.E.
 8600 NE 128TH AVENUE, SUITE 200
 PLYMOUTH, WA 98644
 PH: (360) 862-4149
 FAX: (360) 862-4248
 E-MAIL: ALBERTSON@WAS-ENG.COM

PROPERTY DESCRIPTION
 SECTION 1/4 OF SECTION 21,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
 WACOUVER PROPERTY STATE, #213979000, #213979001,
 #214054000, #214038000, #214039000, #214000000,
 #214000079, AND #868000719

EXISTING LAND USE
 SMALL-SCALE AGRICULTURE, LOW VOLUME VEGETATION,
 ZONED COMMERCIAL, REGIONAL BUSINESS (CRB)

ARCHAEOLOGICAL NOTE
 IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE
 DISCOVERED IN THE COURSE OF IMPLEMENTING THE DEVELOPMENT
 PROJECT, THE PROJECT SHALL BE STOPPED IMMEDIATELY AND THE
 DEVELOPER SHALL BE NOTIFIED FAILURE TO COMPLY WITH THESE
 REQUIREMENTS IS A VIOLATION OF WAC COUNTY COMMUNITY
 DEVELOPMENT ORDINANCE NO. 10-01 AND CAN BE CONSIDERED
 TO BE A VIOLATION OF THE WAC COUNTY ZONING ORDINANCE
 TO VIOLATION AND/OR FINES

PROJECT PURPOSE
 BOUNDARY LINE ADJUSTMENT

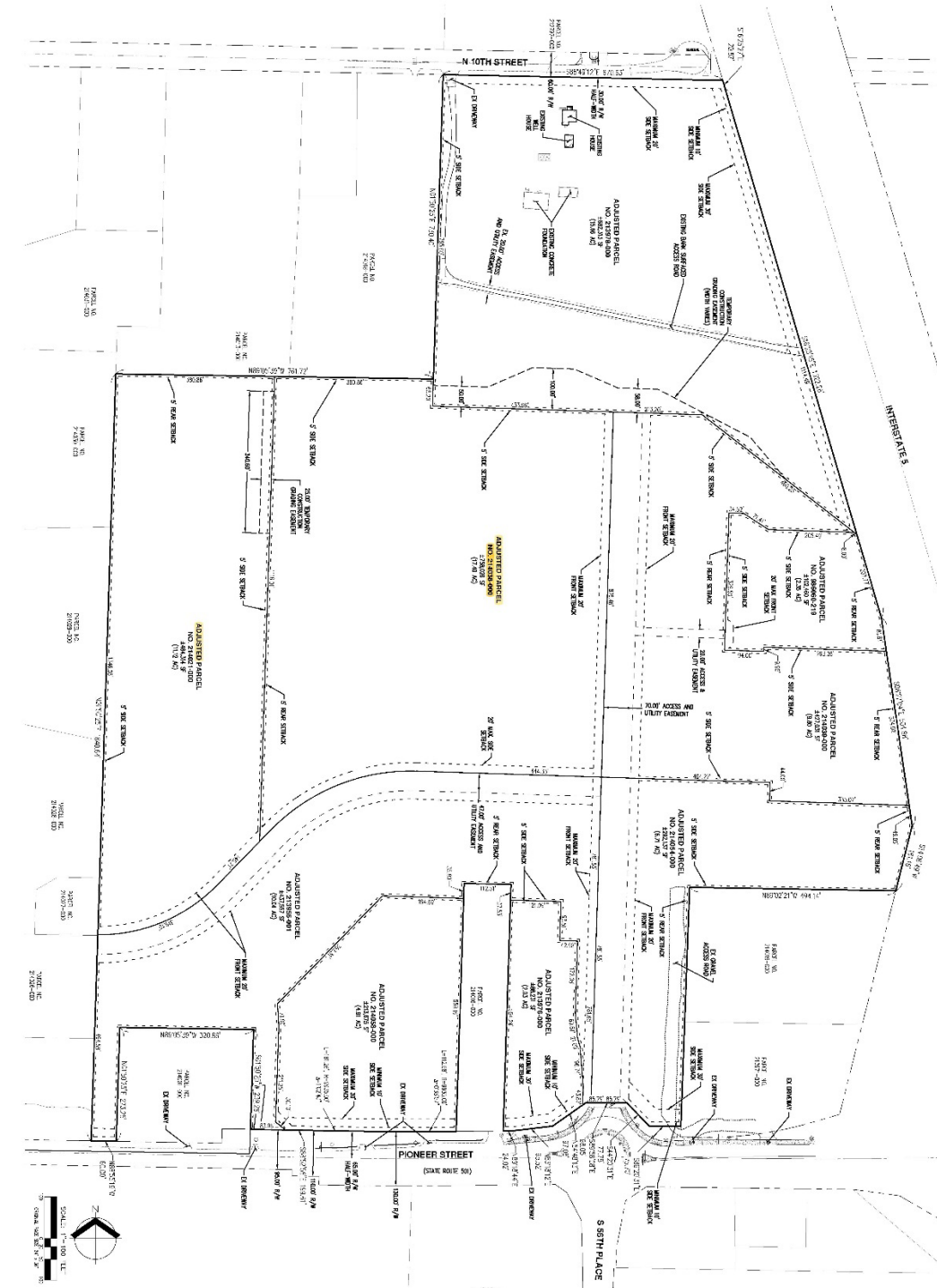
SITE AREA
 2.02 AC (1,482,714 SQUARE FEET)

COVER SHEET
UNION RIDGE TOWN CENTER
HSP PROPERTIES, LLC
RIDGEFIELD, WASHINGTON

AKS
ENGINEERING & FORESTRY, LLC
6830 NE 126TH AVE, STE 2020
KOLLEGE PARK, WA 98147
360.882.0419
WWW.AKS-INC.COM

AKS
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

603 11-17-22 11-17-22 11-17-22



P-03

PRELIMINARY
NOT FOR
CONSTRUCTION

LOT LINE ADJUSTMENT PLAN
UNION RIDGE TOWN CENTER
HSP PROPERTIES, LLC
RIDGEFIELD, WASHINGTON

AKS
AKS ENGINEERING & FORESTRY, LLC
2000 1st Avenue, Suite 100
Ridgefield, WA 98644
PH: 360.883.1111
WWW.AKS-LLC.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)

EXHIBIT B

Narrative for Site and Building Improvements

The Development Agreement includes a Site Plan, Landscape Plan, and Building Elevations that will provide the standards by which the Costco project will be developed. The project design is intended to deliver a development that provides a premium design utilizing quality materials to establish the development tone within the new Union Ridge Town Center. These features are described below.

Building

The Costco development includes a 160,526-square-foot building and fuel facility, which includes an 8,136- square-foot fuel dispensing canopy, 12 multi-product dispensers (MPDs), underground storage tanks (USTs), a controller enclosure, and associated improvements.

The Costco building design is based on a standard layout, but as a catalyst project for the City, incorporates enhanced architectural features in order to establish the design hierarchy for the Union Ridge Town Center. Specifically, the building includes architectural metal siding panels with multiple colors and profiles, in combination with split-faced CMU bricks and metal awnings along the southern and eastern facades. Using multiple siding materials, colors, and textures break the building down into smaller modular components that result in a sophisticated, attractive design. Surrounding the main building entrance is an arcade style structure with a canopy over the southeast corner in order to emphasize the main member entrance. The canopy will be constructed of rectangular tube steel members designed and painted to look like wooden beams in order to provide a durable, attractive feature that is unique to the architectural style of the City of Ridgefield. The arcade structure will provide multiple points of access using garage style roll-up doors and a primary sliding glass door. The arcade footing will protrude to provide informal seating to the surrounding pedestrian area.

The fuel dispenser canopy is a flat roof structure with architectural metal fascia panels and columns composed of galvanized steel and partial CMU wraps in order to match the design of the building.

Landscape and Pedestrian Amenity

The project landscape design is inspired by the nearby Ridgefield National Wildlife Refuge and incorporates native plants and trees and uses species that provide variation in color that provide a transition in color during the change in seasons. Enhanced landscape areas are featured at the northwest and southwest corners of the site and along the western boundary. Landscaping is also incorporated into the Pedestrian Amenity areas located between the building entrance and the east and south right-of-way, which includes low-lying hedges and trees to provide shade and comfort. Overall, landscaping across the parking lot and along the frontages includes more than *double* the minimum number of required trees and *exceeds* the overall minimum coverage requirements of the City Code.

The pedestrian footpath connections between the building entrance and the south and east

street frontages include multiple landscaped Pedestrian Amenity areas that incorporate seating and use a combination of concrete and stamped concrete surfaces. Pedestrian paths are also provided along the building frontages to provide access to the surrounding parking areas. Additionally, a pergola structure will be installed between the building entrance and eastern street frontage, designed to emulate the building canopy using members that look like wooden beams to match the architectural style of the site. These pedestrian oriented features go beyond Costco's typical design and are intended to provide a network of connection points between the building, throughout the site, and to broader the Union Ridge Town Center development.

Depiction of Site and Building Improvements



COSTCO WHOLESALE

RIDGEFIELD, WASHINGTON

PRELIMINARY SITE PLAN

NOVEMBER 14, 2022

PROJECT DATA

4.2.a

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF I-5 & HWY 501
RIDGEFIELD, WA

SITE DATA:

TOTAL COSTCO SITE AREA: 17.40 ACRES (758,072 SF)
USABLE SITE AREA: 16.35 ACRES (712,232 SF)
UNUSABLE SITE AREA: .57 ACRES (24,791 SF)

JURISDICTION: CITY OF RIDGEFIELD

ZONING: REGIONAL BUSINESS (CRB)

SETBACKS:	REQUIRED	ACTUAL	
FRONT:	10'	FRONT: 500'	TBD
SIDE:	0'	SIDE: 60'	TBD
REAR:	0'	REAR: 60'	TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,526 SF

INCLUDES:

NET SALES FLOOR	150,774 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	5,102 SF
BUILDING ENVELOPE	2,191 SF

PARKING DATA:

TOTAL PARKING: 825 STALLS

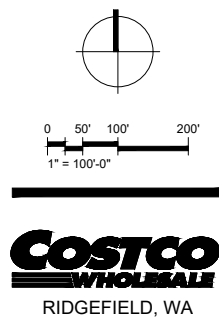
INCLUDES:

MAIN LEVEL PARKING PROVIDED:

⊙ 10' WIDE STALLS	809 STALLS
⬠ ACCESSIBLE STALLS	16 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.18 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



20-5976-01
NOVEMBER 14, 2022

PRELIMINARY SITE
PLAN

P12-16

Packet Pg. 75

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)

PROJECT DATA

4.2.a

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF I-5 & HWY 501
RIDGEFIELD, WA

SITE DATA:

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USABLE SITE AREA: 16.35 ACRES (712,232 SF)
UNUSABLE SITE AREA: .57 ACRES (24,791 SF)
JURISDICTION: CITY OF RIDGEFIELD

ZONING: REGIONAL BUSINESS (CRB)

SETBACKS:	REQUIRED	ACTUAL	
FRONT:	10'	FRONT: 500'	TBD
SIDE:	0'	SIDE: 60'	TBD
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BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,526 SF

INCLUDES:

NET SALES FLOOR	150,774 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	5,102 SF
BUILDING ENVELOPE	2,191 SF

PARKING DATA:

TOTAL PARKING: 825 STALLS

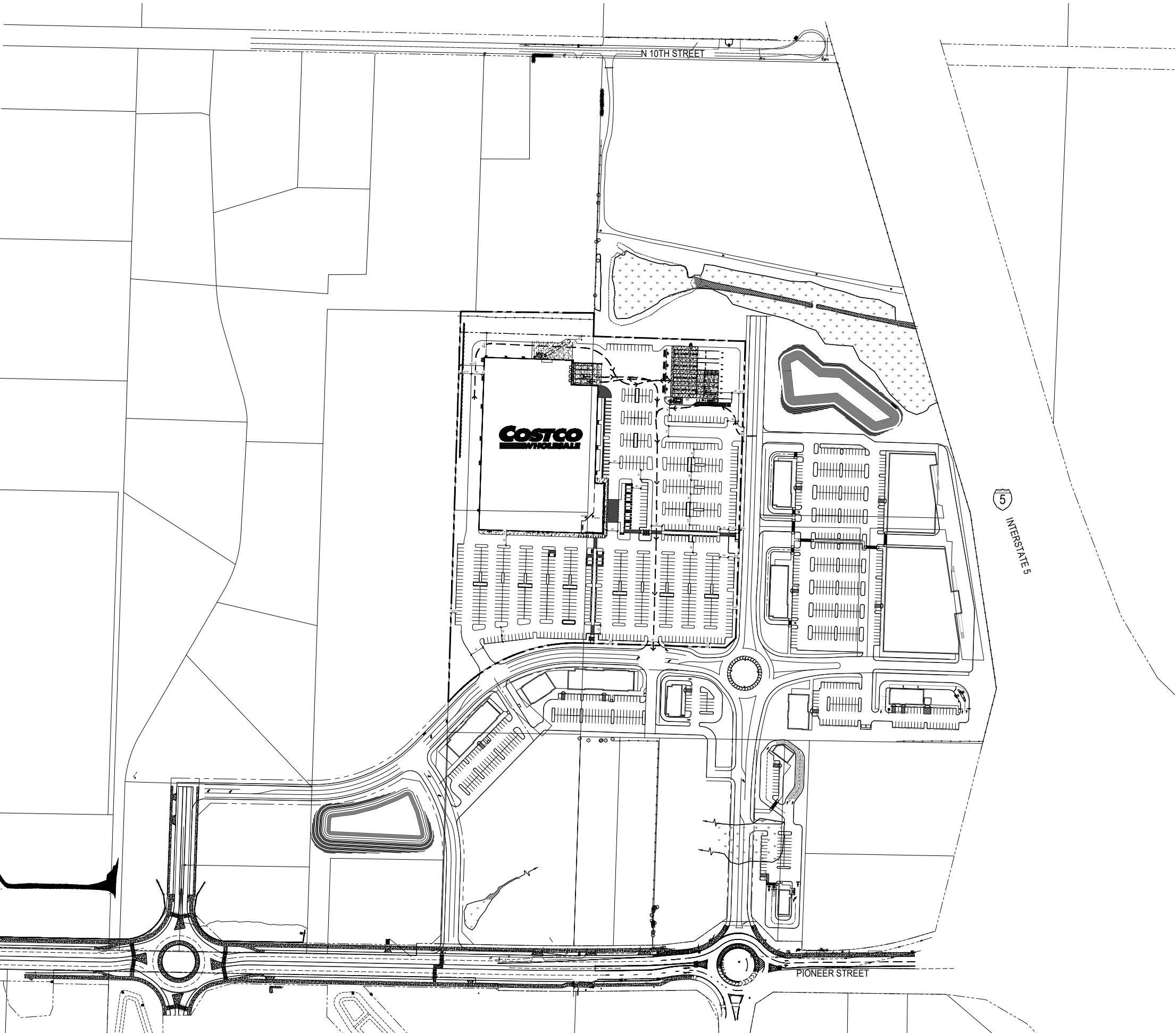
INCLUDES:

MAIN LEVEL PARKING PROVIDED:

10' WIDE STALLS	809 STALLS
ACCESSIBLE STALLS	16 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.18 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

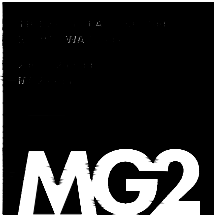
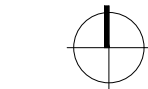


COSTCO WHOLESALE

PRELIMINARY SITE PLAN

RIDGEFIELD, WASHINGTON

NOVEMBER 14, 2022



20-5976-01
NOVEMBER 14, 2022

PRELIMINARY SITE
PLAN

P13-16



COSTCO WHOLESALE
RIDGEFIELD, WASHINGTON

PRELIMINARY SITE PLAN
NOVEMBER 14, 2022

PROJECT DATA

4.2.a

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF I-5 & HWY 501
RIDGEFIELD, WA

SITE DATA:

TOTAL COSTCO SITE AREA: 17.40 ACRES (758,072 SF)
USABLE SITE AREA: 16.35 ACRES (712,232 SF)
UNUSABLE SITE AREA: .57 ACRES (24,791 SF)

JURISDICTION: CITY OF RIDGEFIELD

ZONING: REGIONAL BUSINESS (CRB)

SETBACKS:	REQUIRED	ACTUAL	
FRONT:	10'	FRONT: 500'	TBD
SIDE:	0'	SIDE: 60'	TBD
REAR:	0'	REAR: 60'	TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,526 SF

INCLUDES:

NET SALES FLOOR	150,774 SF
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	5,102 SF
BUILDING ENVELOPE	2,191 SF

PARKING DATA:

TOTAL PARKING: 825 STALLS

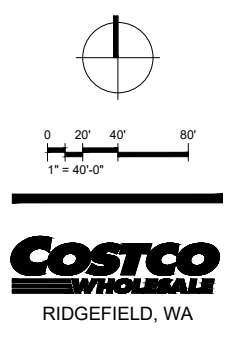
INCLUDES:

MAIN LEVEL PARKING PROVIDED:

⊙ 10' WIDE STALLS	809 STALLS
⬠ ACCESSIBLE STALLS	16 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.18 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



20-5976-01
NOVEMBER 14, 2022

PRELIMINARY SITE
PLAN

P11-16

Packet Pg. 77

Attachment: Ridgefield Costco Dev Agmt 11-17-22 (Costco DA)



Packet Pg. 78



① EAST ELEVATION
SCALE: 1" = 40'

ACCENT METAL
"MEDIUM BRONZE"

STUCCO FINISH METAL PANEL
"SAND STONE"

METAL TRELLIS
"MEDIUM BRONZE"



② SOUTH ELEVATION
SCALE: 1" = 40'

CMU SOLDIER COURSE
"BROWN"

VERTICAL METAL PANEL
"METALLIC CHAMPAGNE"

ENTRY CANOPY PILASTER
"CULTURED STONE"



③ WEST ELEVATION
SCALE: 1" = 40'

SPLIT FACE CMU
"MEDIUM BROWN"

STRIPE
"COSTCO RED"

VERTICAL RIBBED PANEL
"METALLIC CHAMPAGNE"

STUCCO FINISH METAL PANEL
"SAND STONE"

PILASTER
"CULTURED STONE"



④ NORTH ELEVATION
SCALE: 1" = 40'

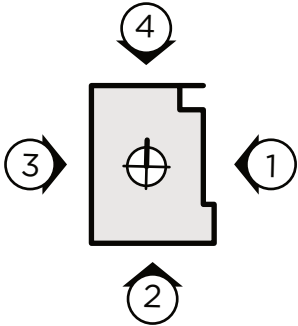
COPING
"MEDIUM BRONZE"



⑤ SIGN PACKAGE



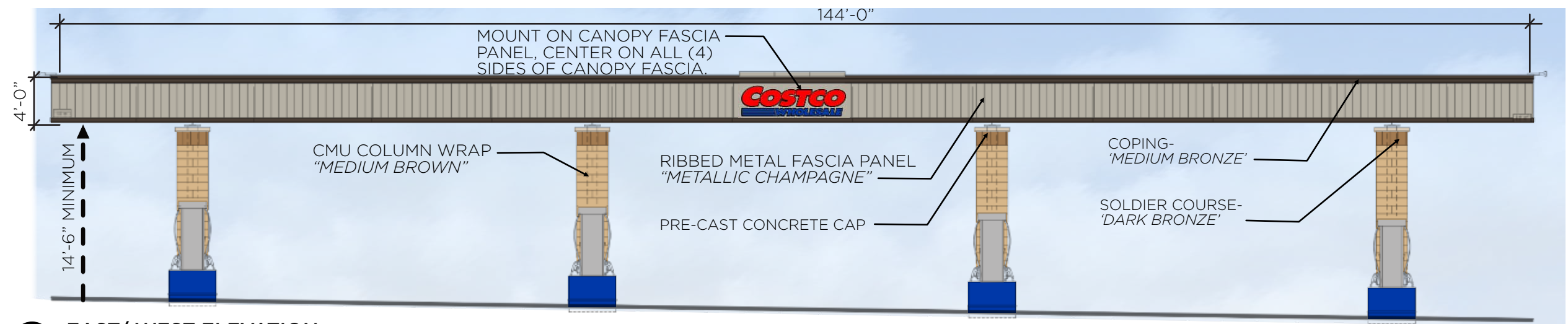
TIRE CENTER







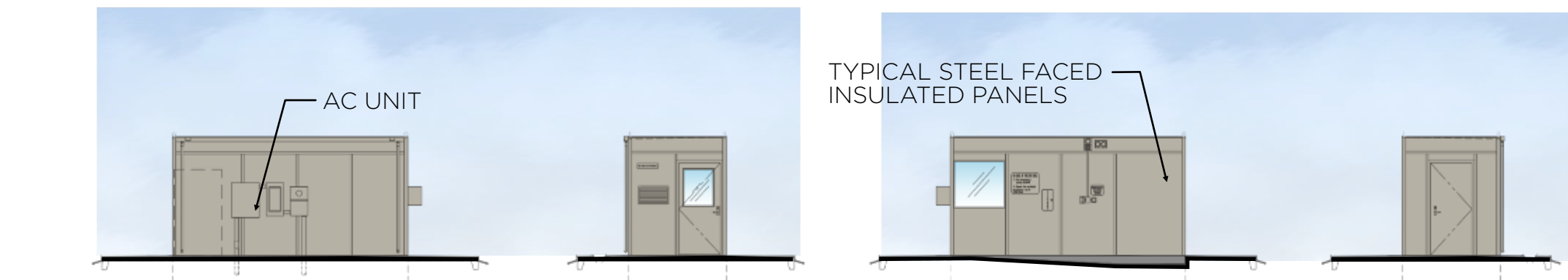




① EAST/ WEST ELEVATION
SCALE: 1" = 40'



② NORTH/ SOUTH ELEVATION
SCALE: 1" = 40'



③ DATA HUT
SCALE: 1" = 40'

1/8" = 1'-0" 4' 8' 12' 16' 20'



LANDSCAPE CALCULATIONS:

(FOR PERMITTING PURPOSES ONLY)

TOTAL SITE AREA:	16.94 ACRES (737,788 S.F.)
TOTAL LANDSCAPE AREA:	2.53 ACRES (110,303 S.F.)
LANDSCAPE AREA REQUIRED:	10%
LANDSCAPE AREA PROVIDED:	14.9% (2.53/16.94)

PERIMETER BUFFERS

L2 BUFFERS ALL SIDES
TREES REQUIRED AT 1 PER 25' LENGTH
EVERGREEN SHRUBS & GROUNDCOVERS 75% COVERAGE IN 4 YEARS

WEST BUFFER LENGTH (PARKING):	293'
MIN. 5' WIDTH	
BUFFER TREES REQUIRED:	12 (1 TREE PER 25')
BUFFER TREES PROVIDED:	13
EVERGREEN BUFFER TREES PROVIDED:	10 (76% OF PROVIDED)

WEST BUFFER LENGTH (SITE)	574'
MIN. 10' WIDTH	
BUFFER TREES REQUIRED:	23 (1 TREE PER 25')
BUFFER TREES PROVIDED:	32
EVERGREEN BUFFER TREES PROVIDED:	14 (43% OF PROVIDED)

NORTH BUFFER LENGTH (PARKING):	415'
MIN. 5' WIDTH	
BUFFER TREES REQUIRED:	17 (1 TREE PER 25')
BUFFER TREES PROVIDED:	18
EVERGREEN BUFFER TREES PROVIDED:	4 (22% OF PROVIDED)

NORTH BUFFER LENGTH (SITE)	398'
MIN. 10' WIDTH	
BUFFER TREES REQUIRED:	16 (1 TREE PER 25')
BUFFER TREES PROVIDED:	32
EVERGREEN BUFFER TREES PROVIDED:	14 (43% OF PROVIDED)

EAST BUFFER LENGTH (PARKING):	(867'-58' DRIVEWAYS)=809'
BUFFER TREES REQUIRED:	33 (1 TREE PER 25')
BUFFER TREES PROVIDED:	34
EVERGREEN BUFFER TREES PROVIDED:	13 (38% OF PROVIDED)

SOUTH BUFFER LENGTH (PARKING):	(820'-84' DRIVEWAYS)=736'
BUFFER TREES REQUIRED:	29 (1 TREE PER 25')
BUFFER TREES PROVIDED:	34
EVERGREEN BUFFER TREES PROVIDED:	8 (23% OF PROVIDED)

PARKING AREA INTERIOR LANDSCAPING

MIN. 1 TREE REQUIRED FOR EVERY 10 STALLS.

PARKING STALLS: 825 STALLS - SEE ARCH SITE PLAN

TREES REQUIRED:	83 TREES
TREES PROVIDED:	180 TREES

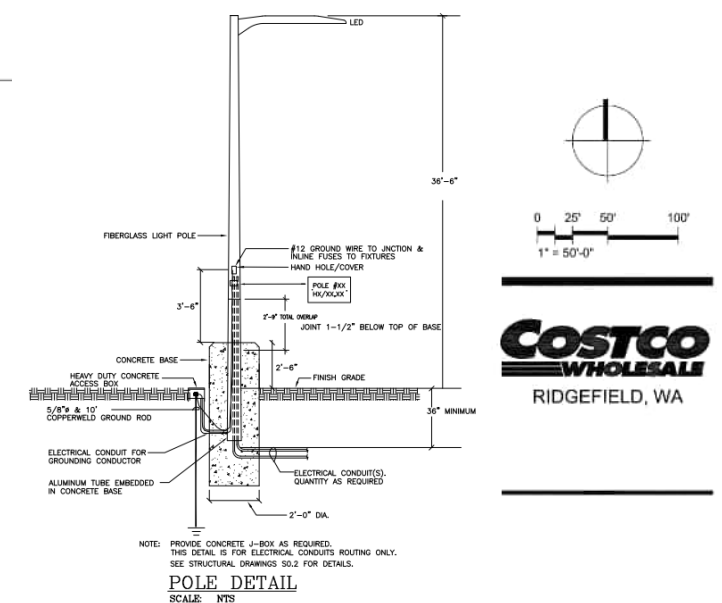
NET PARKING AREA:	196,220 S.F.
LANDSCAPE AREA REQUIRED:	19,622 S.F. (MIN. 10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	23,665 S.F. (12.1%)

PLANTING NOTES:

- ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
- MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
- WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
- CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUNDCOVER FOR ALL MATERIALS IN PLANT SCHEDULE FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT, THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NOTES REGARDING PRICING OF PRELIMINARY LANDSCAPE PLAN:

- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY, PROVIDING DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL HIGH QUALITY IMPORT TOPSOIL (8" MINIMUM DEPTH IN INTERIOR ISLANDS, 8" MINIMUM DEPTH IN PERIMETERS). THOROUGHLY INCORPORATE FIRST HALF OF REQUIRED DEPTH INTO SUBGRADE BY TILLING OR OTHER MECHANICAL MEANS. INSTALL SECOND HALF OF REQUIRED DEPTH AFTER INCORPORATION OF FIRST LIFT. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- INSTALL ORGANIC MULCH (3" DEPTH) IN ALL SHRUB AREAS, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH A IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - NETAFIM TECHLINE CV DRIPPER TUBING AT 18" O.C. SPACING
 - SCHEDULE 40 PVC SUPPLY AND EXHAUST HEADERS
 - HUNTER MP ROTATORS AT SOD LAWN AND ROUGH SEED AREAS
 - SCHEDULE 40 PVC MAINLINE
 - (40) RAINBIRD CONTROL VALVES
 - RAINBIRD ESP-IVM TWO-WIRE CONTROLLER WITH IQ
 - RAINBIRD RAIN/FREEZE SENSOR
 - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE



SEE SHEET L1.2 FOR LEGEND
AND DETAILS
WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE
2022.09.09
2022.09.09
2022.09.09

COSTCO WHOLESALE

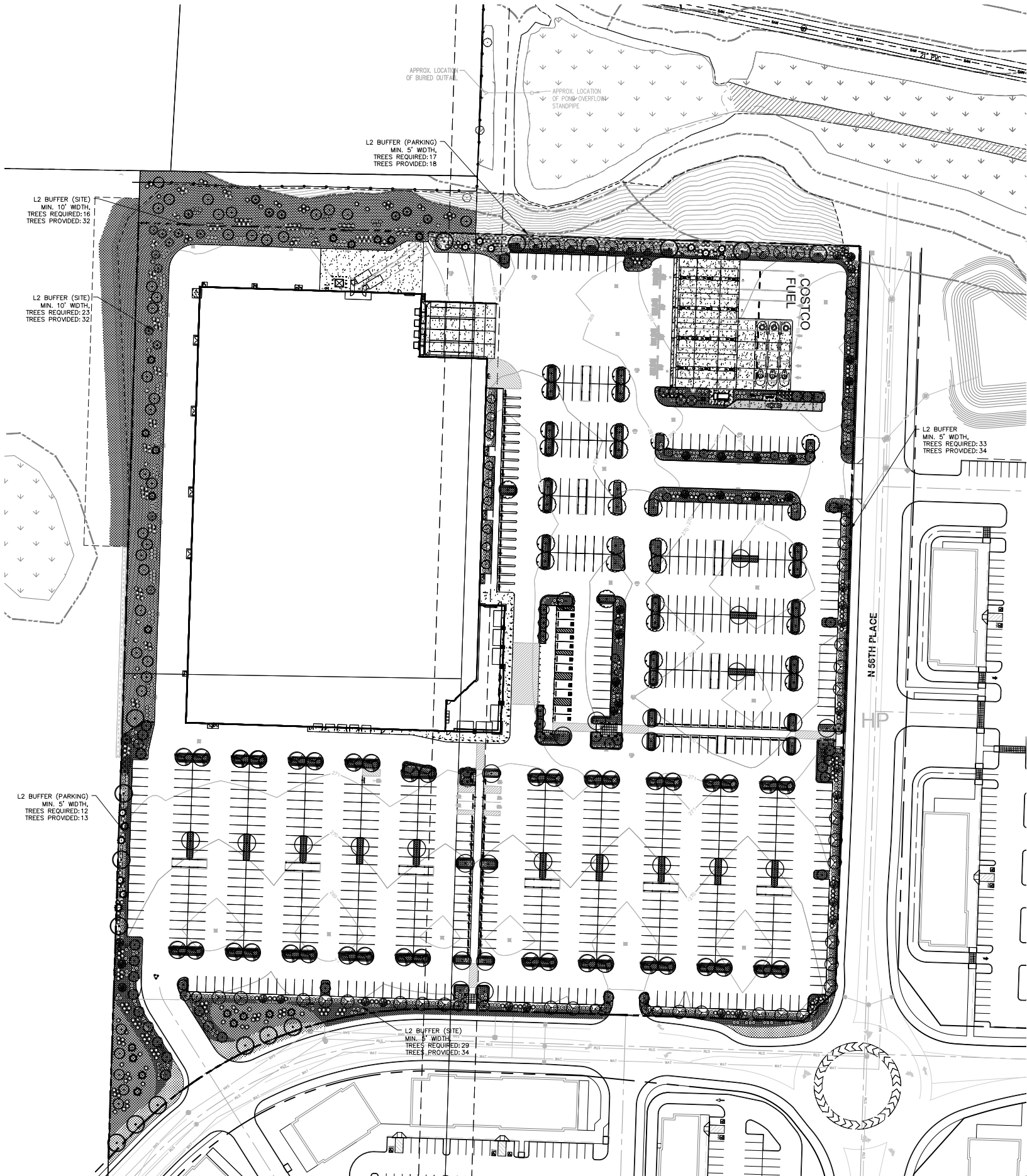
RIDGEFIELD, WASHINGTON

CONCEPT LANDSCAPE PLAN

SEPTEMBER 09, 2022

21-5794-01
SEPTEMBER 09, 2022

CONCEPT
LANDSCAPE
PLAN
L1.1



LANDSCAPE CALCULATIONS:

(FOR PERMITTING PURPOSES ONLY)

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PERIMETER BUFFERS

L2 BUFFERS ALL SIDES
TREES REQUIRED AT 1 PER 25' LENGTH
EVERGREEN SHRUBS & GROUNDCOVERS 75% COVERAGE IN 4 YEARS

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MIN. 5' WIDTH	
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EVERGREEN BUFFER TREES PROVIDED:	14 (43% OF PROVIDED)

NORTH BUFFER LENGTH (PARKING):	415'
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BUFFER TREES PROVIDED:	18
EVERGREEN BUFFER TREES PROVIDED:	4 (22% OF PROVIDED)

NORTH BUFFER LENGTH (SITE)	398'
MIN. 10' WIDTH	
BUFFER TREES REQUIRED:	16 (1 TREE PER 25')
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EVERGREEN BUFFER TREES PROVIDED:	14 (43% OF PROVIDED)

EAST BUFFER LENGTH (PARKING):	(867'-58' DRIVEWAYS)=809'
BUFFER TREES REQUIRED:	33 (1 TREE PER 25')
BUFFER TREES PROVIDED:	34
EVERGREEN BUFFER TREES PROVIDED:	13 (38% OF PROVIDED)

SOUTH BUFFER LENGTH (PARKING):	(820'-84' DRIVEWAYS)=736'
BUFFER TREES REQUIRED:	29 (1 TREE PER 25')
BUFFER TREES PROVIDED:	34
EVERGREEN BUFFER TREES PROVIDED:	8 (23% OF PROVIDED)

PARKING AREA INTERIOR LANDSCAPING

MIN. 1 TREE REQUIRED FOR EVERY 10 STALLS.

PARKING STALLS: 825 STALLS - SEE ARCH SITE PLAN

TREES REQUIRED:	83 TREES
TREES PROVIDED:	180 TREES

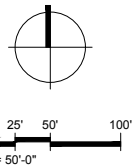
NET PARKING AREA:	196,220 S.F.
LANDSCAPE AREA REQUIRED:	19,622 S.F. (MIN. 10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	23,665 S.F. (12.1%)

PLANTING NOTES:

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
2. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
5. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOS OF A REPRESENTATIVE TREE, SHRUB, OR GROUNDCOVER FOR ALL MATERIALS IN PLANT SCHEDULE FOR LANDSCAPE ARCHITECT REVIEW AND ACCEPTANCE PRIOR TO PROCUREMENT. THIS SHALL ESTABLISH THE STANDARD FOR APPROVED MATERIAL.
6. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NOTES REGARDING PRICING OF PRELIMINARY LANDSCAPE PLAN:

1. ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY, PROVIDING DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
2. INSTALL HIGH QUALITY IMPORT TOPSOIL (8" MINIMUM DEPTH IN INTERIOR ISLANDS, 8" MINIMUM DEPTH IN PERIMETERS). THOROUGHLY INCORPORATE FIRST HALF OF REQUIRED DEPTH INTO SUBGRADE BY TILLING OR OTHER MECHANICAL MEANS. INSTALL SECOND HALF OF REQUIRED DEPTH AFTER INCORPORATION OF FIRST LIFT. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
3. INSTALL ORGANIC MULCH (3" DEPTH) IN ALL SHRUB AREAS, SEE SPECIFICATIONS FOR ADDITIONAL REQUIRMENTS.
4. IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
5. ALL LANDSCAPE AREAS TO BE PROVIDED WITH A IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - NETAFIM TECHLINE CV DRIPPER TUBING AT 18" O.C. SPACING
 - SCHEDULE 40 PVC SUPPLY AND EXHAUST HEADERS
 - HUNTER MP ROTATORS AT SOD LAWN AND ROUGH SEED AREAS
 - SCHEDULE 40 PVC MAINLINE
 - (40) RAINBIRD CONTROL VALVES
 - RAINBIRD ESP-IVM TWO-WIRE CONTROLLER WITH IQ
 - RAINBIRD RAIN/FREEZE SENSOR
 - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE



SEE SHEET L1.2 FOR LEGEND AND DETAILS

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21-5794-01
SEPTEMBER 09, 2022

CONCEPT
LANDSCAPE
PLAN

L1.1

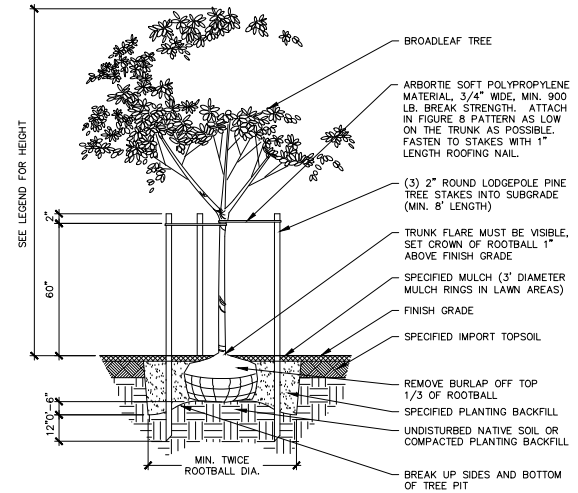
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RIDGEFIELD, WASHINGTON

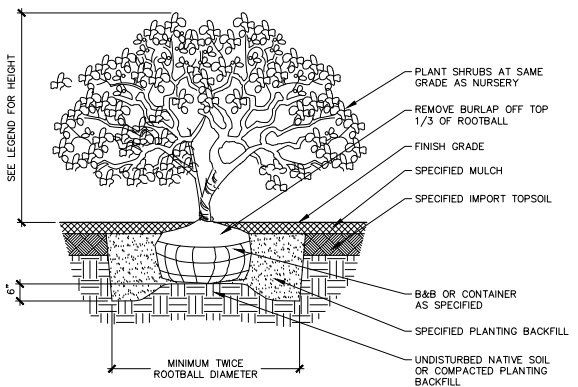
CONCEPT LANDSCAPE PLAN

SEPTEMBER 09, 2022

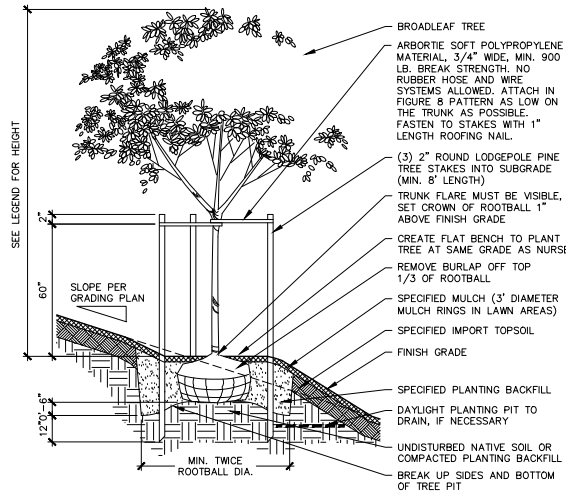
PRELIMINARY PLANT SCHEDULE (SYMBOLS SHOWN AT 1"=20') (* DENOTES NATIVE SPECIES PER COR LIST)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
DECIDUOUS SHADE TREES			
	* POPULUS TREMULOIDES	QUAKING ASPEN	MIN. 2.5" CAL., MIN. 12-14' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	ACER X 'WARRENRED'	PACIFIC SUNSET MAPLE	
	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	
	NYSSA SYLVATICA 'BLACK TUPELO'	SOUR GUM	
	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	
	QUERCUS COCCINEA	RED OAK	
SMALL ACCENT TREES			
	CRAETAGUS X LAVALLEEI 'CARRIERE'	LAVALLE'S HAWTHORNE	MIN. 2" CAL., MIN. 10-12' HT., MATCHED, FULL & WELL-BRANCHED ABOVE 6' HT., B&B.
	* CORNUS N. 'EDDIE'S WHITE WONDER'	FLOWERING DOGWOOD	
	* AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY	
CONIFEROUS EVERGREEN TREES			
	* PINUS CONTORTA VAR. CONTORTA	SHORE PINE	MIN. 8'-10' HT., FULL AND BUSHY TO BASE, B&B
	* PSEUDOTSUGA MENZIESII	DOUGLAS FIR	
	* THUJA PLICATA 'HOGAN'	HOGAN CEDAR	
LARGE SHRUBS			
	EUONYMUS A. 'RUDY HAAG'	COMPACT BURNING BUSH	30-36" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	ELAEAGNUS 'VIVELEG'	OLIVE MARTINI OLEASTER	
	* MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	
	* RIBES SANGUINEUM	RED FLOWERING CURRANT	
	* PHILADELPHUS LEWISII 'BLIZZARD'	WILD MOCKORANGE	
	* PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	
MEDIUM SHRUBS			
	CORNUS SANGINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	24-30" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	* CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	
	* MAHONIA AQUIFOLIUM 'COMPACTA'	OREGON GRAPE	
	* ROSA NUTKANA	NOOTKA ROSE	
	* RUBUS PARVIFLORUS	THIMBLEBERRY	
	ILEX CRENATA 'GREEN ISLAND'	GREEN ISLAND JAPANESE HOLLY	18-24" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	LONICERA NITIDA 'RED TIPS'	RED TIPS HONEYSUCKLE	
	PINUS MUGO 'SLOWMOUND'	MUGO PINE	
	* SYMPHOCARPUS ALBUS	COMMON WHITE SNOWBERRY	
	* VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	
SMALL SHRUBS			
	* CORNUS S. 'KELSEY'I	KELSEY DOGWOOD	12-15" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	* GAULTHERIA SHALLON	SALAL	
	POTENTILLA FRUTICOSA 'RED ACE' TM	RED ACE POTENTILLA	15-18" HT./SPD., FULL AND BUSHY, CONT., SPACING AS SHOWN.
	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	
GROUNDCOVERS			
	* ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL. CONT. AT 24" O.C. TRIANG. SPACING, START FIRST ROW 24" FROM EDGE.
	RUBUS CALYCINOIDES	GREEN CARPET RASPBERRY	1 GAL. CONT. AT 12" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE.
NATIVE MIX:			
	* 25% GAULTHERIA SHALLON	SALAL	1 GAL. CONT. AT 18" O.C. TRIANG. SPACING, START FIRST ROW 12" FROM EDGE. PLANT IN GROUPS OF 5-7 IN RANDOM DRIFTS.
	* 50% MAHONIA REPENS	CREeping MAHONIA	
	* 25% POLYSTICHUM MUNITUM	WESTERN SWORD FERN	
ORNAMENTAL GRASSES / ACCENTS			
	PANICUM VIRGATUM 'NORTHWIND'	SWITCH GRASS	5 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	PENNISETUM 'HA MELN'	DWARF FOUNTAIN GRASS	2 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	* POLYSTICHUM MUNITUM	WESTERN SWORD FERN	
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	
	RUDBECKIA HIRTA	BLACK EYED SUSAN	
	COREOPSIS 'RED SATIN'	THREADLEAF TICKSEED	
	JUNCUS PATENS	CALIFORNIA GREY RUSH	
ROUGH SEED NATIVE MEADOW MIX			
HYDROSEED LAWN			
ALUMINUM EDGING			
	DECORATIVE GRAVEL		2"-4" SIZE ROUND RIVER ROCK, 6" DEPTH



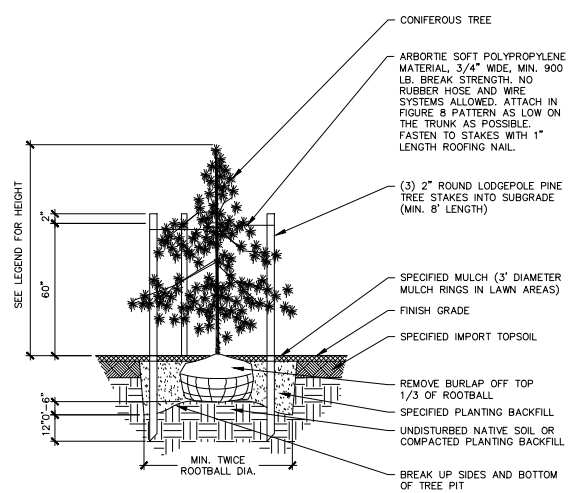
A DECIDUOUS TREE PLANTING Scale: 3/8"=1'-0"



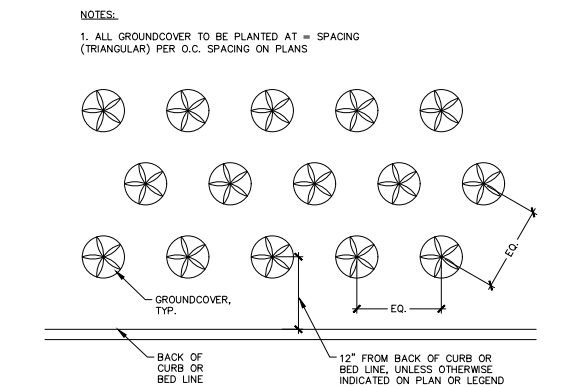
C SHRUB PLANTING Scale: 3/8"=1'-0"



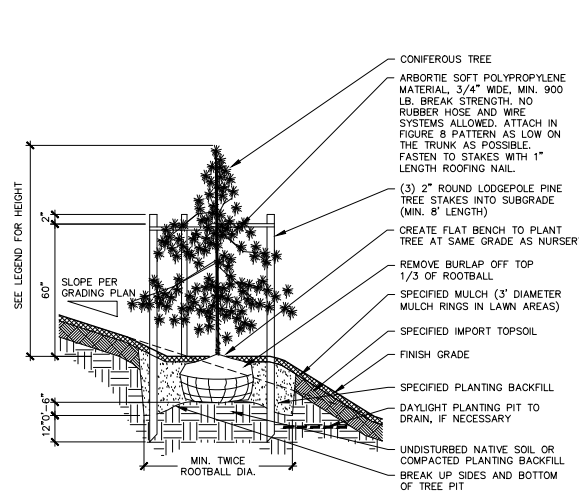
E DECIDUOUS TREE PLANTING ON SLOPE Scale: 3/8"=1'-0"



B CONIFEROUS TREE PLANTING Scale: 3/8"=1'-0"



D GROUNDCOVER PLANTING Scale: 3/8"=1'-0"



F CONIFEROUS TREE PLANTING ON SLOPE Scale: 3/8"=1'-0"

COSTCO WHOLESALE

RIDGEFIELD, WASHINGTON

PLANT SCHEDULE & DETAILS

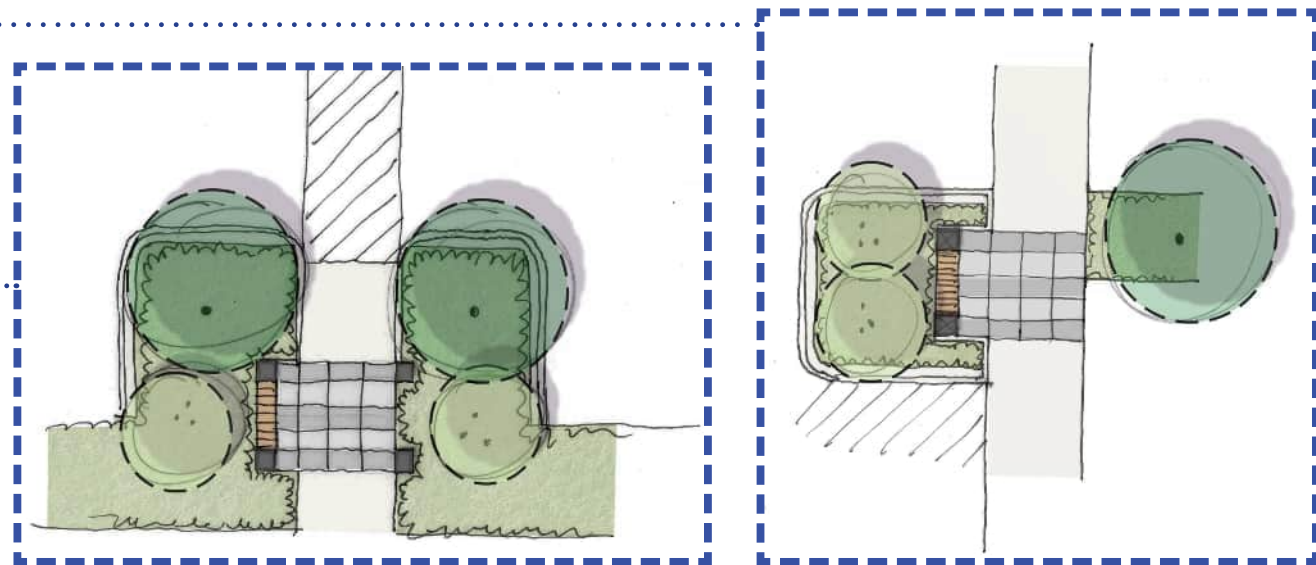
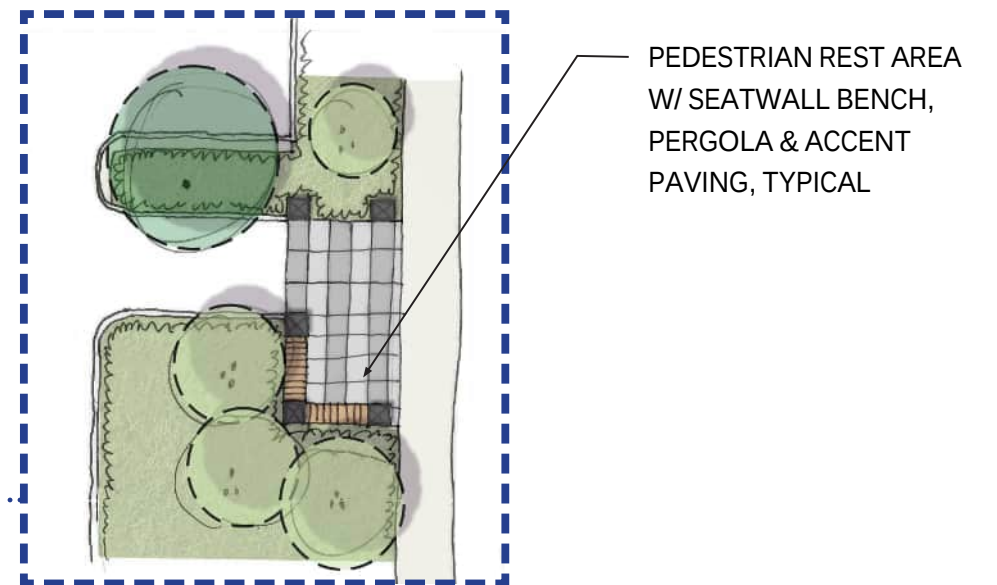
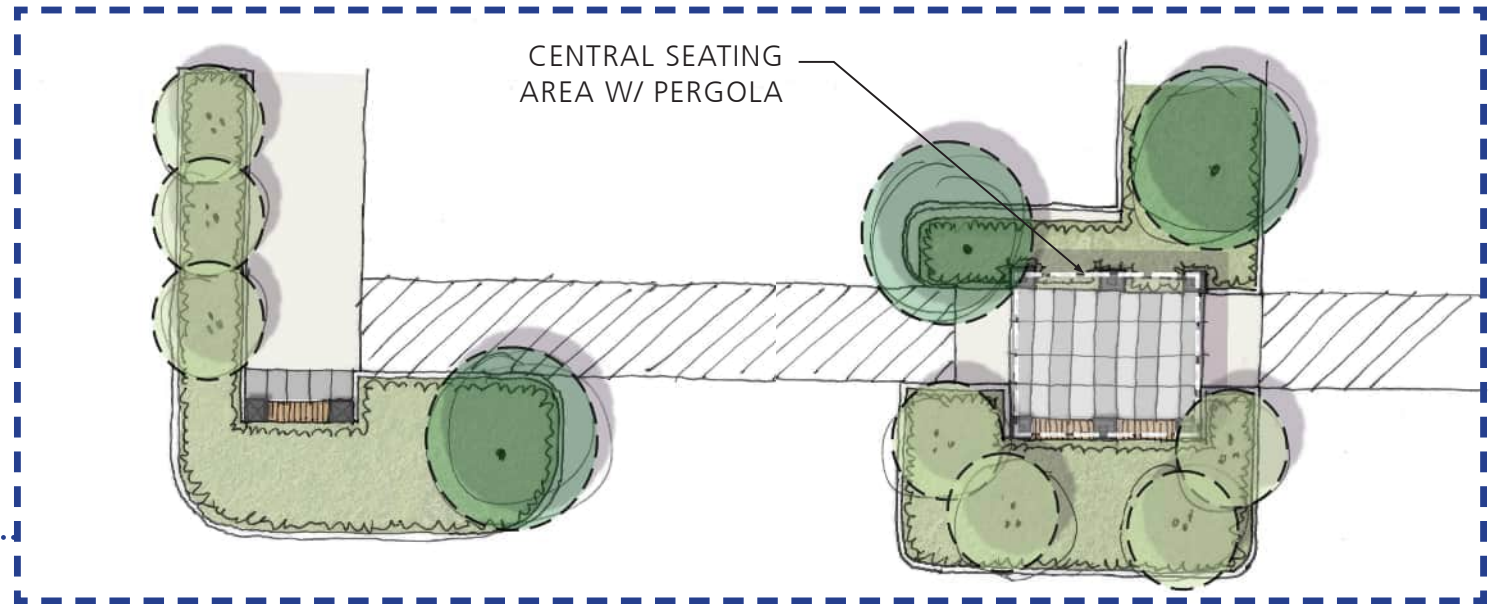
SEPTEMBER 09, 2022



21-5794-01
SEPTEMBER 09, 2022

PLANT
SCHEDULE
& NOTES

L1.2



COSTCO WHOLESALE

RIDGEFIELD, WASHINGTON

PEDESTRIAN AMENITIES DIAGRAM

DECEMBER 06, 2021

COSTCO WHOLESALE
RIDGEFIELD, WA

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LANDSCAPE ARCHITECTURE
2001 1ST AVENUE
SEATTLE, WA 98101
206.360.1720
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PEDESTRIAN
AMENITIES
DIAGRAM

L1.3



CENTRAL PERGOLA W/ KNEE BRACES, ENLARGED STONE-FACED PLINTHS & ACCENT PAVING

PLANTING INSPIRATION: RIDGEFIELD NATIONAL WILDLIFE REFUGE



PLANTING PALETTE: GRASSES, NATIVES, FALL COLOR, SUBTLE VARIATION IN COLOR PALETTE, FREEFLOWING TEXTURES



PANICUM VIRGATUM
SWITCHGRASS

JUNCUS PATENS
GRAY RUSH

PHYSOCARPUS CAP.
PACIFIC NINEBARK

RHUS ARO. 'GRO-LOW'
GRO-LOW SUMAC

CORNUS KELSEYI/ISANTI
RED-TWIG DOGWOOD



PERGOLA AT COSTCO MERIDIAN, ID (ABOVE) AND PLANNED ENTRY, COSTCO RIDGEFIELD, WA (RIGHT) SERVE AS INSPIRATION FOR MATERIAL AND FORM OF SEATING AREAS.



TYPICAL SEATWALL BENCH & MINI PLINTHS W/ STONE VENEER, ACCENT PAVING & GRASSY ACCENT PLANTING

COSTCO
WHOLESALE
RIDGEFIELD, WA

COSTCO WHOLESALE

RIDGEFIELD, WASHINGTON

CONCEPT IMAGES

DECEMBER 06, 2021

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2000 E. MARSHFIELD
SEATTLE, WA 98102
206.268.1700
WWW.WEISMANDSGROUP.COM

21-5794-01
DECEMBER 06, 2021

CONCEPT
IMAGES

L1.4



COSTCO WHOLESALE
RIDGEFIELD, WASHINGTON

CONCEPT LANDSCAPE PERSPECTIVES
AUGUST 30, 2022

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1400 DE BRUIJN ST.
SEATTLE, WA 98115
206.922.1782
WWW.WDGN.COM

21-5794-01
AUGUST 30, 2022
CONCEPT
LANDSCAPE
PERSPECTIVES
L1.5

Packet Pg. 89

Costco
WHOLESALE
RIDGEFIELD, WA

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: Declaration of Civil Public Safety Emergency

SUMMARY/BACKGROUND:

To rapidly respond to damage caused by the severe weather events of November 4-7, Ridgefield City Manager issued a formal Declaration of Emergency to allow expedited work to assure the safety of residents and public property. The declaration covers the area of Gee Creek as it flows through Abrams Park. The creek's channel and velocity have been shifted by fallen trees and silting, endangering people using adjacent public trails, walking and vehicular bridges, and public parks, as well as further degrading the critical aquatic and upland habitat area. The declaration gives the City the flexibility and authority to respond quickly to changing needs with access to federal, state and local emergency resources and funds. Any emergency orders and actions taken under the declaration are anticipated to be done in coordination with resource agencies to assure the appropriate environmental response.

ACTION OR MOTION:

Staff recommends taking action on this item at the City Council meeting on November 17th.

STAFF CONTACT: Steve Stuart, City Manager

ATTACHMENTS:

Resolution No.618

DECLARATION OF CIVIL PUBLIC SAFETY EMERGENCY

WHEREAS, on November 4, 2022, flood and high wind advisory warnings were issued for the Pacific Northwest, as an atmospheric river brought heavy rain and wind to the Northwest broadly and Ridgefield specifically; and

WHEREAS, heavy rain and wind caused saturation and degradation of steep slopes along creeks in and around Ridgefield, including Gee Creek; and

WHEREAS, the flooding and wind events of November 4-7 caused at least two trees along Gee Creek to fall into the creek; and

WHEREAS, heavy silting of Gee Creek occurred between November 4-7 as a result of uncovered slopes where trees either newly or formerly had fallen into the creek; and

WHEREAS, Gee Creek's channel and velocity have been shifted by the fallen trees and silting, endangering people using adjacent public trails, walking and vehicular bridges, and public parks, as well as further degrading the critical aquatic and upland habitat area; and

WHEREAS, under the above referenced conditions there is substantial likelihood of risk to the residents and property of Ridgefield unless further efforts are taken before the next significant rainfall to reduce the threat; and

WHEREAS, the conditions stated above constitute an emergency for the City of Ridgefield, necessitating the utilization of emergency powers granted pursuant to Ridgefield Municipal Code (RMC) 2.44 and Chapter 38.52 RCW.

NOW THEREFORE BE IT RESOLVED, by the City Manager of the City of Ridgefield, Clark County, State of Washington, pursuant to Chapter 38.52 RCW and RMC Section 2.44.070, and acting under the authority granted as the executive head, as follows:

Section 1. Pursuant to RMC Section 2.44.070, the City Manager declares there is an emergency that requires immediate measures to protect the public health and safety of Ridgefield residents.

Section 2. There is hereby declared an emergency due to the imminent threat to public safety and property in and adjacent to Gee Creek between SR501/Pioneer Street and N Heron Drive.

Section 3. Pursuant to the emergency declared at Section 1, and pursuant to the authority in RMC 2.44.100, City Manager, Deputy City Manager, and Finance Director are authorized to make emergency procurements where the City may suffer a substantial loss or damage to property, bodily injury, or loss of life by reason of the time required for following the regular purchasing procedures. Such authorization for emergency procurement shall be presented to the City Council for ratification and confirmation, modification or rejection at their next scheduled meeting after the procurement is authorized. Emergency procurements shall be considered in full force and effect until the City Council acts.

Section 4. The declaration of a local emergency set forth at Section 1 is issued subject to the ratification and confirmation, modification or rejection of the Ridgefield City Council as soon as practicable. It shall be filed with the City Clerk and notice thereof given to the Clark Regional Emergency Services Agency, the public, the Governor, and the media.

Section 5. Effective upon execution of this declaration, and subject to the ratification procedures in Section 4 above, the Ridgefield City Manager shall exercise authority through issuance of Executive Orders and through use and direction of City personnel, services and equipment, and any additional acts deemed necessary by the City Manager for the management of this emergency.

Section 6. Pursuant to RCW 77.55.021, due to the imminent threat to life, property, and safety, the City shall work with the Washington State Department of Fish and Wildlife (WDFW) to get verbal approval for a stream crossing and work to remove any obstructions, repair existing structures, restore stream banks, protect fish life, protect property threatened by the stream, or effect a change in the streamflow. Conditions of the emergency verbal permit must be reduced to writing within thirty days and complied with as provided for in the RCW.

Section 7. The declaration of a local emergency set forth at Section shall terminate upon issuance of another declaration when order has been restored in the affected areas of the City of Ridgefield, unless otherwise extended or limited by the City Council.

Passed by the City Council at its regular meeting held on the 17th day of November, 2022.

Jennifer Lindsay

Mayor

Attest:

Julie Ferriss

City Clerk

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington annexing into the Corporate Limits of the City of Ridgefield Approximately 53.88 Acres Identified as the Greear/Young Annexation Area Located Within the Ridgefield Urban Growth Area, and Assigning the Zoning of the Annexed Area as Residential Low Density 4 with Community Supported Agriculture and Urban Holding 10 Overlays

PREVIOUS COUNCIL ACTION TAKEN:

Public hearings and first readings on Ordinances No. 1378 (Greear Petition to Annex) and 1379 (Young Petition to Annex): October 27, 2022

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

Adopt Ordinance No. 1378 by making the following motion:

“I move to adopt Ordinance No. 1378, as presented.”

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: ORD 1378 Greear & Young Petition to Annex Staff Report_11172022 (PDF)

ORDINANCE NO. 1378

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 53.88 ACRES IDENTIFIED AS THE GREEAR/YOUNG ANNEXATION AREA LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 4 WITH COMMUNITY SUPPORTED AGRICULTURE AND URBAN HOLDING 10 OVERLAYS

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 proposed annexation area (Greear/Young Annexation Area, comprised of Assessor's parcels 216483000, 215863000, 215873000, 215864000, 215869000, and 216675000) 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 Greear/Young Annexation Area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Low 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, RDC 18.210.015.A states that the RLD-4, RLD-6, and RLD-8 zoning districts implement the Urban Low comprehensive plan designation and shall be applied to all newly annexed Urban Low lands; and

WHEREAS, RDC 18.210.015.B states that the UH-10 overlay shall apply to all lands not adequately served by necessary capital facilities until urban services are available or until financing necessary to construct or bond for urban services is secured; and

WHEREAS, on June 20, 2019, the City Council of the City of Ridgefield adopted Resolution No. 560 (Greear Intent to Annex) with a modified geography of the entire Carty Road Subarea including the Greear/Young annexation area; and

WHEREAS, the geographically modified Greear Annexation Area adopted through Resolution No. 560 represents the maximum possible annexation area which may be reduced but not increased during the petition to annex phase;

WHEREAS, the Council authorized commencement of petition to annex proceedings upon adoption of a Carty Road Subarea Plan; and

WHEREAS, Council adopted the Carty Road Subarea Plan on July 28, 2022; and

WHEREAS, the City of Ridgefield received a petition to annex for the Greear Annexation Area and assigned File Nos. MASTER-22-0084 and PLZ-19-0003; and

WHEREAS, the City of Ridgefield received a petition to annex for the Young Annexation Area and assigned File Nos. MASTER-22-0081 and PLZ-22-0125; and

WHEREAS, the City is designating subject properties Residential Low Density 4 pursuant to RDC 18.210.015.A and the Carty Road Subarea Plan; and

WHEREAS, the City is assigning the Community Supported Agriculture overlay to a portion of the annexation area pursuant to the Carty Road Subarea Plan; and

WHEREAS, the City is placing the newly annexed property in UH-10 until certification by the city engineer that identifies capital facilities deficiencies have been satisfactorily resolved; 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 October 18, 2022 the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the Young 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 October 20, 2022 the Clark County Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, on November 9, 2022 the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the Greear 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 **DATE** the Clark County 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 for each of the Greear and Young petitions to annex by publishing a notice of public hearing in the Columbian newspaper, posting notice of public hearing at three public places within the territory proposed for annexation, mailing the notice to surrounding property owners, and posting the notice online; and

WHEREAS, on October 27, 2022, the City Council of the City of Ridgefield held and closed public hearings and held first ordinance readings on the proposed Greear and Young annexations; and

WHEREAS, the Greear and Young annexation areas were both included in the modified Greear intent to annex under Resolution No. 560 and therefore shall be considered for adopted under a single petition to annex; and

WHEREAS, the City Council held a second ordinance reading on the Greear/Young annexation on November 17, 2022; 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 Greear/Young Annexation Area shown in Exhibit A.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 4 with the Community Supported Agriculture and Urban Holding 10 overlays.

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 XX DAY OF MONTH, 2022.

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: October 27, 2022
Second reading/Passage: **DATE**, 2022
Date of Publication: _____
Effective Date: _____

EXHIBIT A:

Legal Description and Map of Annexation Area



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

Greear/Young Petition to Annex

City Council Staff Report

November 17, 2022

I. Basic Facts

Council date: November 17, 2022

GREEAR

Applicant: Ralph Greear. 23812 NW Mueller Rd / Ridgefield, WA 98642. Contact:

lucysgardenwashington@gmail.com

Property Owners: 1. GREEAR RALPH & GREEAR CYNTHIA. 2. CURRAN RODNEY SR & CURRAN PRISCILLA. 3. BUCK SUSAN MARIE TRUSTEE. 4. NEDBAL CARINA G R. 5. GENTRY JAMIE M & ROPP DAVID TROY.

Property Information: 1. 23812 NW Mueller Rd, #216483000. 2. 23905 NW Mueller Rd, #215863000. 3. 23918 NW Mueller Rd, #215873000. 4. 24213 NW Mueller Rd, #215864000. 5. 24217 NW Mueller Rd, #215869000.

Comprehensive Plan Designation: Urban Low (UL)

Clark County Zoning: Single-Family Residential (R1-7.5), Urban Holding 10 (UH-10)

Carty Road Subarea Plan Zoning: Residential Low Density 4 (RLD-4), Community Supported Agriculture Overlay

YOUNG

Applicant: Richard Young. 2307 NW Carty Rd / Ridgefield, WA 98642. Contact: 360-624-6350,

rich.young9120@gmail.com.

Property Owner: Richard Young & Wendy Higgins

Property Information: 2307 NW Carty Rd / Ridgefield, WA 98642. #4, #42 S33 T4N R1E WM, #6 S28 T4N R1E WM, Assessor's #216675000, 26.58 acres.

Comprehensive Plan Designation: Urban Low (UL)

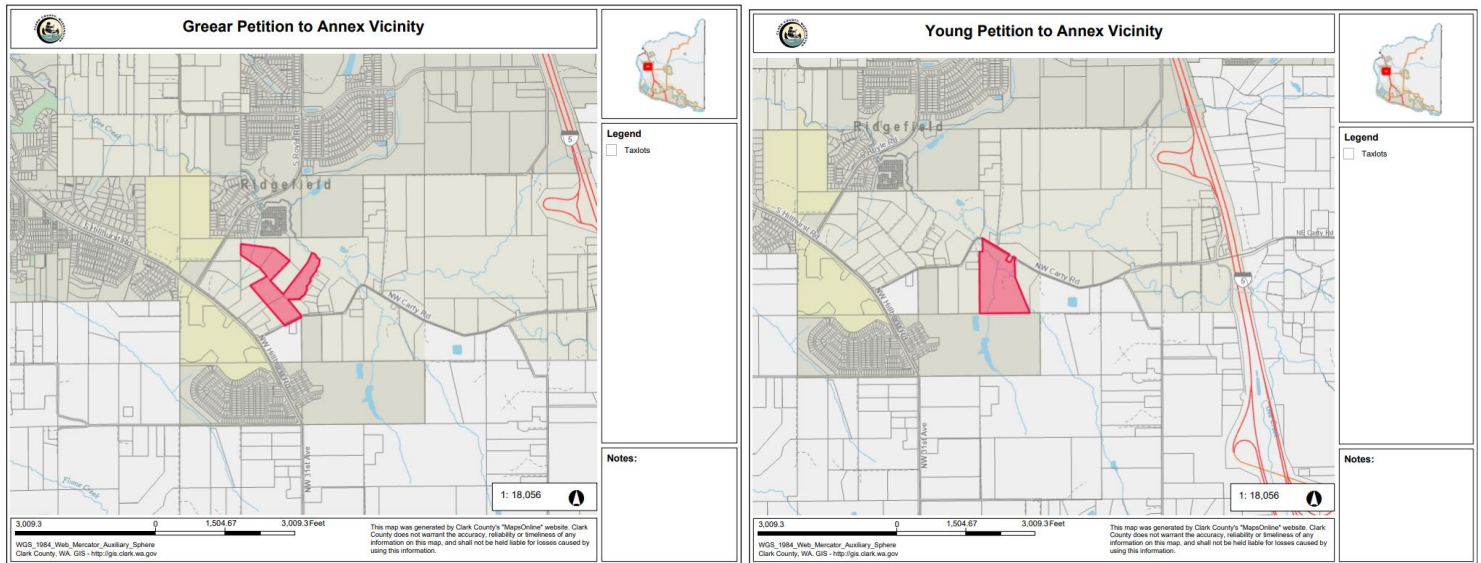
Clark County Zoning: Single-Family Residential (R1-10), Urban Holding 10 (UH-10)

Carty Road Subarea Plan Zoning: Residential Low Density 4 (RLD-4)

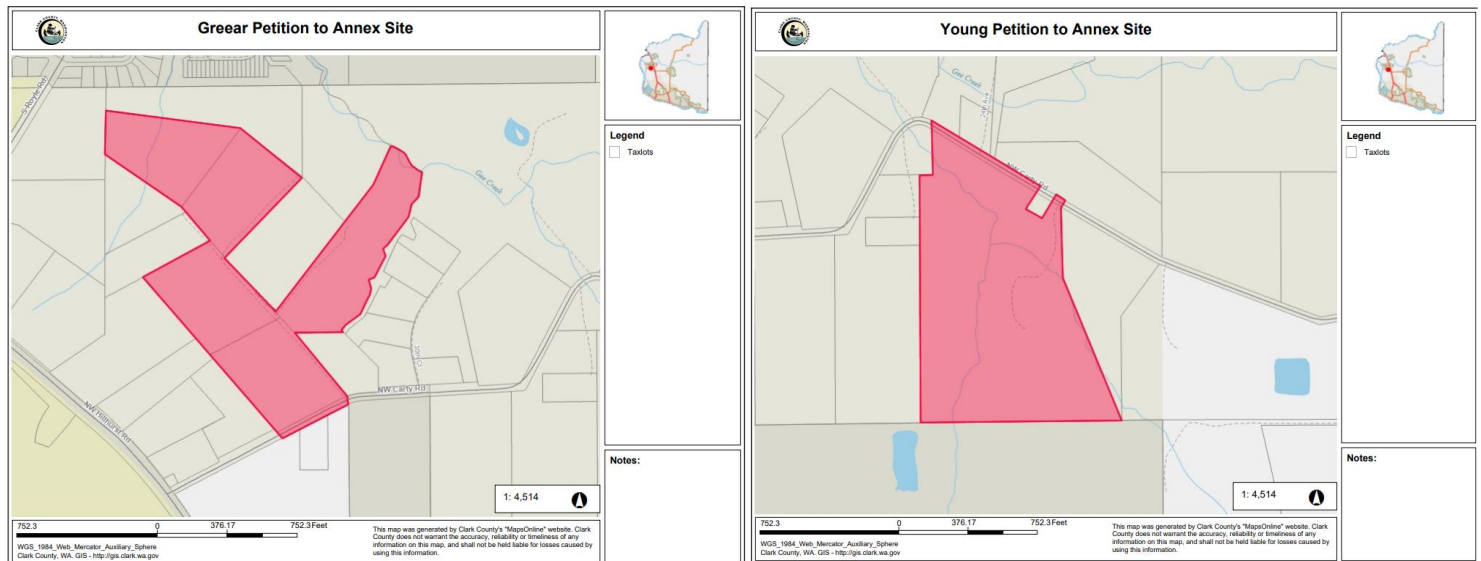
Staff Contact: Claire Lust, Community Development Director. 360.857.5024, Claire.lust@ridgefieldwa.us

II. Location

Figures 1 & 2. Vicinity maps



Figures 3 & 4. Site maps



III. Property Information

The Petitions to Annex include six parcels with a total area of 53.88 acres and adjacent NW Carty Road right-of-way. The subject parcels are within the Ridgefield Urban Growth Area (UGA) and, along with the adjacent right-of-way, are contiguous with the Ridgefield city limits to the southeast. Therefore, the parcels are eligible for annexation. The property information is as follows:

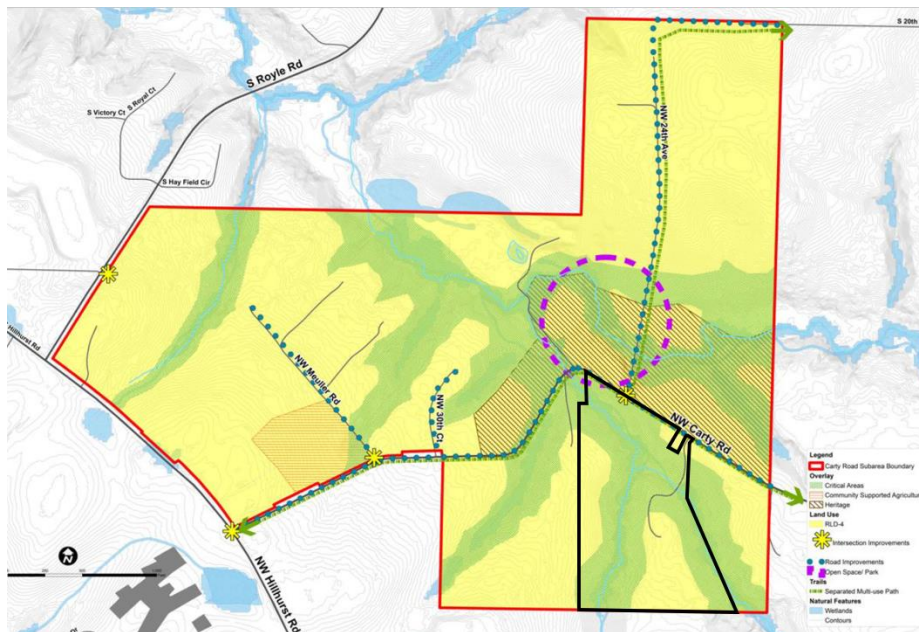
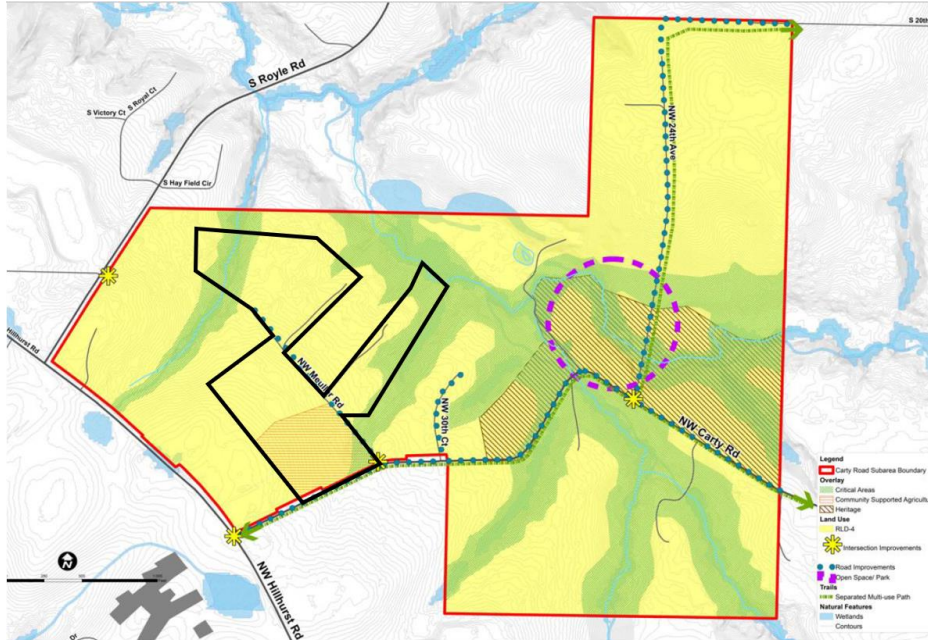
Property Owner	Legal	Square Feet	Acres	2022 Assessed Taxable Property Value	Site Address
GREEAR					
GREEAR RALPH & GREEAR CYNTHIA	#41 S32 T4N R1E WM, Assessor's #216483000	217,800	5	\$752,944.00	23812 NW Meuller Rd
CURRAN RODNEY SR & CURRAN PRICSILLA	#68 S29 T4N R1E WM, Assessor's #215863000	317,988	7.3	\$892,976.00	23905 NW Meuller Rd
BUCK SUSAN MARIE TRUSTEE	#78 S29 T4N R1E WM, Assessor's #215873000	217,800	5	\$652,218.00	23918 NW Meuller Rd
NEDBAL CARINA G R	#69 S29 T4N R1E WM, Assessor's #215864000	217,800	5	\$924,168.00	24213 NW Meuller Rd
GENTRY JAMIE & ROPP DAVID TROY	#74 S29 T4N R1E WM, Assessor's #215869000	217,800	5	\$790,070.00	24217 NW Meuller Rd
YOUNG					
HIGGINS WENDY & YOUNG RICHARD	#4, #42 S33, #6 S28 T4N R1E WM, Assessor's #216675000	1,157,825	26.58	\$1,122,225.00	2307 NW Carty Rd / Ridgefield, WA 98642
Total		2,347,013	53.88	\$5,134,601.00	

IV. Zoning

The current Clark County zoning of the Greear annexation area is Single-Family Residential (R1-7.5) with the Urban Holding – 10 (UH-10) overlay. The current Clark County zoning of the Young property is Single-Family Residential (R1-10) with the Urban Holding – 10 (UH-10) overlay. The 2016 Ridgefield Urban Area Comprehensive Plan designation is urban Low (UL). Per RDC 18.210.015.A, the RLD-4, RLD-6, and RLD-8 zoning districts implement the UL comprehensive plan designation and shall be applied to all newly annexed UL lands. Per the adopted Carty Road Subarea Plan, the subject area is to be designated Residential Low Density 4 (RLD-4) with a

Community Supported Agriculture overlay in the southwest. Per RDC 18.210.015.B, the urban holding overlay shall remain until urban services are available or until financing necessary to construct or bond for urban services is secured.

Figures 5 & 6. Carty Road Subarea Plan zoning & annexation areas



V. Development

The Greears are interested in connecting to water and sewer and upgrading their event venue in the short term, and potentially short platting for additional residential lots in the long term. The other property owners signing

the Greear petition expressed interest in short platting to create one additional residential building lot on their land.

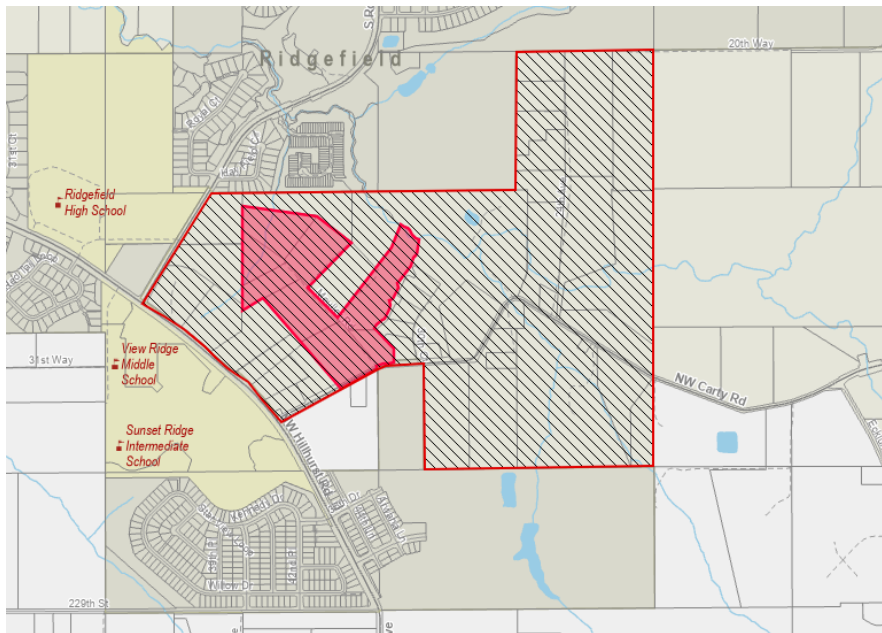
The Young property is adjacent to the Sanderling Park Planned Unit Development (PUD) to the south. A planned public street in the Sanderling PUD will stub to the southern boundary of the Young property. The builder, Pahlisch Homes, is working with Mr. Young to secure an emergency ingress/egress easement via this stub across his property to NW Carty Road. Mr. Young is also coordinating with Clark Regional Wastewater District (CRWWD) to locate a sanitary sewer pump station on the northern portion of his property adjacent to NW Carty Road. While Mr. Young has studied how his property might develop under RLD-4 zoning, he has stated since submitting the petition to annex that he does not intend to develop while he owns the property, nor does he intend to sell to a developer in the immediate future.

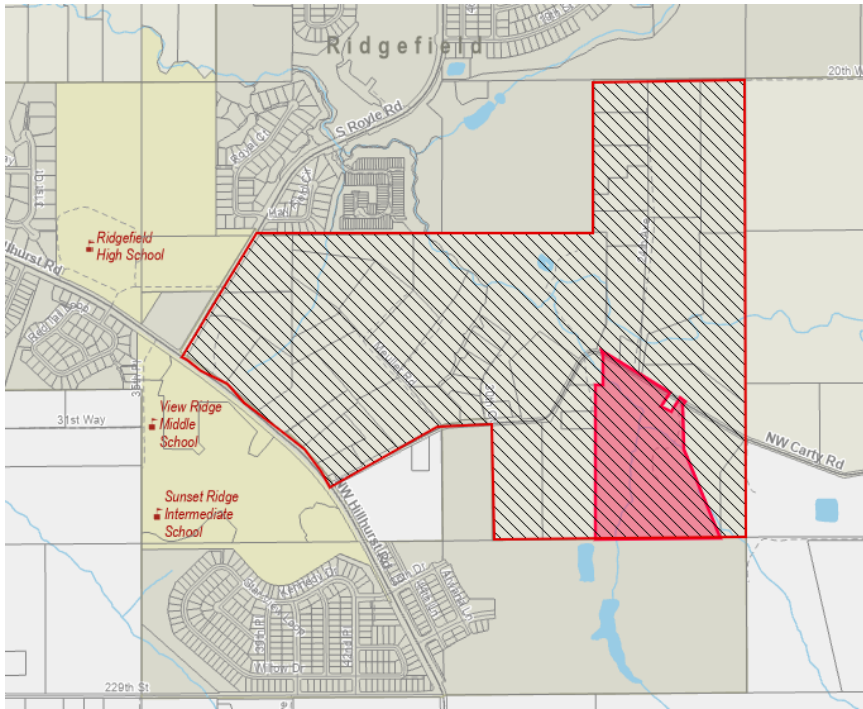
Any future development applications will be subject to planning review and compliance with the applicable development standards in Title 18 of the Ridgefield Municipal Code, including special standards for the Carty Road Subarea which staff must develop, bring to Council for approval, and publish as part of the Carty Road Subarea plan implementation. Engineering and building applications will also be required to obtain development permits.

VI. Procedure

In 2019, the city received two intent to annex applications in what is now the Carty Road Subarea. The Young intent to annex was for parcel 216675000 (26.58 acres), and the Greear intent to annex was for parcels 216483000, 216496000, 215873000, 215864000, 215869000, 215863000, 215874000, and 215872000 (33.76 acres). Through Resolution 560, Council accepted the Greear intent to annex with a geographic modification to include the entire Carty Road Subarea (Figure 4). The geographic modification established the maximum possible area for subsequent petition to annex requests.

Figures 7 & 8. Resolution 560 – modified Greear intent to annex including original Greear and Young intent to annex areas

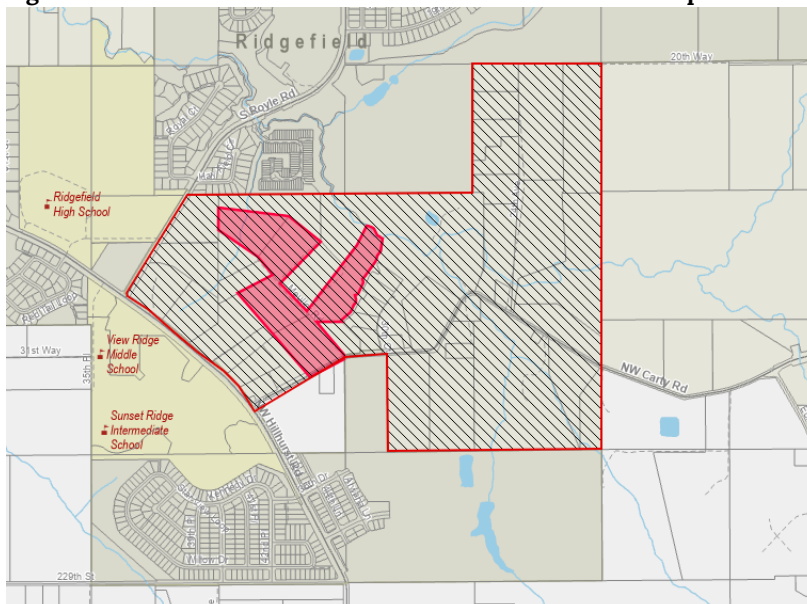




Council then directed staff to pause any annexation requests in the area in order to complete a subarea plan analyzing existing conditions and working with stakeholders to create a shared vision for any future development. Upon adoption of a subarea plan, the existing annexation requests would be able to come off hold and new annexation requests could be submitted. Council adopted the Carty Road Subarea Plan on July 28, 2022.

Mr. Greear subsequently submitted the updated Greear petition to annex to the City, with the proposed annexation area limited to five parcels totaling 27.3 acres (Figure 5). The three parcels in the original intent to annex whose owners did not sign the petition to annex are 216496000 (Schultz), 215874000 (Vigna & Fontyn) and 215872000 (Vigna & Fontyn).

Figure 5. Modified Greear intent to annex area with Greear petition to annex area



Mr. Young subsequently submitted the Young petition to annex to the City, with the proposed annexation area limited to his 26.58-acre parcel.

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

The direct petition method of annexation (RCW 35A.14.120-150) requires that owners of 60% or more of the land value of the proposed for annexation area must sign the declaration of petition to annex. Road values are not included in this calculation. The parties who signed the declarations of petition to annex own 100 percent of the land value of the property proposed for annexation, exceeding the 60% threshold of the Petition to Annex.

Certification of sufficiency.

A certification of sufficiency from the Clark County Assessor is required prior to adoption of a petition to annex. The Assessor issued a certification of sufficiency for the Young annexation area on October 20, 2022 and issued a certification of sufficiency for the Greear annexation area on **DATE**.

Public hearing.

City Council held a public hearing and first reading of the Greear and Young petitions to annex as separate agenda items on October 27, 2022. No testimony was received on either.

Combination of requests.

In 2019, Council took action to combine the Greear and Young intent to annex requests under Resolution No. 560. Both initial requests became part of the overall Greear annexation area. Therefore, it has been determined that the appropriate course of action is for Council to vote on adoption of the Greear and Young petitions to annex as one entity, under Ordinance No. 1368.

Remaining steps.

- Council second reading: City Council shall hold a second reading and determine whether the city will adopt the petitions to annex.
- Ordinances: Upon adoption of the petitions to annex, the city shall adopt an ordinance annexing certain lands, adopt a zoning ordinance for the annexed area, and forward the ordinance(s) to the Clark County Assessor's Office, State Department of Revenue, State Department of Commerce, and State Office of Financial Management.
- Census: The City Clerk shall report population increases to census reporting agencies.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield Establishing the Estimated Ad Valorem Taxes Necessary to Finance the Anticipated Requirements of the City of Ridgefield, Washington for the Fiscal Year Ending December 31, 2023 by Increasing Property Tax Revenue from the Previous Year

GOVERNING LEGISLATION:

RCW 84.55.120, and RCW 84.52.020

PREVIOUS COUNCIL ACTION TAKEN:

Council adopts a property tax levy annually. Council conducted the first reading of Ordinance No. 1380 on November 3, 2022.

SUMMARY/BACKGROUND:

The 2023 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.

The 2022 regular levy amount was \$1,924,096. The statutory 1% increase would raise the property tax levy \$19,241. In addition to the 1% increase, the Clark County Assessor's office has preliminary estimates showing the City assessed value for new construction will add approximately \$342.4 million to the City's assessed values, adding approximately \$248,119 in property tax revenue. The Department of Revenue is still in the process of valuing state assessed utilities. These numbers should be available shortly. The value for the 2022 tax roll for state assessed utilities was \$18.3 million.

To date the estimated 2023 taxable assessed values for Ridgefield is \$3,360,318,388. The Assessor must certify the assessed values by November 14, 2022. The City must hold a revenue hearing and certify a property tax levy to the County by November 30, 2022. The City's current forecast for the 2023 property tax levy is \$2,220,000, an increase of \$280,000 from the amended 2022 budget. The estimate is for the City of Ridgefield levy amount to be 64.9 cents per \$1,000 assessed value a decrease of 7.5 cents from the 2022 levy amount.

The 2023 General Fund operating expense budget has increased 15.9% over the 2022 operating expense budget to account for contractual and inflationary increases and an increase in 6 full time positions. Current inflation has been over 8% in 2022. Adoption of the 1% property tax levy increase does not match current inflation, but the increase is needed to maintain a balanced budget.

The three options available for property tax are:

1. Adopt a 1% increase estimated to be \$19,241.
2. Bank the 1% increase and have available for use at a later date.
3. Do not adopt a 1% increase or bank the capacity for the 1% increase.

BUDGET/FINANCIAL IMPACTS:

The 2023 property tax receipts will increase \$280,000 when compared with the amended 2022 budget. The total property tax levy is estimated to be \$2,220,000.

ACTION OR MOTION:

Adopt Ordinance No. 1380 by making the following motion:

“I move to adopt Ordinance No. 1380, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

ORDINANCE NO. 1380**AN ORDINANCE OF THE CITY OF RIDGEFIELD ESTABLISHING THE ESTIMATED AD VALOREM TAXES NECESSARY TO FINANCE THE ANTICIPATED REQUIREMENTS OF THE CITY OF RIDGEFIELD, WASHINGTON FOR THE FISCAL YEAR ENDING DECEMBER 31, 2023 BY INCREASING PROPERTY TAX REVENUE FROM THE PREVIOUS YEAR**

WHEREAS, public hearings have been held by the Ridgefield City Council to review and discuss the estimated revenue needed for calendar year 2023 as required by statute; and

WHEREAS, the Revised Code of Washington 84.55.120 as amended by Referendum 47 requires an Ordinance or Resolution be approved by the City Council if the anticipated property tax levy will increase by any amount; and,

WHEREAS, the amount levied for fiscal year 2022 was \$1,924,096 and the increase in the regular property tax levy amount for 2022 is \$19,241 which is a percentage increase of 1% from the previous year; and,

WHEREAS, this increase is 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.

WHEREAS, a certified budget request or estimate is filed with the County Legislative Authority, separate from this ordinance. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The form for this purpose is titled "Levy Certification" and is available through the Assessor's Office. Certification is made in a manner prescribed by the County Legislative Authority.

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to increase the property tax levy by the maximum allowed by the Revised Code of Washington.

Section 2. Fixing Ad Valorem Taxes. That an increase in the regular property tax levy is authorized for the levy to be collected for the 2023 tax year in the amount of the maximum 1% allowed by law from the previous year, estimated to be \$19,241. This increase is 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.

Section 3. Transmittal to County. A certified copy of this ordinance shall be transmitted to Clark County in accordance with law.

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 in which is hereby approved.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 17th DAY OF NOVEMBER, 2022 IN AN OPEN PUBLIC MEETING.

City of Ridgefield:

Jennifer Lindsay
Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First reading:	November 3, 2022
Second reading:	November 17, 2022
Publication date:	November 23, 2022
Effective date:	November 28, 2022

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.35 and Ordinance Number 1298 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. 1298 on November 21, 2019. Council conducted the first reading of Ordinance No. 1381 on November 3, 2022.

SUMMARY/BACKGROUND:

City staff use a rate model created by a periodic rate analysis as required by the City's Budget Policy. The rate analysis analyzes 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 update the model 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 2023 should increase at a minimum inflationary rate of 3%. However, the city has seen higher than expected inflation in 2022 exceeding 8%. Inflation is expected to continue at a higher than normal level through 2023. As a result of the growth in accounts and water usage, staff have calculated the rate increase can be maintained at the minimum inflationary rate of 3%. The city has been able to limit rate increases over the past several years due to the rapid growth in the customer base. Rates have not increased in 4 of the past five years with the only increase in January 2020 at 1.5%.

Staff will be completing a new rate study in 2023 with an outside consultant who specializes in rate analysis. The expectation is to begin the study in the first quarter of 2023 and present the findings to council in the 2nd quarter of 2023. The study will continue to look at revenues needed to support operational and capital needs as well as how the rate structure can support water conservation efforts.

For a household using an average of 1,600 cf of water the rate increase would be

approximately \$2.07 per bi-monthly billing cycle including utility tax. Due to the recommended rate increase and projected usage in 2023, rate revenue is expected to increase 10.5% over the amended 2022 budget. Expenses for the water utility fund are expected to increase 9% in 2023 over the amended 2022 budget. City reserve policies also require 5% of rate revenues being set aside into a reserve fund for repair and replacement of existing water system infrastructure. The 2023 proposed budget currently shows a small surplus that will be used in future years for operational needs and additional repair & replacement projects.

The Budget Advisory Committee is recommending we implement the 3% increase in the rate. This increase is lower than the West Region Average Consumer Price Index for Urban Consumers (CPI-U) for the twelve months July 1, 2021 through June 30, 2022. The CPI-U was 8.8% for this time period. A 3% 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 3% increase:

Residential Customer – Two Month Rates With 3% Increase:

Two-Month Base Rate	CF of Water	Volume Rate per CF
\$45.25	Up to 1,000	\$0.0062
	>= 1,001 - 2,000	\$0.0240
	>= 2,001 - 4,000	\$0.0266
	Over 4,000	\$0.0302

Commercial Customer – Two- Month Rates With 3% Increase:

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$ / cf
1 inch and under	\$45.25	No Minimum	\$0.0306
1.5 inch	\$90.49		
2 inch	\$144.79		
3 inch	\$271.46		
4 inch	\$452.46		
6 inch	\$904.89		
8 inch	\$1,447.83		
10 inch	\$5,203.15		
12 inch	\$9,727.62		

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 \$0.0512 per cf of water consumed. This rate code has no base charge.

Conservation Customer – Two- Month Rate With 3% Increase:

Meter Type or Size	Volume Charge	
	Volume Used (cf)	\$ / cf
1 inch and under	No Minimum	\$0.0512

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 2023 of approximately \$2.85 million and total revenue of \$3.1 million, while incurring operating, debt service and capital maintenance expenses of \$2.6 million. The City will transfer an estimated \$142,600 into the capital repair and replacement reserve based on estimated rate revenues received in 2023.

Refer to the following table for impacts:

Base Revenue from rates	Increased Revenue from rates & growth	Total Revenue from rates & growth	Non-Rate Revenues	Transfer-In for Debt Service	Total Revenue
\$2,709,688	\$142,312	\$2,852,000	\$282,000	\$198,540	\$3,134,000

ACTION OR MOTION:

Adopt Ordinance No. 1381 by making the following motion:

“I move to adopt Ordinance No. 1381, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Chapter_13.35___WATER_RATES Clean Version (DOCX)
2023 Updated Chapter_13.35___WATER_RATES Redlined Version (DOCX)

ORDINANCE NO. 1381

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.35 AND ORDINANCE NUMBER 1298 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 three percent (3%) 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, 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. 1298, 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, 2023. Passed by the City Council of the City of Ridgefield, Washington this 17th day of November, 2022.

By:

Jennifer Lindsay,
Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker,
City Attorney

First Reading:	November 3, 2022
Second Reading:	November 17, 2022
Date of Publication:	November 23, 2022
Effective Date:	January 1, 2023

- CODE
Title 13 - PUBLIC UTILITIES
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	\$45.25	0—1,000	\$0.0062
		1,001—2,000	\$0.0240
		2,001—4,000	\$0.0266
		Over 4,000	\$0.0302

- 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	\$45.25	No Minimum	\$0.0306
1.5 inch	\$90.49		
2 inch	\$144.79		
3 inch	\$271.46		
4 inch	\$452.46		
6 inch	\$904.89		
8 inch	\$1,447.83		
10 inch	\$5,203.15		
12 inch	\$9,727.62		

- 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; Ord. No. 1298, 2(Exh. A), 11-21-2019)

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	\$0.0512

- 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; Ord. No. 1298, 2(Exh. A), 11-21-2019)

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 discount.

- A. A discount 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 AND the applicant's current social security statement or alternative income statement.

-
- 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 discount shall only be allowed from and after the date that the customer is approved for this rate. The city shall not be liable for the failure of any qualified person to make application for this discount and there shall be no entitlement to such discount in the absence of an application, therefore.

(Ord. No. 1374, § 2(Exh. A), 9-8-2022)

Editor's note(s)—Ord. No. 1374, § 2(Exh. A), adopted Sep. 8, 2022, amended § 13.35.050 in its entirety to read as herein set out. Former § 13.35.050 pertained to low income citizen water rate credit and derived from Ord. No. 1148, §§ 1—3, adopted Jan. 23, 2014; and Ord. No. 1169, § 2(Exh. 1), adopted Nov. 20, 2014.

- CODE
Title 13 - PUBLIC UTILITIES
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 <u>45.25</u>	0—1,000	\$0.0060 <u>0.0062</u>
		1,001—2,000	\$0.0233 <u>0.0240</u>
		2,001—4,000	\$0.0258 <u>0.0266</u>
		Over 4,000	\$0.0293 <u>0.0302</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	\$43.93 <u>45.25</u>	No Minimum	\$0.0297 <u>0.0306</u>
1.5 inch	\$87.85 <u>90.49</u>		
2 inch	\$140.57 <u>144.79</u>		
3 inch	\$263.55 <u>271.46</u>		
4 inch	\$439.28 <u>452.46</u>		
6 inch	\$878.53 <u>904.89</u>		
8 inch	\$1,405.66 <u>1,447.83</u>		
10 inch	\$5,051.60 <u>5,203.15</u>		
12 inch	\$9,444.29 <u>9,727.62</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; Ord. No. 1298, 2(Exh. A), 11-21-2019)

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 <u>0512</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; Ord. No. 1298, 2(Exh. A), 11-21-2019)

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)

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 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 AND the applicant's current social security statement or alternative income statement.

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(Supp. No. 94)

-
- 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 discount shall only be allowed from and after the date that the customer is approved for this rate. The city shall not be liable for the failure of any qualified person to make application for this discount and there shall be no entitlement to such discount in the absence of an application, therefore.

(Ord. No. 1374, § 2(Exh. A), 9-8-2022)

Editor's note(s)—Ord. No. 1374, § 2(Exh. A), adopted Sep. 8, 2022, amended § 13.35.050 in its entirety to read as herein set out. Former § 13.35.050 pertained to low income citizen water rate credit and derived from Ord. No. 1148, §§ 1—3, adopted Jan. 23, 2014; and Ord. No. 1169, § 2(Exh. 1), adopted Nov. 20, 2014.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.75 and Ordinance Number 1354 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. 1354 by the City Council on November 18, 2021, to update the bi-monthly rate to \$20.30 per equivalent dwelling unit. Council conducted the first reading of Ordinance No. 1382 on November 3, 2022.

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. 1382 provides an amendment in the rate structure and a step toward generating the necessary revenue to assist in funding the Storm Water Utility.

The City will be required to provide additional storm water treatment measures due to the population growth and NPDES permit requirements in 2024. As a result staff have been proactively increasing maintenance to the storm water treatment system to be able to meet the new requirements of the future permit. Expenses have significantly increased over the past few years and the city use a rate model to forecast revenue requirements to meet the operating and capital expense needs of the utility. The current model calls for a minimum inflationary increase of 3% annually. Inflation has exceeded that amount this past year and is expected to continue at an elevated rate through 2023. Staff will update the rate model with an outside consultant who specializes in rate studies. The work is expected to begin in the first quarter of 2023 and the outcomes presented to council in the second quarter of 2023. The 2023 proposed budget includes a \$200,000 transfer from the General Fund to supplement the storm water operations in 2023.

Staff continue to identify potential grant opportunities and/or low-cost loans to help fund the capital projects. In addition to these funding sources staff are recommending the storm water rate be increased \$0.70 per bi-monthly billing or 3% to meet the upcoming obligations.

The 2023 expense operating budget is expected to increase 27.8% over the 2022 operating budget. The 2022 operating budget also increased 51% over the previous 2021 operating budget. The main reason for the increase in 2023 is personnel costs for an additional storm water maintenance worker and the increase in seasonal employees from 2 to 3 and additional supplies required for maintenance operations. Additionally, there are capital costs related to the purchase of equipment for the new employee and professional service costs for the rate study and staffing study scheduled for 2023.

Rate revenue is expected to increase 18.1% due to growth in accounts and the recommended rate increase.

Ordinance No. 1382 proposes a 3% rate increase or \$0.70 per bi-monthly billing, per Equivalent Dwelling Unit (EDU). The 2023 rate would be increased to \$21.00 per EDU.

BUDGET/FINANCIAL IMPACTS:

Refer to the following table for impacts:

Bi-Monthly Rate	Base Revenue	Increased Revenue	Total Revenue	Increase from 2022
\$21.00	1,207,915	122,085	1,330,000	3%

ACTION OR MOTION:

Adopt Ordinance No. 1382 by making the following motion:

“I move to adopt Ordinance No. 1382, as presented.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2023 Updated 13.75.060___Stormwater_service_charge_rates Clean Version (DOCX)
2023 Updated 13.75.060___Stormwater_service_charge_rates Redline (DOCX)

ORDINANCE NO. 1382

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.75 AND ORDINANCE NUMBER 1354 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 \$21.00 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. 1354, 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 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, 2023.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 17TH DAY OF NOVEMBER, 2022.

By: _____
Jennifer Lindsay,
Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	November 3, 2022
Second Reading:	November 17, 2022
Date of Publication:	November 23, 2022
Effective Date:	January 1, 2023

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 twenty-one dollars and zero 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; Ord. No. 1299, § 2(Exh. A), 11-21-2019; Ord. No. 1330, § 2(Exh. A), 11-19-2020; Ord. No. 1354, § 2(Exh. A), 11-18-2021)

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(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; Ord. No. 1299, § 2(Exh. A), 11-21-2019; Ord. No. 1330, § 2(Exh. A), 11-19-2020; Ord. No. 1354, § 2(Exh. A), 11-18-2021)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Overpass Art

Governing Legislation:

N/A

Previous Council Action:

Review on October 13, 2022.

Summary/Background:

In 2020, the decision was made to place screens and artwork on two overpass bridges as a public art project. The project includes:

- Installing artwork on the outside of the screens for viewing by passing vehicles on the bridge located across the freeway at the Ridgefield exit on I-5.
- Installing artwork on the inside of the screens for viewing by vehicles and pedestrians crossing the overpass bridge that connects the historic downtown area to the waterfront.

The intent was to install the same or similar artwork on each bridge.

The City posted a Call for Artists (Request for Qualifications) to identify experienced public artists or artist teams who specialize in site specific artwork and who have experience in producing permanent, exterior public artwork similar in scale and complexity. The City received 30+ submissions from artists across the country. A panel of City Councilmembers and local art professionals selected five (5) qualified finalists. The finalists were invited to prepare proposals including a public art design, a diagram showing installation and anchoring, an art budget and an estimated schedule for fabrication of the actual artwork.

The artists were informed of the project goals to:

- Showcase the city's unique character on the freeway entrance.
- Enhance the downtown area as the gateway to the Lake River waterfront.
- Showcase the birds and wildlife on the Ridgefield National Wildlife Refuge.
- Be site specific and original.

-
- Be inviting and aesthetically appealing.

All artists submitted a budget between \$70-75,000, with the necessary installation and anchoring requirements. City Council reviewed the final art submissions at its meeting on October 13, 2022 and requested that one of the artists, Jason Saunders, revise his submission to reflect different colors and the shape of a Sandhill Crane. The revisions and other artwork are attached as Exhibit A.

City Council has three options:

1. Select and approve a final artist and direct staff to enter into a contract with the selected artist for fabrication and installation of the art.
2. Reject all artwork and request new submissions from the same or different artists who responded to the Call for Artists OR advertise a new Call for Artists.
3. Select an artist and request that he/she revise the art submission consistent with specific guidelines.

Budget/Financial Impacts:

\$75,000

Action or Motion:

To approve final artwork from Jason Saunders:

“I move to approve the artwork submitted by Jason Saunders with the [color] color scheme and direct staff to enter into a contract for the fabrication and installation of the art on the overpass bridges located at I-5 and downtown.”

To approve final artwork from another artist:

“I move to approve the artwork submitted by [artist] and direct staff to enter into a contract for the fabrication and installation of the art on the overpass bridges located at I-5 and downtown.”

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: Final Art Presentations.2 (PPTX)



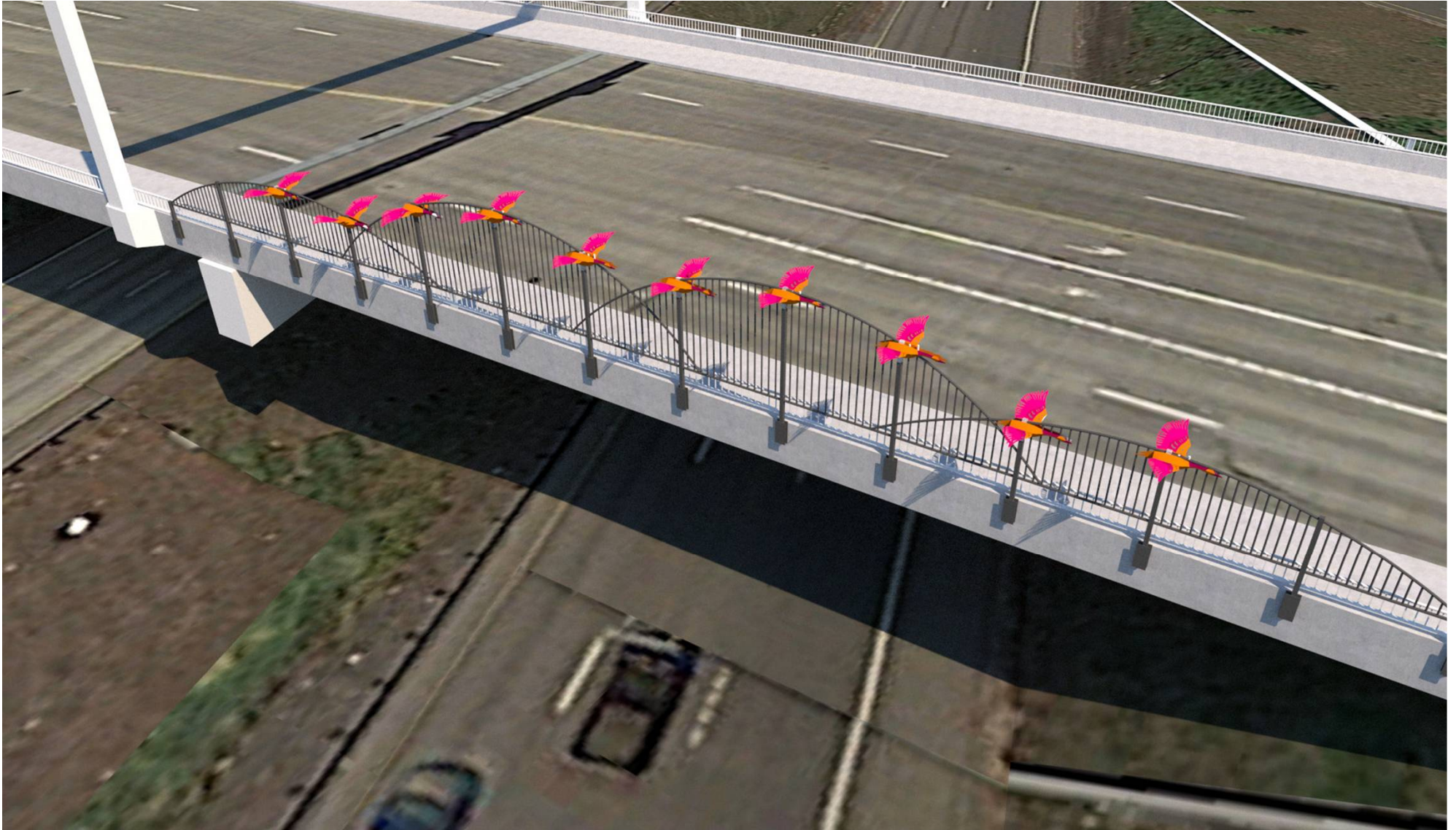
APHIDOIDEA + Jason Saunders

Los Angeles, CA
Project Duration: 5 Months
Powder Coated Steel

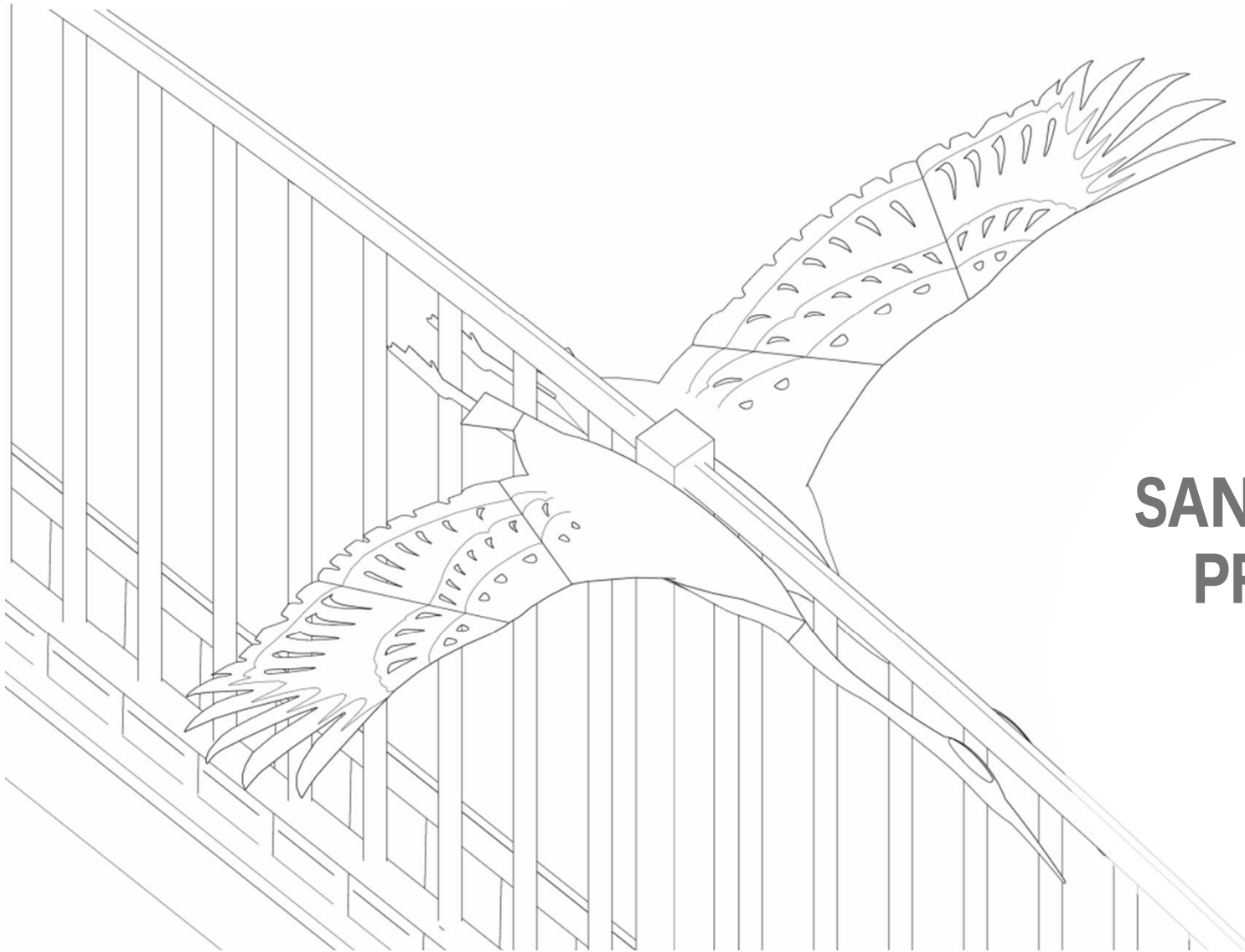
We would like to create artworks that not only visually enhance the experience of the visitor, but help create community and identity while referencing the unique character and location of Ridgefield. We chose to develop a proposal around the Canadian Goose, the bird on the city's logo.

We propose a series of colorfully abstracted Canadian Geese along the bridges' railings. Each goose would have its wings in slightly different positions to suggest a movement in flight, like an old-time flip book. To show the geese's feather patterns we will have different parts of each bird powder coated in vibrant abstract colors.



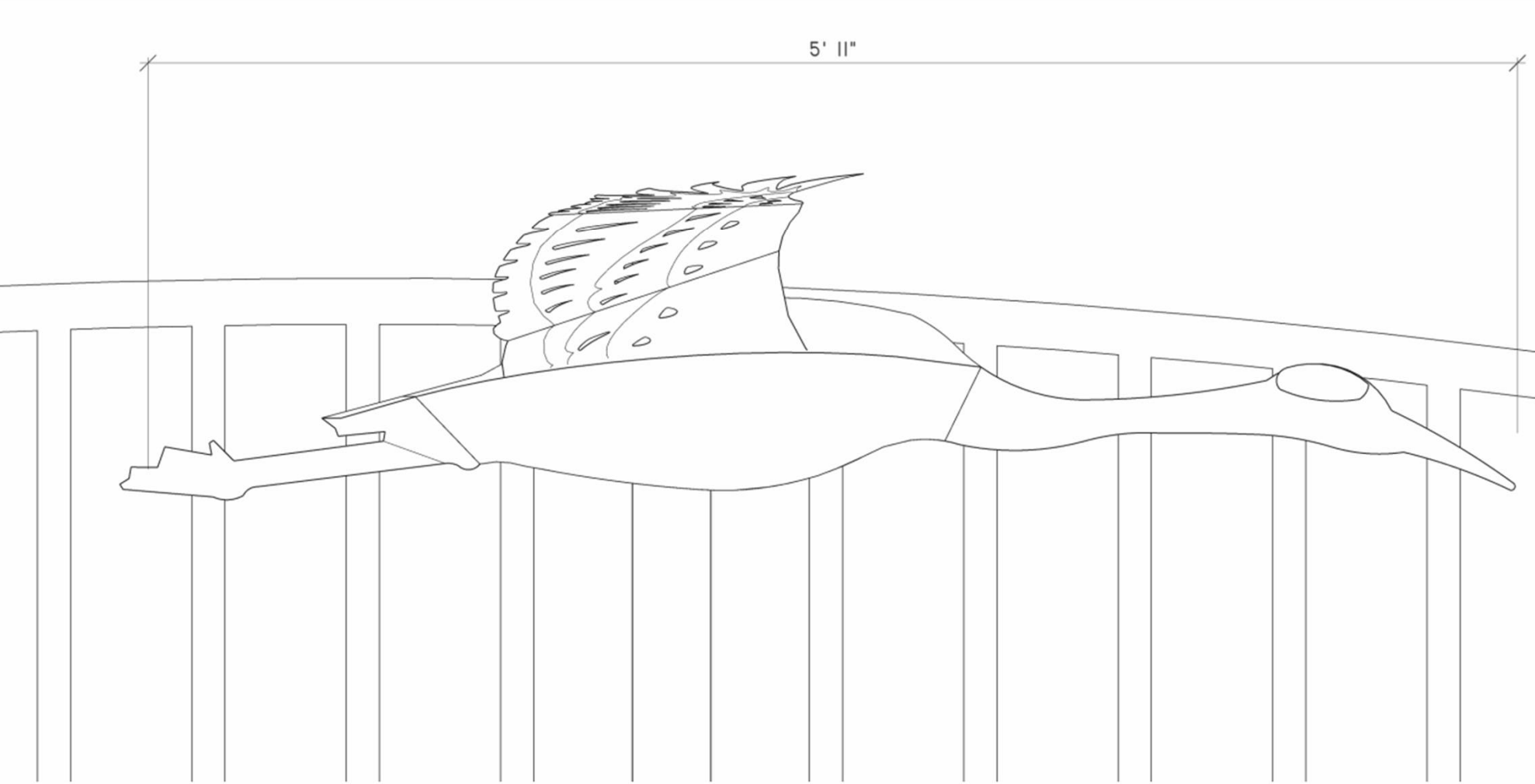


Attachment: Final Art Presentations.2 (Overpass Art Approval)

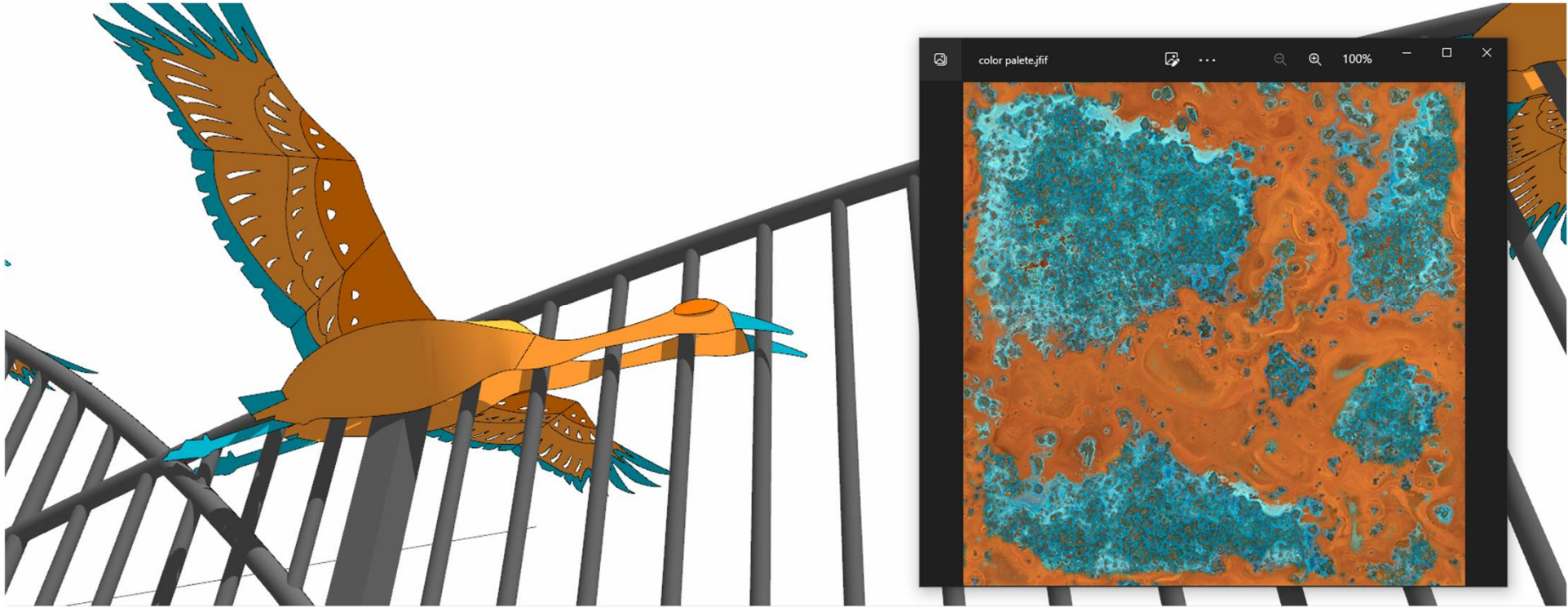


SANDHILL CRANE PROFILE AND SHAPE

Attachment: Final Art Presentations.2 (Overpass Art Approval)



Attachment: Final Art Presentations.2 (Overpass Art Approval)

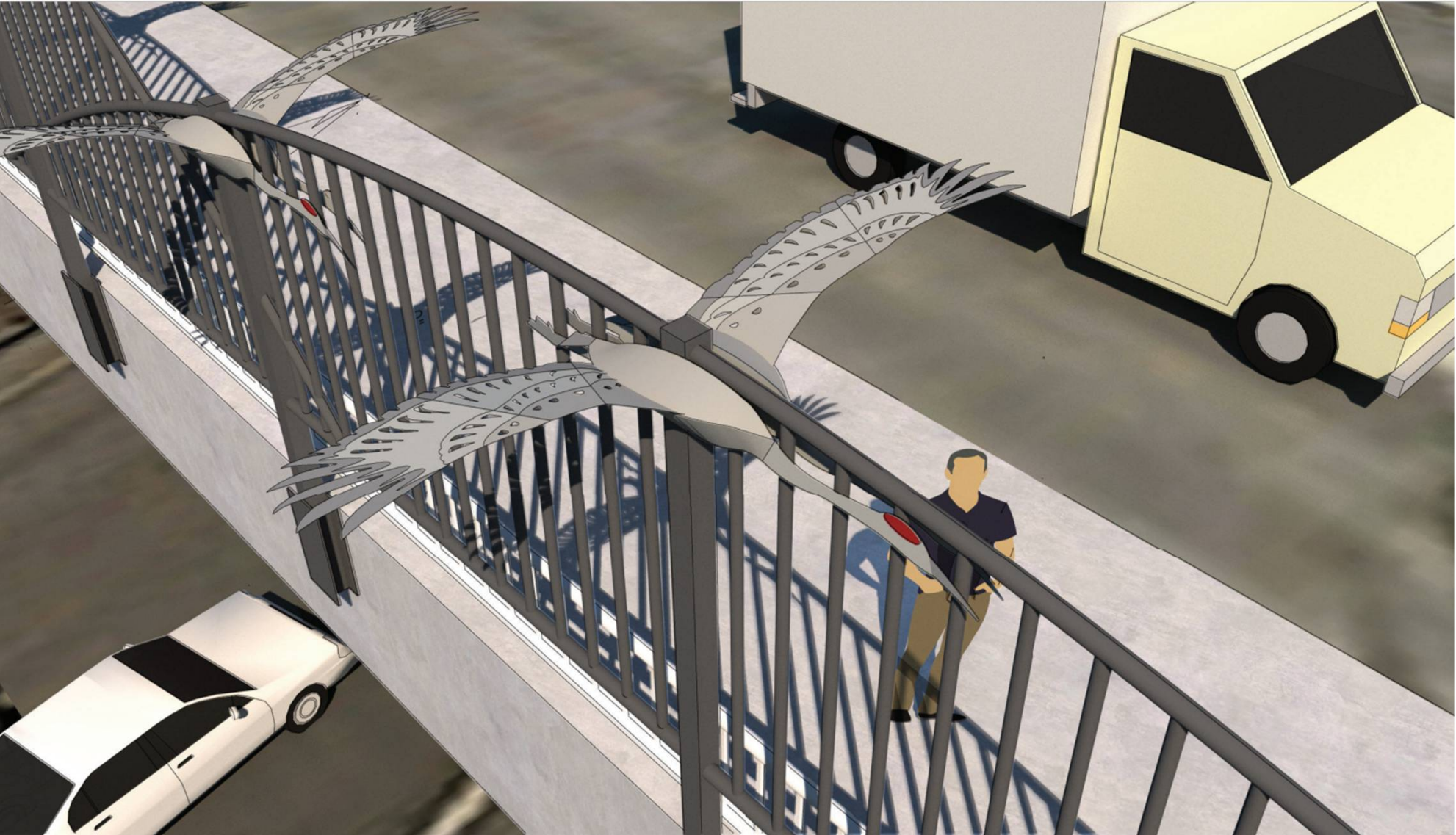


Natural Rust/Weathered Steel

Attachment: Final Art Presentations.2 (Overpass Art Approval)



Natural Color of Sandhill Crane



Attachment: Final Art Presentations.2 (Overpass Art Approval)



White Color Scheme



Attachment: Final Art Presentations.2 (Overpass Art Approval)



Attachment: Final Art Presentations.2 (Overpass Art Approval)



Pete Goldlust & Melanie Germond

Eugene, OR
Project duration: 5 months
Powder Coated Steel

Ridgefield Rambles weaves together the diversity of birds and other native animal species that one can see at the Ridgefield National Wildlife Refuge. The cheerful color scheme, while highly visible draws on a desaturated color palette so it doesn't interfere with informational signage.

Artwork shown is indicative of our design approach – final selection of animals will be determined based on discussion with stakeholder communities.





James Hirschfield

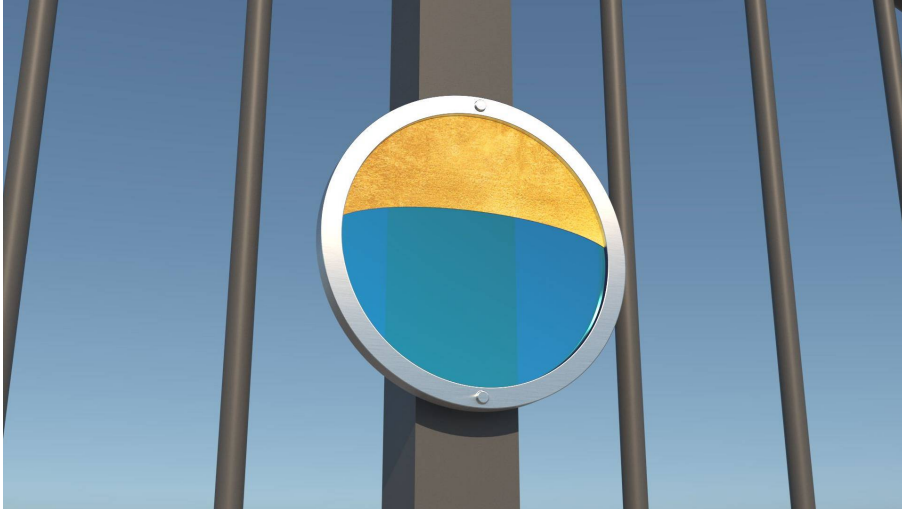
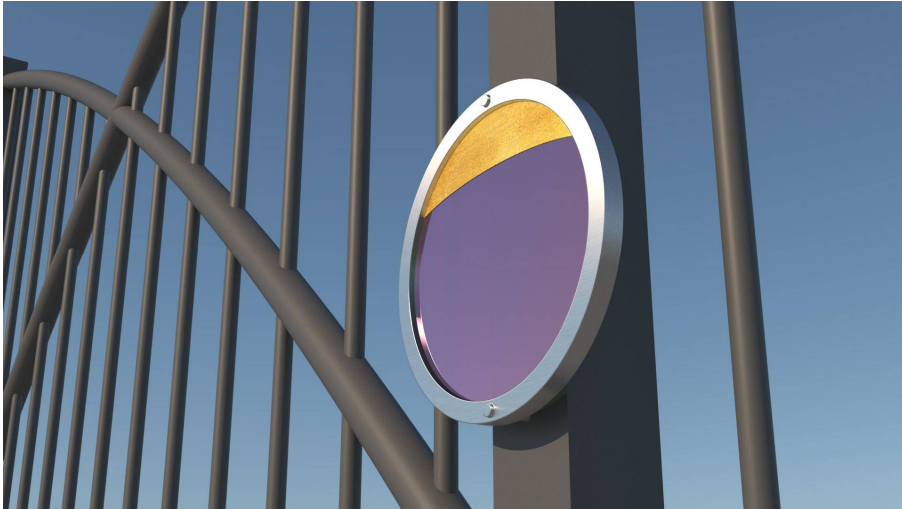
Chapel Hill, NC
Project Duration: 7.5 Months
Dochroic Glass (Composite) in steel rings

My keen interest in this project is motivated by a history of creating art for bridges (I have having created art for bridges in Albuquerque, Denver, and Phoenix) and knowing the potential for artistic expression.

Thus, my process begins by looking for a theme: An element of a place that inspires and directs my design. I describe this process as finding an inherent reality that lends itself to visual metaphor.

The strength of my designs lies in an ability to create a vision that is also a solution. Success is achieved through the creation of art that engages an audience through strong aesthetic designs; and once engaged, each viewer discovers layers of meaning within the work that offer a multifaceted and meaningful experience.





Thus, each circle of glass within the artwork will have a unique look as one moves across either bridge, shifting from reds to blues to purples to greens.



However one observes the art installation, the work's strong aesthetic design will engage an audience, and once engaged, each viewer will discover other layers of meaning within the work, providing the participant with a multifaceted and meaningful art experience.



Michael McLaughlin

Torrington, CT
Project duration: 10-12 Months
Silicon Bronze or Aluminum

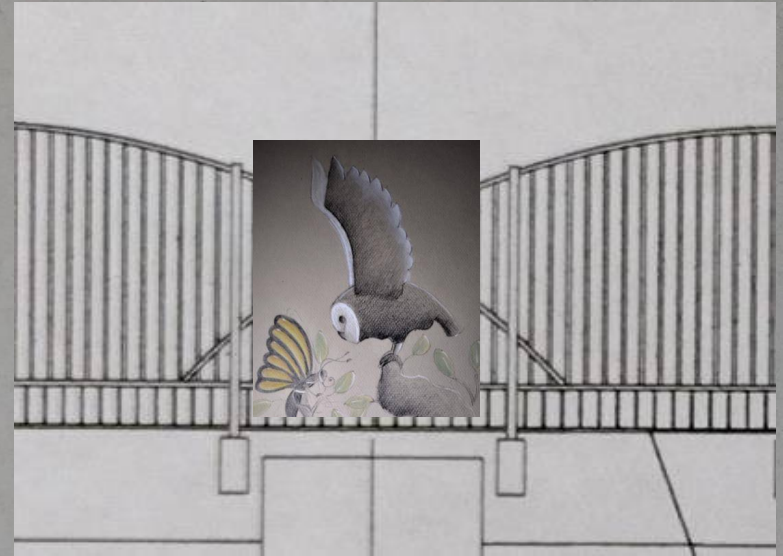
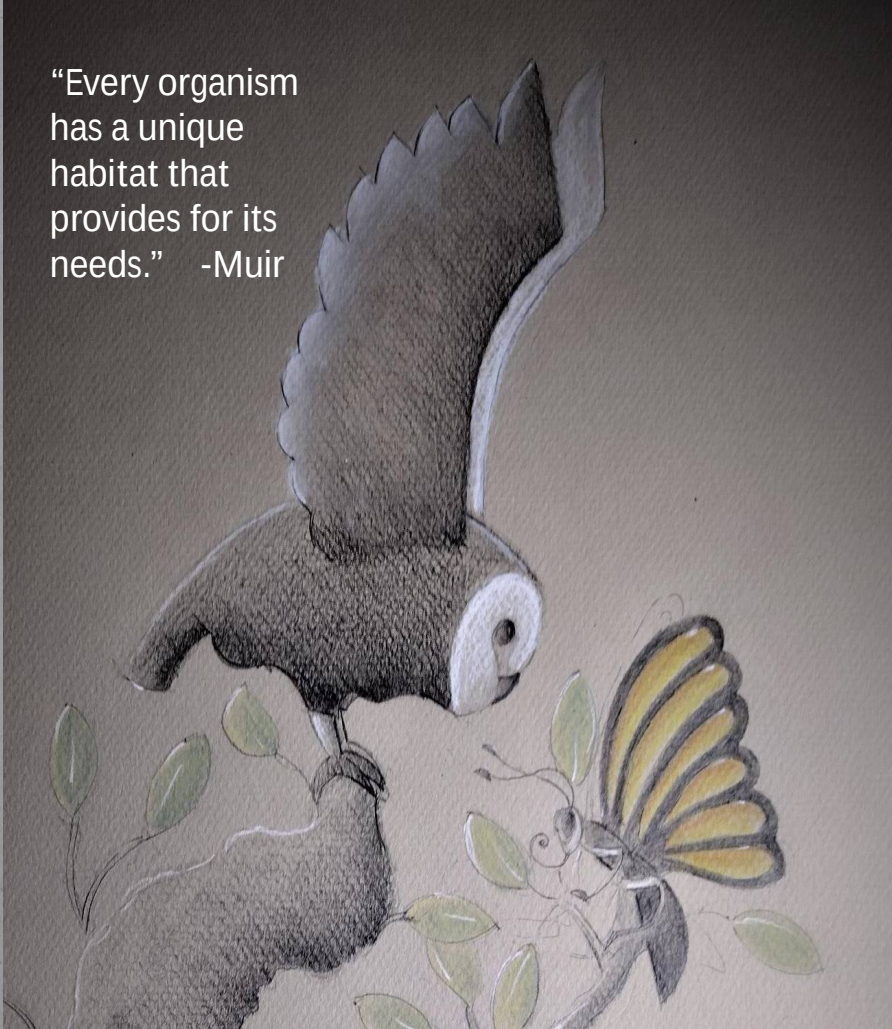
The drawings contained within this sketchbook are intended to present the thought and sentiment I would strive to bring to your sculpture.

I have always maintained that Public Art should perpetuate a generosity of spirit with its' community.

Viewers should discover the unexpected, finding content that applies to another part of their lives and thus, the art becomes a co-creation.



“Every organism
has a unique
habitat that
provides for its
needs.” -Muir



“Colloquy”

9 ft. tall Medium: aluminum Natural patina
with highlights of color

Seth Emerson Palmiter

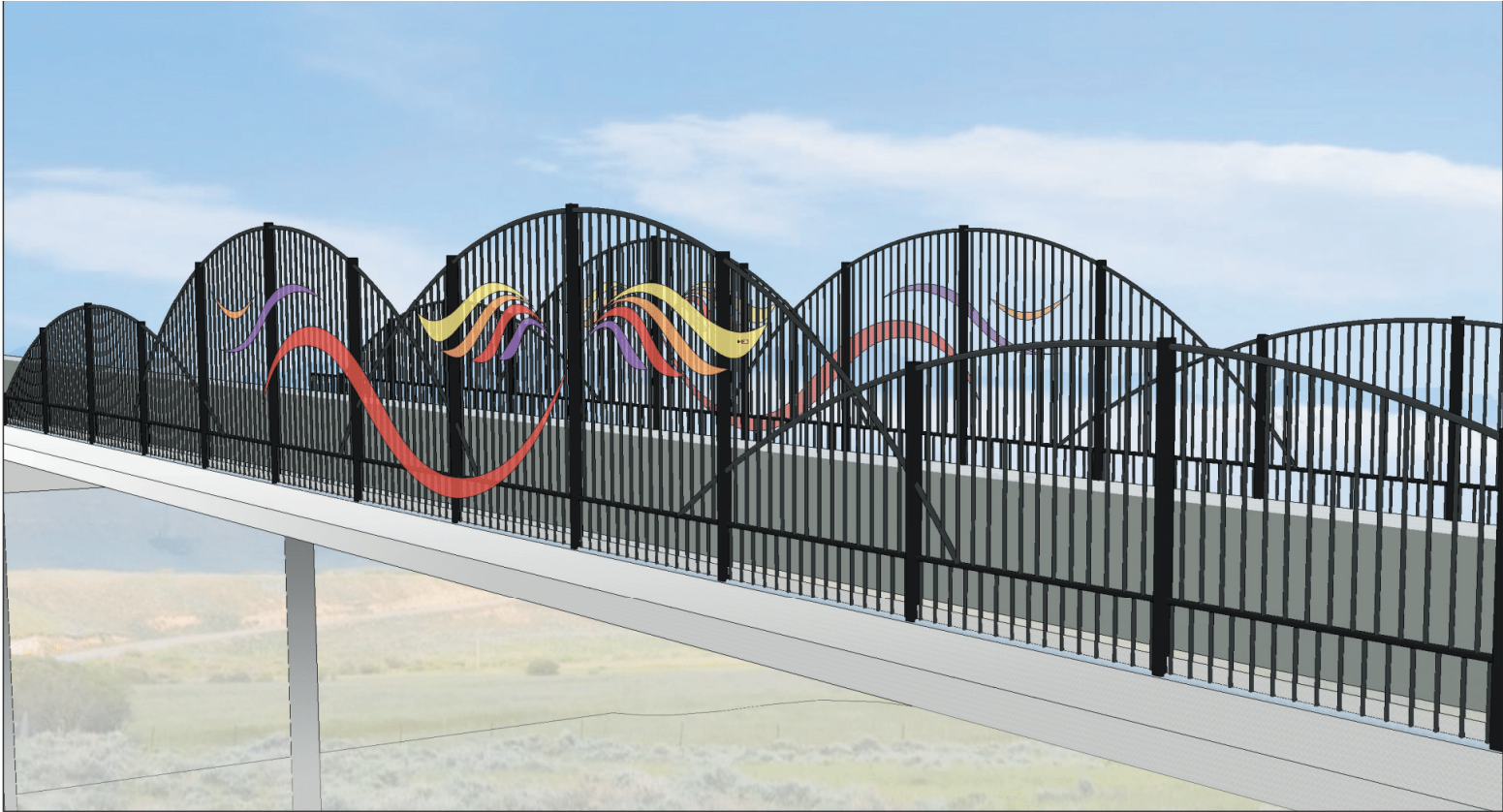
Rockport, ME

Project Duration: Within the scheduled agreed upon. Will try to complete in 2022.
Perforated Metal or Metal Mesh

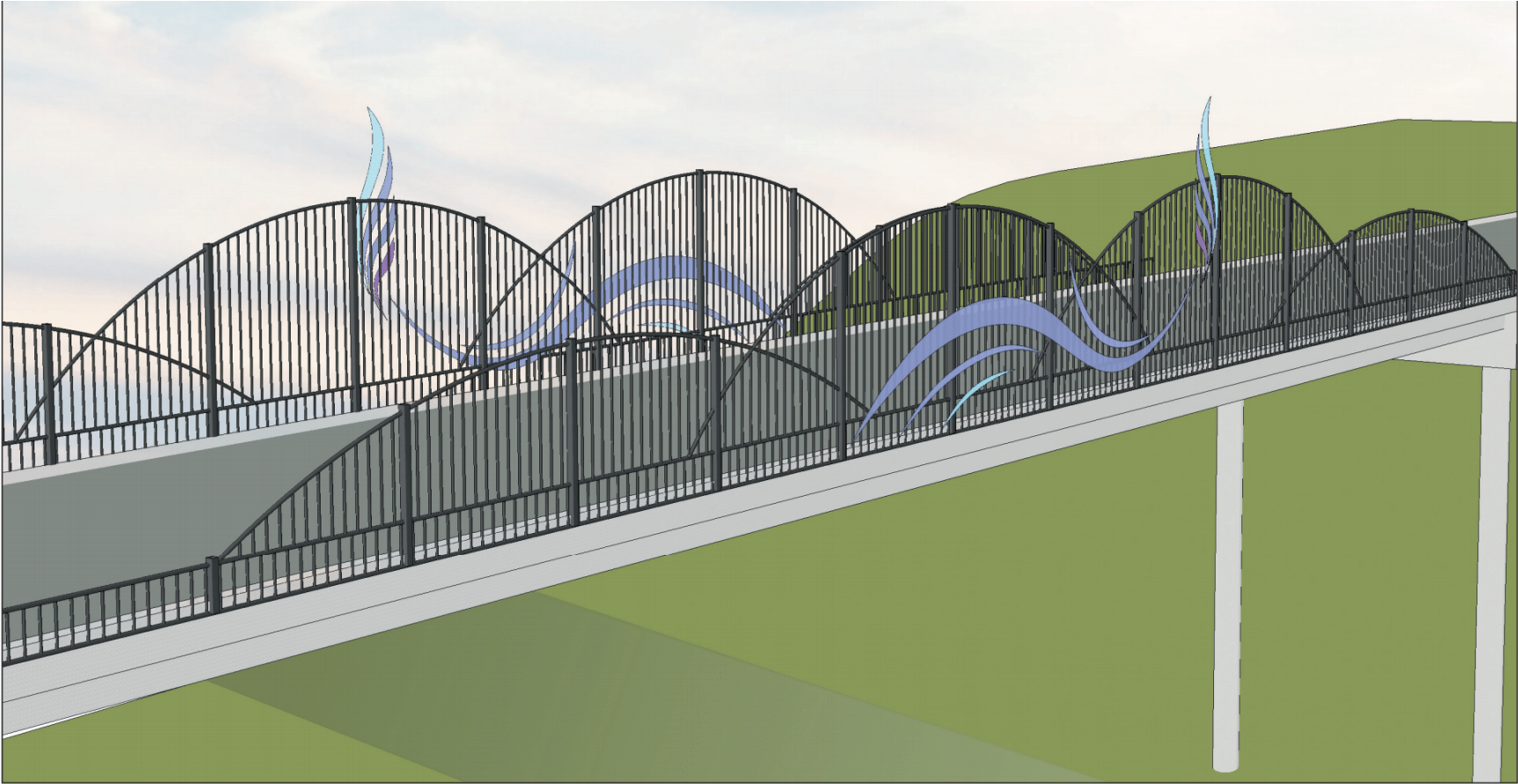
My explorations of the sites and possibilities challenged me to create art that was strongly interactive with the land and skyline that are the canvas for the art. The composition I developed is inspired by the graceful anatomy of birds and also the beautiful patterns flocks paint in the sky. If you prefer the composition, be more overtly representational, I can rework the concept per your directives.

The lyrical forms within the Overpass Art can be interpreted as wings, birds, a migrating flock, meandering streams, or gentle breezes. There are two compositions, one for each Overpass, which are mirrored on each Overpass structure. Truly, the art will move, evolve and dance in relation to the vehicular audience.





Overpass 1 - Perspective View



Overpass 2 - View From Above

MOTIVATED

Zokaite Sculpture, LLC

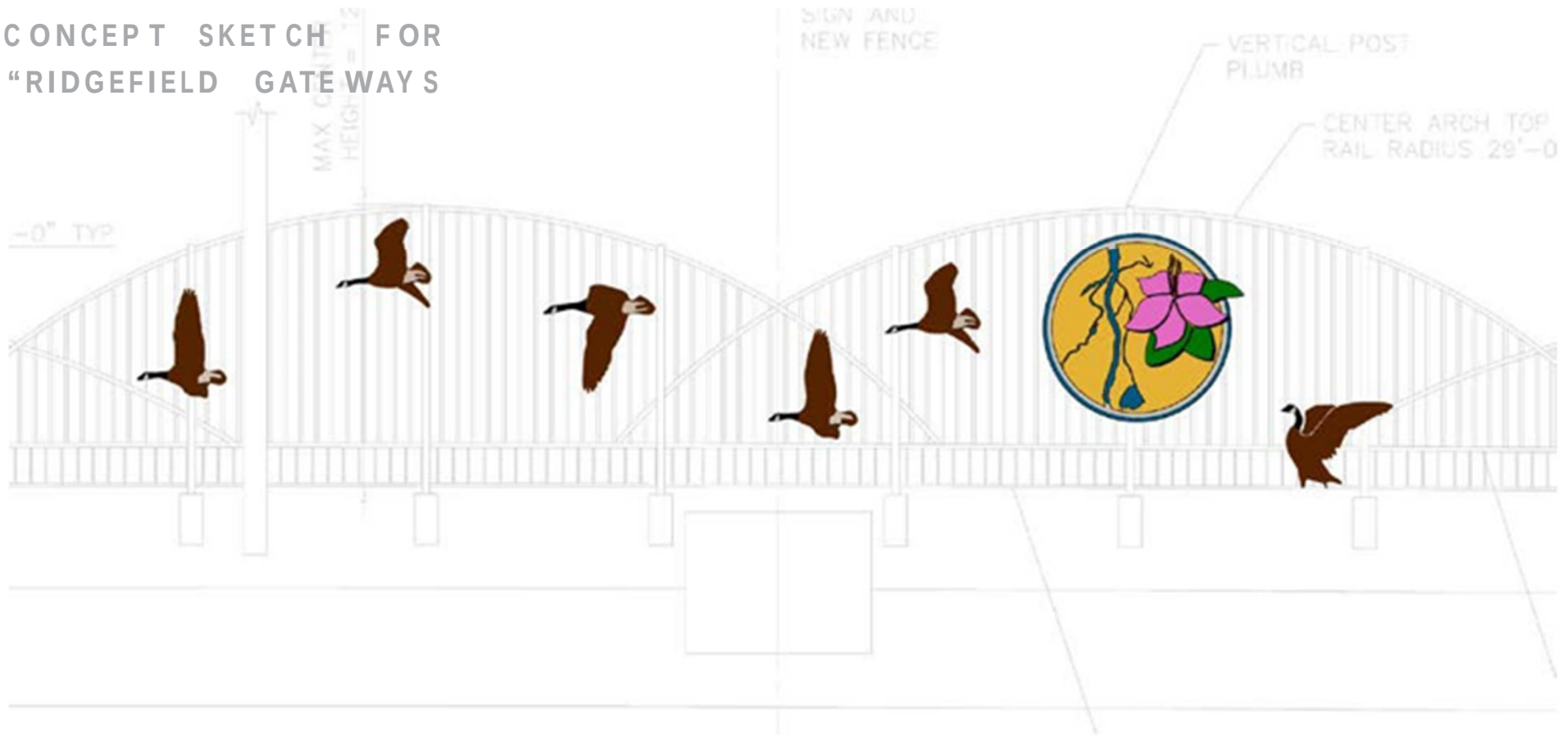
Tempe, AZ
Project duration: 11-12 Months
Powder Coated Steel

I have created site-inspired artwork call The Ridgefield Gateways. In my design, six dusky good forms will arc across each side of each elevated roadway around a focal medallion. A graphic representation of the Columbia and Lake River is used as the grounding element of this emblem, it is accompanied by a brightly-colored Coast Rhododendron to demarcate the City of Ridgefield in relationship to these waters.

The Ridgefield Gateways are designed in a sculptural aesthetic that celebrates the unique character of the city, its history, and the surrounding natural environment. It will provide a visual statement of the meaningful connection that Ridgefield residents have with the stewardship of the land.



CONCEPT SKETCH FOR
“RIDGEFIELD GATEWAYS”



BOBBYZOKAITES.COM — IG: @BOBBYZOKAITES

PROPOSAL

Attachment: Final Art Presentations.2 (Overpass Art Approval)

OPTIONS

§ Select and Approve Artwork

Direct staff to enter into a contract with the selected artist for fabrication and installation of the selected art.

§ Reject all Artwork

Direct staff to request new artwork submissions from the same or different artists who responded to the original Call to Artists or start with a new Call to Artists.



#1. Natural Rust



#2 Natural Color of Crane



#3. White



#4. Galvanized Steel

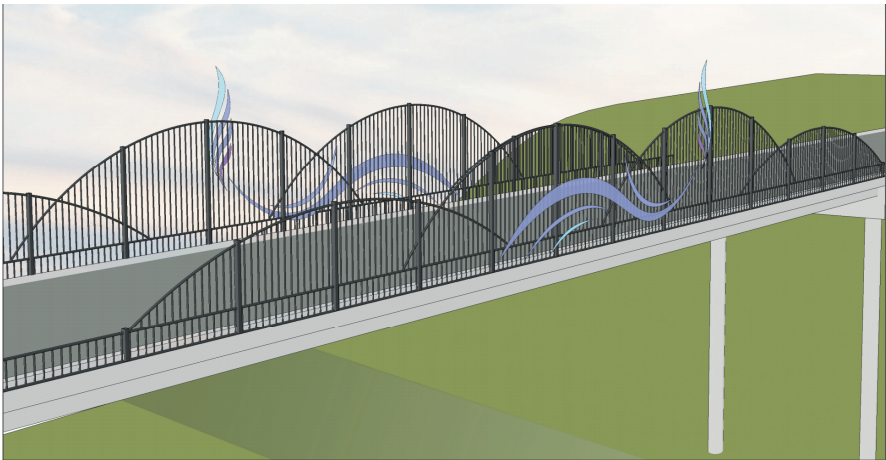
#1



#2



#3

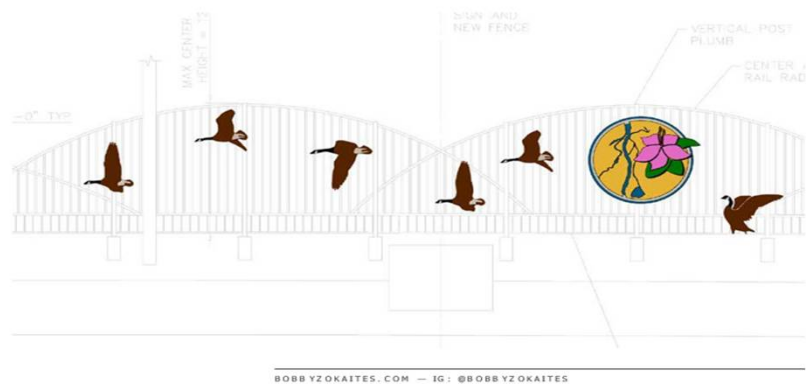


Overpass 2 - View From Above

BOBBYZOKAITES
PUBLIC ART + FINE ART + SCULPTURE
141 HU ESTA DR, TEMPE, AZ 85282 - +1(540)392-2541 - ZOKAITESSCULPTURE@GMAIL.COM - BOBBYZOKAITES

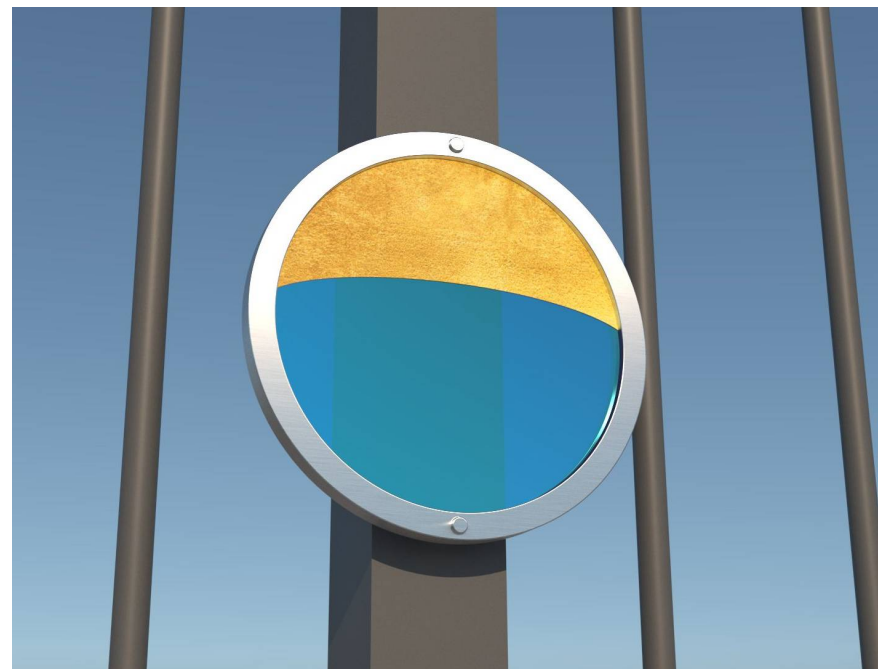
ZOKAITES SCULPTURE

CONCEPT SKETCH FOR
"RIDGEFIELD GATEWAYS"



#4

#5



Attachment: Final Art Presentations.2 (Overpass Art Approval)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: Motion - Approval of the Collective Bargaining Agreement with the Chauffeurs, Teamsters and Helpers, Local 58

GOVERNING LEGISLATION:

Revised Code of Washington (RCW) Chapter 41.56, Public Employees Collective Bargaining Act

PREVIOUS COUNCIL ACTION TAKEN:

Council approved the most recent agreement with the Teamsters Local 58 during a regularly scheduled meeting held on December 21, 2017.

SUMMARY/BACKGROUND:

The current collective bargaining agreement between the City of Ridgefield and the Chauffeurs, Teamsters and Helpers, Local 58 (Teamsters) expires on December 31, 2022. The City and Teamsters entered into negotiations for a new labor agreement in October 2022. Representatives from the City and the Union reached a tentative agreement on all operational and economic issues.

Several of the major issues that were resolved include:

- Providing flexibility in work schedules while maintaining necessary, high-quality City services.
- Creating an on-call assignment for the Facilities Division to respond to emergencies outside of regular working hours.
- The ability to extend the contract for one more year with negotiation of wages only, on mutual agreement of both parties.

The changes to the compensation package was determined by reviewing cost-of-living increases in the area and by comparing Ridgefield's compensation to similar sized jurisdictions throughout the state. To assure competitive and fair compensation for Ridgefield employees, modifications are proposed as follows:

- COLA increase of 4.5% for 2023 and an increase based on CPI for 2024 with a minimum increase of 2% and a maximum of 5%.

-
- Increase in the educational incentive from \$75/month to \$100/month for acquiring an associate's degree and from \$100/month to \$150/month for acquiring a bachelor's degree.

Teamsters approved the proposed agreement on November 8, 2022.

BUDGET/FINANCIAL IMPACTS:

The budget impact for compensation package increases for 2023 is approximately \$101,525.

ACTION OR MOTION:

A suggested motion would be:

"I move to approve the 2023-2024 labor agreement between City of Ridgefield and the Chauffeurs, Teamsters and Helpers, Local 58 and authorize the City Manager to sign the agreement."

STAFF CONTACT: Lee Knottnerus, Deputy City Manager

ATTACHMENTS: Teamsters.2023-2024 (PDF)

**AGREEMENT BETWEEN
CITY OF RIDGEFIELD
AND
CHAUFFEURS, TEAMSTERS AND HELPERS
LOCAL 58**

Effective dates:
January 1, 2023 through December 31, 2024

THIS AGREEMENT is made by and between the CITY OF RIDGEFIELD, a municipal corporation of the State of Washington, hereinafter referred to as the Employer, and CHAUFFEURS, TEAMSTERS AND HELPERS, LOCAL 58, affiliated with the International Brotherhood of Teamsters, hereinafter referred to as the Union.

PREAMBLE

The purpose of this agreement is to set forth the mutual understanding of the parties as to wages, hours, and working conditions consistent with the Employer's and Union's mutual objective of providing ever-improved, efficient, effective, uninterrupted performance of City functions, and courteous services to the public. It is the Employer's responsibility to provide efficient quality public services that promote the health, safety, and welfare of the public. The Employer and Union share a mutual interest in engaging its efforts to promote a labor relations environment that is conducive to achieving a high level of efficiency and productivity in all departments of City government.

ARTICLE 1 - RECOGNITION

- 1.01 Bargaining Unit Definition. The Employer recognizes the Union as the sole collective bargaining agent representing regular full time employees and regular part time employees working in the bargaining unit and shall cover all employees employed in any one of the classifications listed in Appendix A, excluding temporary employees.
- (a) A temporary employee is any employee who does not hold a regular budget position and is hired to work less than one thousand forty (1,040) hours in a calendar year. The Employer shall notify the Union about any employee hired in a temporary status and shall furnish the employee's name, contact information and job classification.
 - (b) A regular full-time employee is any employee who holds a regular budgeted position whose work schedule is at least thirty five (35) hours per week on a continuing basis.
 - (c) A regular part-time employee is any employee who holds a regular budgeted position whose work schedule is a minimum of twenty (20) hours but less than thirty-five (35) hours per week on a continuing basis. Leave benefits for regular part-time employees shall be accrued on a pro-rated basis, based on the budgeted FTE percentage.
- 1.02 Job Titles. The job titles pertain to specified personnel and do not define the duties to be performed by each employee. The Employer may assign employees to different duties at the option of the City, providing assignments are related to that job classification.

- 1.03 New positions. The Union shall be notified of any new classification created within the Departments subject to this Agreement within two (2) weeks of the date such classification is approved by the City Manager. Any dispute regarding the representation status of such position shall be resolved in accordance with public law.

ARTICLE 2 - CONDITION OF EMPLOYMENT

- 2.01 An employee may revoke his or her authorization for payroll deduction of payments to the Teamsters by written notice to the Employer. The Employer will notify Teamsters of the revocation. Every effort will be made to end the deduction effective on the first payroll, but not later than the second payroll, after the Employer's receipt of the employee's written notice.
- 2.02 The Union shall indemnify, and hold the Employer representatives and agents harmless against any and all claims, suits, orders, demands, judgments, or other forms of liability arising from action taken by the Employer for the purpose of complying with this Article.

ARTICLE 3 - VOLUNTARY PAYROLL DEDUCTIONS

- 3.01 The Employer agrees to deduct once each month Union dues from the pay of Employees, who individually request, in writing directed to the Employer, that such deductions be made. The aggregate amounts to be deducted shall be certified, in writing, to the Employer by the Secretary-Treasurer of the Union once each month and the aggregate deductions of all requests shall be remitted to the Secretary-Treasurer of the Union once each month.
- 3.02 Drive Authorization. The Employer agrees to deduct any voluntary employee contributions to Democrats, Republicans, Independents, Voter Education (DRIVE) from the paycheck of any employee who submits a written authorization to the Employer authorizing the deduction. Such deductions shall be made from each paycheck that the employee receives for work performed or for in which vacation is paid.

The Employer agrees to transmit on a monthly basis a check in the total amount deducted from employee paychecks in the prior month and a list of the names of each employee on whose behalf a deduction is made and the amount deducted from the employee's paycheck for that month to:

D.R.I.V.E.
International Brotherhood of Teamsters, Local Union 58
25 Louisiana Avenue, NW
Washington, D.C. 20001

The parties agree that deductions may be made only in accordance with state and federal law and the Union: (a) will be responsible for ensuring that only qualified employees are permitted to participate in the payroll deduction program; (b) agrees to indemnify the settlements, arbitration decisions, or fines regarding the Employer's compliance with this Article.

The Union also agrees to reimburse the initial set-up costs the Employer incurs. The Employer will bill the Union for the set-up cost complying with this Article and will have no

obligation to start the program or continue the program if the Union does not pay the actual expenses billed by the Employer as referenced above. Such payment will be made in a reasonable time, but no later than 30 days from receipt of the bill.

ARTICLE 4 - HOURS OF WORK AND OVERTIME

- 4.01 Work Week. The work week is defined as the period between 12:01 AM Sunday through 12:00 midnight the following Saturday, unless otherwise determined for specific employees.
- 4.02. Work Schedule. The Employer will implement a work schedule that may consist of either five (5) consecutive eight (8) hour days or four (4) ten (10) hour days.

The Employer may implement an alternative work schedule in accordance with the above, or a 9/80 schedule in accordance with the Fair Labor Standards Act. Affected employees shall be given notice of at least ten (10) working days as to the effective date of a change in the work schedule.

For the duration of this Agreement, the regular work schedule for the Departments shall begin and end within the following window: Monday through Friday, 6:00 a.m. to 6:00 p.m.

Flexible Work Schedule. On mutual agreement, the employer and an employee may implement a flexible work arrangement that allows the employee flexibility as to the locations where they work and/or the days and hours that they work.

Adjusting Regular Work Schedules. With prior approval of a supervisor, an employee may adjust hours within a workday to permit him/her to be away from work for a short period of time and make-up the work hours without incurring overtime or using accrued leave. For example, an employee may start work one hour early and leave work one hour early to attend an appointment.

- 4.03 Lunch Period. The work schedule shall include a one-hour or one-half hour lunch period without pay. In the event an employee whose lunch period is disturbed or cancelled for an emergency or authorized work purpose shall be relieved from duty one-half to one hour early that day (whichever is appropriate) and, if not relieved, will be paid in accordance with the overtime provisions of this agreement. .
- 4.04 Rest Periods. The work schedule shall include two (2) fifteen minute rest periods each scheduled work shift. One rest period is to be taken mid-term of the shift prior to his or her scheduled lunch period and one rest period to be taken mid-term prior to the end of the shift.
- 4.05 Overtime. Compensation for hours worked in excess of forty (40) in one week shall be computed on the basis of one and one-half (1/2) times the normal straight-time rate. In each case time and one-half (1/2) will be paid for hours worked in excess of the scheduled work day. On an emergency call after hours or on weekends, employees shall be paid a minimum of two (2) hours per call at time and one-half (1/2) the hourly rate.

Overtime shall be assigned within each Department provided prior approval has been granted by the supervisor or Department Head. Work arising from any emergency will be

taken care of without approval of the supervisor or Department Head with the employee being given reasonable discretion in making the decision. Such claims for overtime will be subject to subsequent review by the Department Head.

The Employer shall make a reasonable effort to give employees timely notice for scheduled available overtime opportunities. Without hampering department efficiency, management shall make a reasonable effort to offer bargaining unit employees overtime work based upon classification assignment and seniority within the Department in which the overtime is expected so long as such bargaining unit employees possess the capability to perform the assigned duties. In the case where there are an insufficient number of employees within the applicable classification to perform the scheduled work, the City may use other employees within the department.

- 4.06 Compensatory Time. Employees shall have the option to accrue compensatory time off in lieu of overtime compensation. Compensatory time off shall be accumulated at the same rate as overtime compensation would have otherwise been paid.

Employees may accumulate up to a maximum of sixty (60) hours of compensatory time per calendar year. An employee with sixty (60) hours of unused compensatory time that works overtime must be compensated at the proper rate of pay as contained herein. Compensatory time shall be accrued and taken in accordance with public law and shall be scheduled in accordance with vacation scheduling procedures..

Employees may convert a maximum of forty (40) accrued and unused compensatory time in May and/or November of each calendar year. At the discretion of the employee he or she may maintain a maximum of forty (40) hours of earned compensatory time from year to year. Any accrued and unused compensatory time over forty (40) hours shall be cashed out on December 31 of each year.

- 4.07 End of Shift. The Public Works Department may use the last fifteen (15) minutes of the shift for personal cleanup such as showering and clothes changing in an effort not to take contaminated clothing home from the workplace.
- 4.08 Regular Work Schedule Minimum Reporting Pay. With exception to the above, employees required to report for duty shall receive a minimum of two hours of compensation at their regular hourly rate of pay in accordance with each applicable provision in this article.

ARTICLE 5 - ON CALL AND STANDBY TIME

- 5.01 All members of the Public Works Department who are on-call standby status and are in a "waiting to be engaged" status after regular working hours shall receive a flat rate of fifty dollars (\$50) each weekday and One hundred ten dollars (\$110) each weekend day. Holidays will be treated like a weekend day and on-call employees shall receive one hundred ten (\$110) plus holiday pay.

A callout shall not be charged for answering a page and/or an alarm that is routine and can be taken care of by phone with minimal inconvenience.

- 5.02 The Public Works Department will provide the City with twenty-four (24) hours a day, 365 days a year, emergency/on-call, coverage. It is understood that as a condition of being on call the following conditions shall apply:

- (a) Employee is available to answer alarms and call-outs and to respond to them as the situation requires.
 - (b) Employee carries the pager and other authorized means of communication and is able to answer a page and/or call by phone within a ten (10) minute time frame.
 - (c) Employee is able to respond to the City Operations Maintenance Shop or the site of an alarm/emergency within thirty (30) minutes after acknowledging a page or phone call if the situation dictates.
 - (d) Employee is required to arrange his activities in a way that does not commit his time and allows him to respond unencumbered.
 - (e) Employee is required to be fit for duty to answer call-outs and to report for work.
- 5.03 An employee shall receive a minimum of two (2) hours compensation at time and one-half of his or her hourly rate of pay or shall be paid at such rate contained herein for actual time worked if in excess of two (2) hours on call-back or call-in. If work performed is in excess of two (2) hours, the employee shall receive an additional one-half (1/2) hour of pay pursuant to the above pay rate for travel time to the City Operations and Maintenance Shop or site of alarm/emergency.
- 5.04 The Public Works Department will assign on-call responsibilities as follows:
- (a) One qualified employee from the Water/Utility or Stormwater Division shall be on-call standby status at all times; and one employee from the Facilities Division shall be on-call standby status at all times.
 - (b) The employee who is on-call standby status from the Water/Utility or Stormwater Division shall be assigned to work each weekend day and each day that the City offices are closed as follows: The employee will perform a minimum of four (4) hours of work each day, paid at time and one-half of their hourly rate of pay.

ARTICLE 6 - HOLIDAYS

- 6.01 The following days, or days in lieu thereof, shall be recognized as holidays by the Employer. Employees working said holiday shall be paid at the rate of one and one-half (1 1/2) times their hourly rate plus holiday pay.

New Year's Day (January 1st)
 Martin Luther King, Jr.'s Birthday
 President's Day (Third Monday in February)
 Memorial Day (Last Monday in May)
 Juneteenth (June 19th)
 Independence Day (July 4th)
 Labor Day (First Monday in September)
 Veterans Day (November 11th)
 Thanksgiving Day (Fourth Thursday in November)
 The Day after Thanksgiving
 Christmas Day (December 25th)

Three (3) Floating Holidays

- 6.02 Holidays falling on a Saturday shall be observed on the preceding Friday. Holidays falling on Sunday shall be observed on the following Monday.
- 6.03 If an employee is called out to work on a holiday, a minimum of two (2) hours overtime shall be given and all overtime on a holiday shall be at the rate of one and one-half (1/2) times the regular hourly rate plus holiday pay.
- 6.04 An employee on layoff shall receive pay for any holidays that fall in the current calendar month of layoff.
- 6.05 Newly hired employees shall be eligible to receive Floating Holidays as follows:
- (a) Employees hired between January 1 and April 1 will be eligible for three floating holidays in the calendar year of hire.
 - (b) Employees hired after April 1 and before August 30 will be eligible for two floating holidays in the calendar year of hire.
 - (c) Employees hired after September 1 and before December 1 will be eligible for one floating holiday in the calendar year of hire.
 - (d) Employees hired in the month of December shall not be eligible for any floating holidays in the calendar year of hire.
- 6.06 When a City recognized holiday that requires closure of City offices falls on an employee's regularly scheduled day off, the employee will receive a paid floating holiday. Floating holidays accrued under this section will be considered a full day off regardless of the length of the employee's work-day and must be scheduled as a full day off (not divided into hours or other time period less than a day). This floating holiday accrues on the City recognized holiday and must be used within 45 days following the City holiday consistent with vacation scheduling guidelines.

ARTICLE 7 – VACATIONS

- 7.01 All full-time employees, as outlined in Article I Section 1.02, shall be eligible for vacation as follows:

Years of Service	Hours of Vacation
After 1 year	80 hours
After 2 years	96 hours
After 3 years	104 hours
After 4 years	112 hours
After 5 years	120 hours
After 6 years	128 hours
After 7 years	136 hours
After 8 years	144 hours
After 9 years	152 hours
After 10 years	160 hours

After 11 years	168 hours
After 12 years	176 hours
After 13 years	184 hours
After 14 years	192 hours
After 15 years	200 hours
After 16 years	208 hours
After 17 years	216 hours
After 18 years	224 hours
After 19 years	232 hours
After 20 years	240 hours

- 7.02 Written requests for vacation time, if five (5) days or more, shall be submitted to the supervisor and/or Department Head at least two (2) weeks before the planned vacation if it is to occur in January or February and by February 15th if it is planned for later in the year. From the requests received a vacation schedule will be made which will take into account the individual requests and the needs of the City in providing for essential City services. Should there be a conflict of requested dates for vacation, as identified in this section, seniority shall prevail.
- 7.03 Absent exigent circumstances, written requests for vacation time following February 15th of five consecutive days or more shall be submitted to the supervisor and/or Department Head at least two (2) weeks before the first working day of the anticipated vacation. Should there be a conflict for vacation date requests received after February 15th, such requests shall be granted by a first come-first serve basis within each department. Such requests considered by the Employer shall take into account the needs of the City in providing essential City services.
- 7.04 Any vacation time due shall be paid upon termination of employment. Employees shall not be required to use vacation hours for holidays falling during scheduled vacation time. Employees must use a minimum of forty (40) hours of accrued vacation each year.
- 7.05 Accumulated unused vacation time may not exceed 240 hours on the employee's anniversary date of hire. Any accumulated unused leave in excess of 240 hours on the employee's anniversary date is forfeited by the employee, except if the Employer denies or prohibits any employee's request for leave and such denial causes the employee to exceed the 240 hour maximum. In such instances, the employee shall be compensated for unused vacation in excess of the maximum limit set forth above.
An employee may elect to convert up to a maximum of 80 hours of vacation leave to pay annually. Vacation pay conversions shall be paid in the May and/or November pay periods.

ARTICLE 8 – LEAVES

- 8.01 Sick Leave. Employees will earn eight (8) hours per month sick leave or up to ninety six (96) hours a year and may accumulate up to a maximum of twelve hundred (1,200) hours.

On retirement only, employees eligible to receive retirement benefits through the Washington State Department of Retirement Systems will be compensated for unused sick leave at the rate of one (1) hour of pay for each two (2) hours accumulated, to a maximum of 800 hours accumulated for a payout not to exceed four hundred (400) hours.

Employees absent for more than three (3) consecutive scheduled work shifts due to an illness may be required to provide a verification of illness that is issued by a licensed medical service provider.

- 8.02 Bereavement Leave. In the event of a death in the employee's immediate family an employee shall upon request be granted leave of absence with pay not to exceed five (5) work days. If any additional workdays are required by the employee for bereavement leave, the employee shall utilize other accrued leave benefits (personal leave, vacation leave, leave without pay). The immediate family is defined as spouse, parents, in-laws, children (including step children), siblings-and grandparents or any other person of special relationship as the Human Resources Manager deems appropriate.
- 8.03 Family and Medical Leave. Employees are covered under the Family Medical Leave Act as well as all other applicable federal and state leave laws and shall be entitled to these leave provisions and pursuant to the City of Ridgefield Employment Policy Manual.

The Employer shall maintain the employee's health insurance benefits during the employee's leave covered under the Family Medical Leave Act and the Family Care Act to a maximum of twelve (12) weeks. Upon return from such leave, the employee will be reinstated to the employee's former or equivalent position in accordance with law.

ARTICLE 9 – HEALTH AND WELFARE

- 9.01 Eligible employees covered by this agreement will be provided medical, dental and vision insurance coverage through the Oregon Teamster Employers Trust as follows: Health and Welfare G-W Plan with extra disability, Dental Plan 6, Vision Plan 4
- (a) During the life of this agreement the Employer shall pay 100% of the dental and vision premiums.
 - (b) The parties shall share the monthly contribution rate for the medical premium on a 10%/90% basis with each eligible employee paying 10% and the employer paying 90%.
 - (c) In the event the increase to the medical premium exceeds (10%) during any calendar year, each eligible employee shall share any such increase above on 50/50 basis. (For example, the premium increase is 14%, the employer and employee shall split equally the 4% above the 10% threshold.)
- 9.02 The Employer agrees to be bound by the provisions of the Oregon Teamsters Employers Trust and such amendments as may be made thereto.
- 9.03 Employees are eligible who:
- (a) Hold a regular budgeted position with a work schedule that is normally more than twenty (20) hours per week on a continuing basis, and
 - (b) Are compensated by the City for eighty (80) hours or more in the preceding month.
- 9.04 The Union agrees that during the life of this Agreement they will not request additional benefits and the Employer agrees that during the life of this Agreement they will pay the increases in the contributions rate if required by the Trust to maintain the present benefits with exception to the provisions in Section 9.01 of this Article. The above payments shall be made to the Administrative Office by the 10th of each month in accordance with the provisions of the Trust Agreement. In the event the Trustees of the Trust Fund are required

to take legal action to collect contributions due under this Contract, the Employer shall be liable for all necessary costs and expenses of the litigation, including reasonable attorney fees.

- 9.05 The Employer shall provide group life insurance policy covering all employees with a minimum amount as specified in the City of Ridgefield Group Life Accidental Death and Dismemberment Insurance Plan adopted February of 2005. A copy of such policy shall be made available to each employee and the Union.
- 9.06 The Employer shall provide Long Term Disability (LTD) Insurance covering employees pursuant to City of Ridgefield LTD Insurance Plan adopted in February of 2005. A copy of such policy shall be made available to each employee and the Union.

ARTICLE 10 – LEAVE OF ABSENCE

- 10.01 The Employer may grant leaves of absence for compelling personal reasons without affecting an employee's seniority. There will be no accrual of vacation time or sick leave during an unpaid leave of absence.
- 10.02 Jury duty shall be granted in accordance with State of Washington Statute/Administrative rules.

ARTICLE 11 – SENIORITY

- 11.01 Any employee subject to this Agreement will begin to accrue seniority time with the Employer from the date of hire as a full time employee.
- 11.02 Seniority shall prevail in the reduction and restoration of the work force, provided the senior employee is immediately capable of performing the required work. Employee with the least seniority will be the first laid off in each job classification. However, to avoid lay-off an employee having greater seniority may bump an employee within a different job classification within their department so long as the employee bumped has less seniority and the senior employee meets the qualifications for the classification bumped into and is immediately capable of performing the duties within the position.
- 11.03 Seniority rights for employees shall prevail as expressly provided for under this Agreement.

ARTICLE 12 – TRIAL PERIOD

All newly hired, rehired or promoted employees shall serve a trial period. During the trial period, an employee is required to demonstrate suitability for the position through work performance. Trial periods shall be as follows:

- (a) Newly hired and rehired employees shall serve an initial trial period of one hundred eighty (180) calendar days. The trial period shall begin from the employee's date of hire or rehire. Newly hired or rehired employees covered under Article I, Section 1.02 are subject to all provisions of this Agreement, however, a newly hired or rehired employee serving an initial trial period may be discharged for any reason at the Employer's sole discretion without recourse through the Grievance Procedure.

- (b) Promoted employees are subject to a trial period of one hundred eighty (180) calendar days. The employee's trial period shall begin on his first scheduled shift in the position in which he is promoted.

In the event the employee or the Employer determines that he is not capable to perform the work during the trial period set forth in the Section, the employee shall be assigned to his previously held position prior to the promotion. If the position is not vacant or available, and other positions the employee qualifies for are not open, the employee will be placed on a reemployment list for their previously held classification for a period of eighteen (18) months.

The Employer reserves the right to extend a trial period described herein should an employee become unable to work one thousand forty (1,040) hours within a one hundred eighty (180) calendar day period. Such extensions shall not exceed one thousand forty (1,040) hours of cumulative total time with respect to the above.

ARTICLE 13 – GRIEVANCE PROCEDURE

- 13.01 The Employer and the Union agree that the grievance procedure shall be the exclusive method of settling their differences.
- 13.02 A "grievance" is hereby defined as a question or challenge raised by an employee or the Union as to the correct interpretation or application of this Agreement. It is the purpose of this clause to provide the parties with an orderly and effective means of achieving consideration of any grievances which may arise during the life of this Agreement. All grievances shall be in writing and signed by the aggrieved employee. All grievances shall state the Article of this Agreement allegedly violated and the remedy sought.
- 13.03 Initiation of Grievance. The aggrieved employee and the designated Union representative shall present the written grievance to the Department Head of the aggrieved employee with a copy to the Deputy City Manager within thirty (30) calendar days of the time the grievance occurred.

Step 1: The Department Head of the aggrieved employee may meet with the employee and the union representative. The Department Head will make a decision on the grieved matter followed up in writing within fifteen (15) working days and such decision shall be delivered to the employee with a copy to the local union.

Step 2: Within fifteen (15) working days following receipt of the Department Head's decision, the Union shall respond to the Employer (City Manager) with a copy to the Department Head indicating whether the Union wishes to pursue the grievance. The City Manager may meet with the employee and Union representative in advance of making a decision in the matter. Regardless, the City Manager shall make a decision, followed up in writing, within fifteen (15) working days of receiving the Union's response and such decision shall be delivered to the employee with a copy to the local union.

In the event that the Union fails to respond within the time limit set herein for Step 1 or Step 2, the grievance will be considered dropped.

EXCEPTION: Protest to suspension or discharge must be made, in writing, to the Employer within ten (10) days exclusive of Saturday, Sunday and holidays.

- 13.04 Except as provided for in this Section, if the matter is still not settled to the satisfaction of all concerned, the matter shall be referred to a grievance committee consisting of four (4) persons, two (2) to be appointed by each party. Persons serving on a grievance committee shall not be employees of the Union or the Employer. The committee shall meet as soon as possible after such notice is given (excluding Saturdays, Sundays and holidays) to consider and determine the dispute. Should the committee agree to a settlement, it shall immediately notify the parties involved, in writing, to comply with their decision which shall be final and binding upon both parties. If either party desires not to convene a grievance committee as described herein, it shall notify the other party in writing within ten (10) working days of receipt of notice advancing such grievance and the grievance shall be automatically advanced directly to the next step of the Grievance Procedure.
- 13.05 If the grievance committee is unable to render a decision in the matter as described above or either party provides notice of its intent not to convene the grievance committee, it may be submitted to arbitration by the Union for a decision as provided herein. To proceed to arbitration, notice must be provided to the City Manager within fifteen (15) working days following the conclusion of the grievance committee meeting.

If notice is provided to the City Manager advancing the grievance to arbitration, or if the grievance is advanced to arbitration pursuant to the provisions in 12.04 of the Article, the parties shall select a mutually agreed upon arbitrator. In the event the employer and the union are unable to agree on an arbitrator, the arbitrator shall be selected by the process of alternately striking from a panel of eleven arbitrators furnished by the Federal Mediation and Conciliation Service (FMCS). The union shall strike the first name. The request to the FMCS shall state the general nature of the issue. The Union and the Employer will jointly share the fee for selection and services of an arbitrator.

The arbitrator shall render a decision as promptly as possible. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the employer and/or the union, and shall have no authority to make a decision on any other issue not so submitted. The arbitrator shall have jurisdiction and authority only to interpret, apply or determine compliance with the specific terms of the agreement and shall not have jurisdiction to add to, detract from, or alter in any way, the provisions of this Agreement.

A decision within the jurisdiction of the arbitrator shall be final and binding upon all parties.

ARTICLE 14 – SALARIES

- 14.01 "Hourly pay" means the hourly rate of pay so identified and set forth in Appendix C of this Agreement.
- 14.02 When a bargaining unit member is initially hired into the bargaining unit by the City, he or she may be placed on the applicable wage scale for his or her job classification as is appropriate in light of his or her experience, skills, education, etc. Employees will then be eligible for step increases on the anniversary date of his/her hire date into the bargaining unit.

Bargaining unit members will advance up the wage scale for their particular job classification based upon their time served with the City in that job classification. Thus,

when a bargaining unit member is initially hired into the bargaining unit, he or she will advance up the wage scale of his or her job classification based upon time served with the City since their initial hire date in the bargaining unit.

- 14.03 Promotions to a higher-paying job classification will be determined based on the minimum qualifications in the higher-paying job classification, seniority in the bargaining unit, past employee performance and the department's need to fill the higher-paying job classification. Upon promotion an employee will move to that step in the range of the new job classification which results in an increase of at least five (5) percent. The City will have the sole discretion to offer a higher salary step based on the employee's experience and qualifications. All step increases shall be effective on the beginning of the next pay cycle following the anniversary date or promotion.

- 14.04 Longevity Pay. Employees shall receive longevity pay as follows:

Following 10 years of employment – 2 percent
 Following 15 years of employment – 4 percent
 Following 20 years of employment – 5 percent

Longevity pay is not cumulative.

ARTICLE 15 – NON-DISCRIMINATION CLAUSE

It is the continuing policy of both the Employer and the Union to comply with all Federal and Washington State Equal Employment Opportunity laws and not to discriminate against any protected class.

ARTICLE 16 – UNIFORM MAINTENANCE ALLOWANCE

- 16.01 Rubber boots, protective foot wear, rain gear, gloves, hard hats, and other protective clothing as required and approved by the Department Head shall be utilized by employees working in Public Works, Construction and Engineering. The Department Head shall prescribe allowable gear as provided for herein prior to purchase by the affected employee.

- 16.02 In addition to the above, the City agrees to provide each Public Works employee either:

- (a) Two (2) jackets plus four (4) pairs of coveralls , five (5) pairs of pants and five (5) shirts, including ID badges or logo patches; OR
- (b) An employee may elect to receive an allowance from the City each contract year payable at a time as determined by the management to purchase his/her own uniform attire – plus the City shall furnish two t-shirts annually at no cost to the employee. Allowances set forth in this section, 16.02(b) shall be equivalent to the City costs otherwise incurred in Section 16.02(a) and will be included in the employee's regularly scheduled paycheck following management's annual determination for issuing the same.

Uniform attire must be worn as required by the Department Head.

- 16.03 Insulated coveralls shall be provided by the Employer at the request of Public Works employees subject to inclement weather.
- 16.04 The Employer agrees to provide weekly laundry service for City required and supplied uniform attire.
- 16.05 When the Employer requires an employee to wear specific boots due to their job duties, the Employer will pay the employee up three hundred forty dollars (\$340) in March of each contract year to be used for the sole purpose of the purchase and use of required protective foot wear. Protective footwear when required shall meet the applicable federal and state safety regulations and as determined and approved by the Department Head. The allowance in this Section 16.05 shall not be subject to tax upon disbursement by the City.

An employee may request replacement or resoling of boots at any time if the protective footwear is damaged from on-the-job work activity and the boots no longer serve the required protective function due to their condition. The boots may be resoled or replaced prior to the next contract year at the sole discretion of the Department Head on a case-by-case basis. In such circumstances, the City shall make the determination whether mid-term replacement of required footwear will defer the future date accordingly for the next contract year reimbursement for the same.

- 16.06 The Employer shall furnish the required uniforms for the Police Clerk and Police Administrative Coordinator which shall consist of four (4) collared shirts bearing the department logo and four (4) pants and such clothing must be worn as required by the Department Head. Replacement of these garments must be preapproved by the Department Head on the basis of reasonable wear and tear.

ARTICLE 17 – SAVINGS CLAUSE

- 17.01 It is the intention of the parties to comply with all applicable law and they believe that each and every part of this Agreement is lawful. All provisions of this Agreement shall be complied with unless any of such provisions shall be declared invalid or inoperative by a Court of competent jurisdiction. In such event, either party may request renegotiation of any invalid provision for the purpose of adequate and lawful replacement thereof, provided however, that such findings shall have no effect on the balance of this Agreement.

ARTICLE 18 – DISCIPLINE AND DISCHARGE

- 18.01 During the Initial Trial Period. The Employer reserves the right to discipline and/or discharge any employee during his/her initial trial period at its sole discretion, and the Employer's action is not subject to the grievance procedure or within the jurisdiction of any arbitrator.
- 18.02 Following Completion of the Initial Trial Period. The Employer shall not discipline any employees without just cause. Discipline shall be in the form of a written warning, suspension, demotion or discharge. Written reprimands or other disciplinary actions must be reduced to writing and furnished to the employee and a copy shall be sent to the Union.

18.03 Each employee shall be afforded the following procedural guaranties during an investigation by the Employer that could lead to disciplinary action:

(a) To the extent possible, an employee who is the subject of an investigation will be informed in writing within a reasonable time frame prior to any investigative interview of the general reason(s) for the inquiry.

(b) At a reasonable time prior to any investigatory interview the employee shall be informed of the opportunity to consult with a Union representative. Upon request from the employee, he shall be afforded a reasonable amount of time to secure the presence of his Union representative and shall have the right to have such representative present during the interview, so long as the delay does not unduly obstruct the Employer's ability to conduct an investigation.

(c) To the extent reasonably possible, an investigatory interview of an employee shall occur at a reasonable hour, and preferably during the employee's scheduled shift, at the Ridgefield City Hall. In any event, an employee directed to participate in an interview by the Employer shall be compensated at the appropriate rate of pay.

(d) All questioning by the Employer or designated representative shall be conducted in a professional manner to determine relevant facts.

(e) The Employer may suspend an employee with pay prior to or during an investigation and such employee shall remain in pay status until such time as the Employer makes a final decision on a course of action.

18.04 Discharge or suspension must be by proper written notice to the employee and the Union within thirty (30) calendar days of the date the Employer knew or should have known of the violation claimed by the Employer as the basis for discharge or suspension. The timeline identified in this section may be extended upon mutual agreement.

18.05 An employee has the right to view their personnel file consistent with Washington law. Employees wishing to view their file shall make a request to Human Resources. Any personnel records made available to the requesting employee within a reasonable time for review shall not be removed from physical location of the Human Resources Office. An employee shall be permitted to read any disciplinary material affecting his/her employment before it is placed in a personnel file. An employee shall be allowed to submit written rebuttals and to have the same placed and maintained in their personnel file as part of the official record.

ARTICLE 19 – LIMITED DURATION OUT-OF-CLASS PAY

19.01 Any employee assigned by management as an acting supervisor for at least an entire and complete work shift shall be paid an additional two dollars (\$2.00) per hour or 5% above his/her current rate of pay (whichever is higher) for all time worked in the higher rated classification.

19.02 With the exception of Section 19.01 of this Article, any employee assigned to temporarily take on responsibilities and/or perform the full range of activities of a higher classification, without significant supervision for at least one work week period shall be paid either 5%

above his/her current rate of pay, not to exceed the top of the range of the assignment, or the entry rate of the out-of-class assignment, whichever is greater.

- 19.03 Out-of-class assignments subject to this Article shall be reduced to writing by management with a copy of the same furnished to affected employees.
- 19.02 No employee shall be reduced in pay on account of such temporary assignment; however, if pay has been increased because of the temporary assignment, it may be reduced to the rate received prior to the temporary assignment upon return to regular position.

ARTICLE 20 – EDUCATIONAL INCENTIVES

- 20.01 The Employer will reimburse employees who have completed the initial trial period as set forth in this Agreement for up to five (5) credit hours of tuition costs upon successful completion of college or university courses each semester or quarter provided the employee achieves a 2.5 grade average or a "pass" for pass/fail courses. Subject to budgetary availability, prior approval by the City Manager of course content and its application to the employee's job and budgetary capacity is required in order to be eligible for reimbursement. Employee must provide a copy of the official grade report at the end of each semester or quarter.
- 20.02 An employee that attains an Associate Degree that is job related as determined by the City Manager shall receive an increase in pay of one hundred dollars (\$100) per month and each employee that attains a Bachelor Degree that is job related as determined by the City Manager or designee shall receive an increase in pay of one hundred fifty dollars (\$150) per month. The employee must provide documentation verifying receipt of the degree. The pay increase shall be effective the first pay period following the Employer's receipt of the documentation.
- 20.03 To receive any education incentive pay outlined in this Article, the college/university course or degree must be accredited by or through the Council for Higher Education Accreditation (CHEA).

ARTICLE 21 – CERTIFICATION PAY

Eligible employees credentialed with a valid Limited Electrical License (LEL) shall receive \$50 per month above his/her base salary. Employees are eligible if:

- (a) The Employer assigns electrical work to the employee on a regular and ongoing basis; and the employee provides documentation verifying their current valid LEL.
- (b) The pay shall be effective the first pay period following completion of the eligibility requirements in paragraph (a) above.
- (c) The Employer reserves the right to reassign this work at any time.

The employee will no longer be eligible to receive the certification pay if the employee loses his/her certification or if the employer re-assigns the electrical work.

ARTICLE 22 - UNION RIGHTS AND ACTIVITY

- 22.01 Staff representatives of the Union, shall have access to the Employer's premises provided Union representatives do not interfere with the Employer's function of providing City

services. Any representative of the Union not in the employ of the Employer, shall notify the City Manager or designee prior to visiting with employees of the Employer.

22.02 The Union shall furnish the Employer with the names of authorized Union Stewards designated to represent employees of the bargaining unit.

22.03 Union Stewards will be granted up to 2 hours per month of paid time during regularly scheduled working hours to investigate and process grievances, provided the Steward notifies his/her supervisor of the need to leave his/her reporting duty station. The Union Stewards shall designate this time on their time card submitted to the Employer for tracking purposes. This excludes time spent representing bargaining unit employees during an Employer investigation. The above shall be cumulative with respect to Union activities described herein, in regard to paid time by the Employer.

If the permitted activities described above may interfere with the work of the Steward or an employee, management shall within the next workday, arrange a mutually satisfactory time for the Union activity.

22.04 The Employer shall provide suitable bulletin board space in each Department for the exclusive use by the Union. Official bulletins from the Union shall be posted in the designated areas only and shall be signed by the Principal Officer or designee.

22.05 Solicitation of Union Membership, or collection or checking of dues, will not be conducted during working hours. The Employer agrees not to discriminate in any way against any employee for Union activity, but such activity shall not be carried on during working hours, except as expressly allowed by the provisions of this Agreement.

22.06 The Employer shall furnish the Union with a copy of an up to .date seniority roster upon written request from the Principal Officer or designee. The seniority roster shall include each employee's date of hire, mailing address, contact phone number, and current classification.

ARTICLE 23 - MANAGEMENT RIGHTS

23.01 Subject to the provisions of this Agreement, the Union recognizes the prerogative of the City to operate and manage its affairs in all respects in accordance with its responsibilities, powers, judgment, discretion and authority, and in accordance with applicable laws. Any power of authority, which the City has not specifically abridged, delegated or modified by this Agreement, is retained by the City.

23.02 The direction of its working force and operations are vested exclusively with the City. Such management rights of the City shall include, but are not limited to:

(a) To operate and manage all staff, facilities, and equipment;

(b) To determine and execute the mission, strategic direction, service levels and resource requirements for all operations and services;

(c) To develop, interpret, amend and enforce any written policy, procedure, rule or regulation governing the workplace, provided that the policy, procedure, rule or regulation does not conflict with the express provisions of this Agreement;

- (d) To determine the method, means, number and qualifications of personnel;
- (e) To assign incidental duties connected with positions, recognizing that not every incidental task or duty may be described in a given job description or classification;
- (f) To determine and/or approve the utilization of technology;
- (g) To hire, promote, transfer, assign, retain, recall, rehire, suspend, demote and/or layoff any employee in a manner not inconsistent with the express provisions of this Agreement;
- (h) To promulgate rules and regulations to govern the routine operations of the City's departments and to publish and enforce the same;
- (i) Establish reasonable job performance expectations and standards and from time to time, revise them. Such expectations and standards may either be posted or communicated directly to each affected employee to ensure comprehension and understanding of the requirements.

The City's failure to exercise any right, prerogative or function in a particular way, shall not be construed a waiver of the City's right to exercise any right, prerogative or function in the future. Nor shall the City's failure to exercise any right, prerogative or function in a particular way preclude the City from exercising the same in the future.

- 23.03 It is mutually agreed to by the parties that the City Manager has full responsibility and authority to adopt rules and regulations for the operation of the city departments and the conduct of its employees. Further, nothing in this Article shall be interpreted to restrict the City Manager's right to make decisions or establish procedures necessitated by exigent circumstances.
- 23.04 Nothing in this Article shall constitute a waiver of the parties' rights and obligations to bargain over changes in mandatory subjects or the impacts thereof, pursuant to RCW 41.56.
- 23.05 The Employer agrees any newly proposed work rules shall be furnished to the Union in writing within ten (10) days prior to implementation.

ARTICLE 24 - APPRENTICESHIPS

- 24.01 The Employer shall maintain the registered apprenticeship programs for each classification in which the Standards of the Apprenticeship have been adopted by the Employer and as approved by the State of Washington. The terms and conditions of the apprenticeships shall be subject to all applicable provisions contained herein.

ARTICLE 25 - MAINTENANCE OF STANDARDS

- 25.01 During the term of this Agreement, no employee shall be deprived of any benefit or working condition not contained herein that is a mandatory subject of bargaining. If the Employer desires to change such benefit or working condition, not referenced herein, it may only do so by collectively bargaining the terms and conditions with the Union.

ARTICLE 26 - STRIKES, LOCKOUTS AND WORK STOPPAGES

- 26.01 The Employer and the Union party to this Agreement agree that the public interest requires the efficient and uninterrupted performance of all city services and to this end pledge their best efforts to avoid or eliminate any conduct contrary to this objective. During the term of this Agreement, the union and/or the employees covered by this Agreement shall not cause or engage in any work stoppage, strikes, slowdown or other interference with employer functions, nor shall the city institute a lockout.

ARTICLE 27 - FILLING OF VACANCIES

- 27.01 It is the desire of the City to fill job vacancies from qualified internal applicants within the City before hiring new employees, provided that current employees who apply have the required qualifications, skills, abilities, and experience to perform the particular job.
- 27.02 Vacant positions shall be posted in each Department on the employee bulletin board for at least seven (7) calendar days. All internal applications will be collected directly by Human Resources. The Employer may recruit outside applications concurrently however, the Employer shall first review and consider internal applicants.

ARTICLE 28 - DURATION

- 28.01 All Articles of this Agreement are effective as of January 1, 2023, and shall remain in full force and effect through December 31, 2024. The contract may be extended for one year in accordance with language in Appendix C.

Upon mutual agreement between the parties, two one-year extension options of this agreement may be entered into and subject to setting future wage rates only provided that the Local Union and City agree to the same in writing no later than 60 days prior to December 31 of contract years 3 and 4.

ARTICLE 29 – RETIREMENT

- 29.01 Affected bargaining unit employees elected to participate in and contribute to the Western Conference of Teamsters Pension Trust Fund. The Employer agreed to pay the contribution into the Pension Fund for each hour in which compensation is paid. The hourly contribution rate effective January 1, 2023 is:

Total \$/Hour Basic Plan = \$1.00

29.02

APPENDIX

Effective January 1, 2023 – The Employer agrees to increase monthly salary/wages paid to each employee by 4.5% across the board.

Effective January 1, 2024 – The Employer agrees to increase monthly salary/wages paid to each employee consistent with CPI – West at a minimum of 2% and a maximum of 5% across the board.

Effective January 1, 2025 – One Year Optional Extension: So long as notification is made 60 days by either party in advance of December 31, 2024 and both parties agree to open negotiations of the collective bargaining agreement for this purpose.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance for the City of Ridgefield, Washington Adopting the 2023 Budget; and Providing for the Effective Date Thereof

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35A.33, City of Ridgefield Financial Policy #07: Budget.

PREVIOUS COUNCIL ACTION TAKEN:

The City Council conducted a public hearing on the proposed 2023 revenue sources at the November 3, 2022 council meeting. Council has held 2 work sessions on the 2023 proposed budget.

SUMMARY/BACKGROUND:

The 2023 budget represents the proposed fiscal plans for the City of Ridgefield for calendar year 2023. 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 16th, September 8th, and October 11th. The City also conducted two City Council work sessions, which were held on August 25th, and September 22nd. 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, 2022.

BUDGET/FINANCIAL IMPACTS:

The 2023 budget proposes total revenues of \$80.9 million and \$88.9 million in expense. The proposed budget includes the use of capital reserves that have been collected since 2019 from developers and a grant received in 2021 and 2022 to fund multiple capital projects. The 2023 budget proposes an operating budget of \$23.3 million, capital budget of \$49.6 million, special revenue budget of \$1.3 million, capital service budget of \$13.3 million and a debt service budget of \$1.4 million (General Government), for a total budget of \$88,950,096.

The net impact on overall fund balance is a decrease of \$8 million. The proposed budget includes the transfer of \$2.4 million in grant funds, received in 2021 and 2022, from the General Fund to the capital funds for infrastructure projects. In addition the budget proposes revenues of \$15.5 million in new grants, \$18 million from a potential debt issuance, and \$13.3 million in impact fees and system development charge transfers to fund the capital projects proposed for 2023.

Transfers between funds included in the budget total \$18,630,995, with \$1 million associated with the operating funds, transfers to the equipment replacement fund in the amount of \$502,100, transfers for debt service in the amount of \$1.4 million, and \$15.7 million for capital projects.

Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget.

The 2023 proposed budget includes funding for six new full-time equivalent positions. The new positions are for two police officers, a facilities maintenance worker, a storm water maintenance worker, a grant writer, and an administrative assistant. In addition to the new positions the proposed budget includes removal of a sunset designation on two positions for a building inspector and an office assistant. The total FTE count for the City of Ridgefield with these additions is 75.25, which includes 74 full-time positions and 2 part-time positions.

RECOMMENDED ACTION OR MOTION:

Conduct the first public hearing and reading of Ordinance No. 1383 pertaining to the 2023 Proposed Budget. No formal action is requested at this time.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2023 Proposed Budget - Public Hearing (PDF)
Exhibit A (PDF)
Exhibit B (PDF)
Exhibit C (PDF)
Exhibit D (PDF)
Exhibit E (PDF)
Exhibit F (PDF)

ORDINANCE NO. 1383

AN ORDINANCE FOR THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING THE 2023 BUDGET; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF

WHEREAS, the tax estimates and budget for the City of Ridgefield for the 2023 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 2023 proposed budget was submitted to the City Council and City Clerk on November 1, 2022, and budget workshop sessions were held on August 25, 2022, and September 22, 2022; and

WHEREAS, public hearings on the 2023 annual budget were held on November 3, 2022, November 17, 2022 and December 1, 2022.

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 2023 budget of anticipated revenues and expenditures.

Section 2: 2023 Budget Adoption. The annual budget for the City of Ridgefield, Washington for the year ending December 31, 2023, 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 2023. 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, and Municipal Research & Services Center (MRSC).

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 1st
DAY OF DECEMBER, 2022.

By: _____
Jennifer Lindsay, Mayor

Attest:

Julie Ferriss
City Clerk

Approved as to Form:

Janean Parker, City Attorney

First Reading:	November 17, 2022
Second Reading/Passed:	December 1, 2022
Date of Publication:	December 7, 2022
Effective Date:	December 12, 2022



2023 Proposed Budget

November 17, 2022



2023 Proposed Budget Agenda

- 2023 Budget Summary
 - Operating Funds
 - Capital Service Funds
 - Capital Project/ERF Funds
 - Special Revenue Funds
 - Debt Service Funds
 - 2023 FTE Report



2023 Proposed Budget

- 2023 Budget Summary
 - Total revenue - \$80,928,140
 - Total expense - \$88,950,096
 - Use of fund balance - \$8,021,956
 - Operating budget - \$23,343,606
 - Personnel expense - \$10,464,770, 44.8%
 - Operations and maintenance - \$7,689,936, 32.9%
 - Capital outlay and transfers - \$4,725,100, 20.2%
 - Capital Leases - \$444,100, 1.9%
 - Debt Service - \$19,700, 0.08%



2023 Proposed Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)



2023 Proposed Budget

Operating Funds Revenue Budget Comparison

		<i>2022 Amended Budget</i>	<i>2023 Proposed Budget</i>	<i>Percentage Change</i>
<i>Operating Funds</i>				
001	General Fund	\$ 13,673,685	\$ 14,758,230	7.93%
101	Street Fund	1,166,893	1,263,355	8.27%
406	Water Operating	2,854,555	3,134,000	9.79%
408	Stormwater Operating	1,158,395	1,568,500	35.40%
<i>Total Operating Funds</i>		<i>18,853,528</i>	<i>20,724,085</i>	<i>9.92%</i>



2023 Proposed Budget

Operating Funds Expense Budget Comparison

		<i>2021 Amended Budget</i>	<i>2022 Proposed Budget</i>	<i>Percentage Change</i>
<i>Operating Funds</i>				
001	General Fund	\$ 15,508,086	\$ 17,969,200	15.87%
101	Street Fund	1,156,891	1,260,375	8.95%
406	Water Operating	2,406,015	2,623,370	9.03%
408	Stormwater Operating	1,166,623	1,490,661	27.78%
<i>Total Operating Funds</i>		<i>20,237,615</i>	<i>23,343,606</i>	<i>15.35%</i>



2023 Proposed Budget

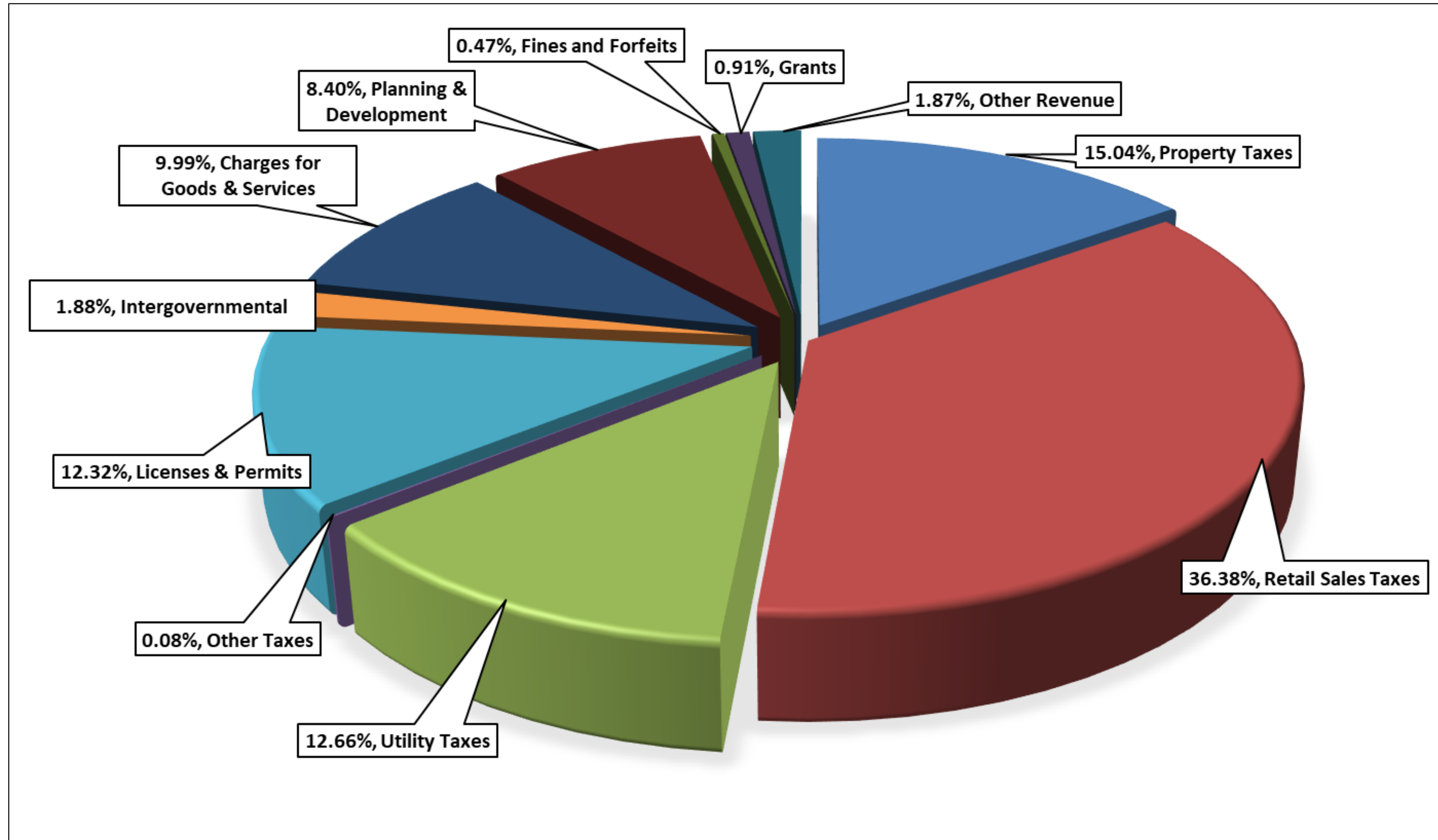
Operating Funds – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Operating Funds</i>						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
<i>Total Operating Funds</i>		<i>15,991,980</i>	<i>20,724,085</i>	<i>23,343,606</i>	<i>13,372,459</i>	<i>\$ (2,619,521)</i>



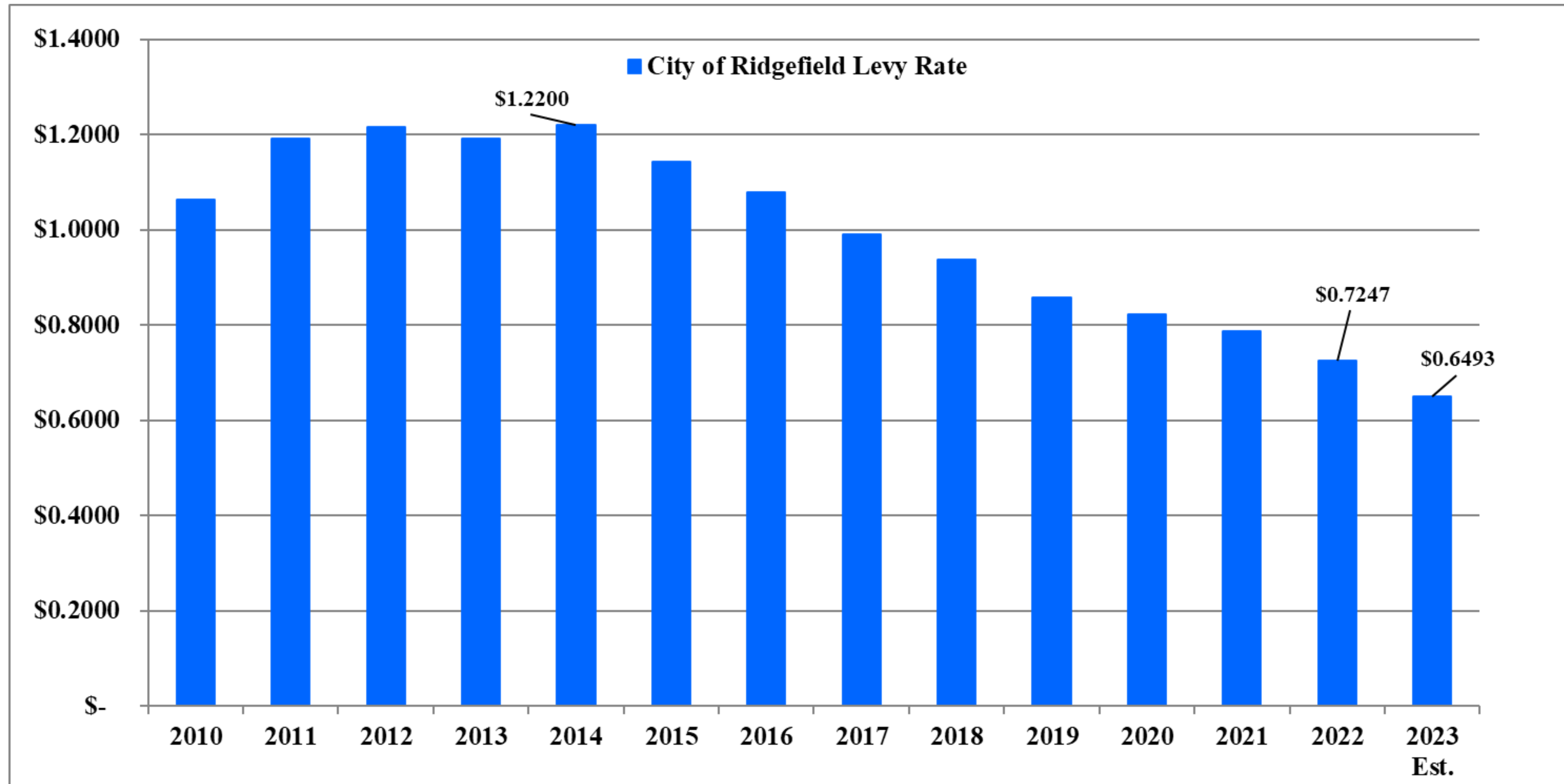
2023 Proposed Budget

General Fund Revenue Budget



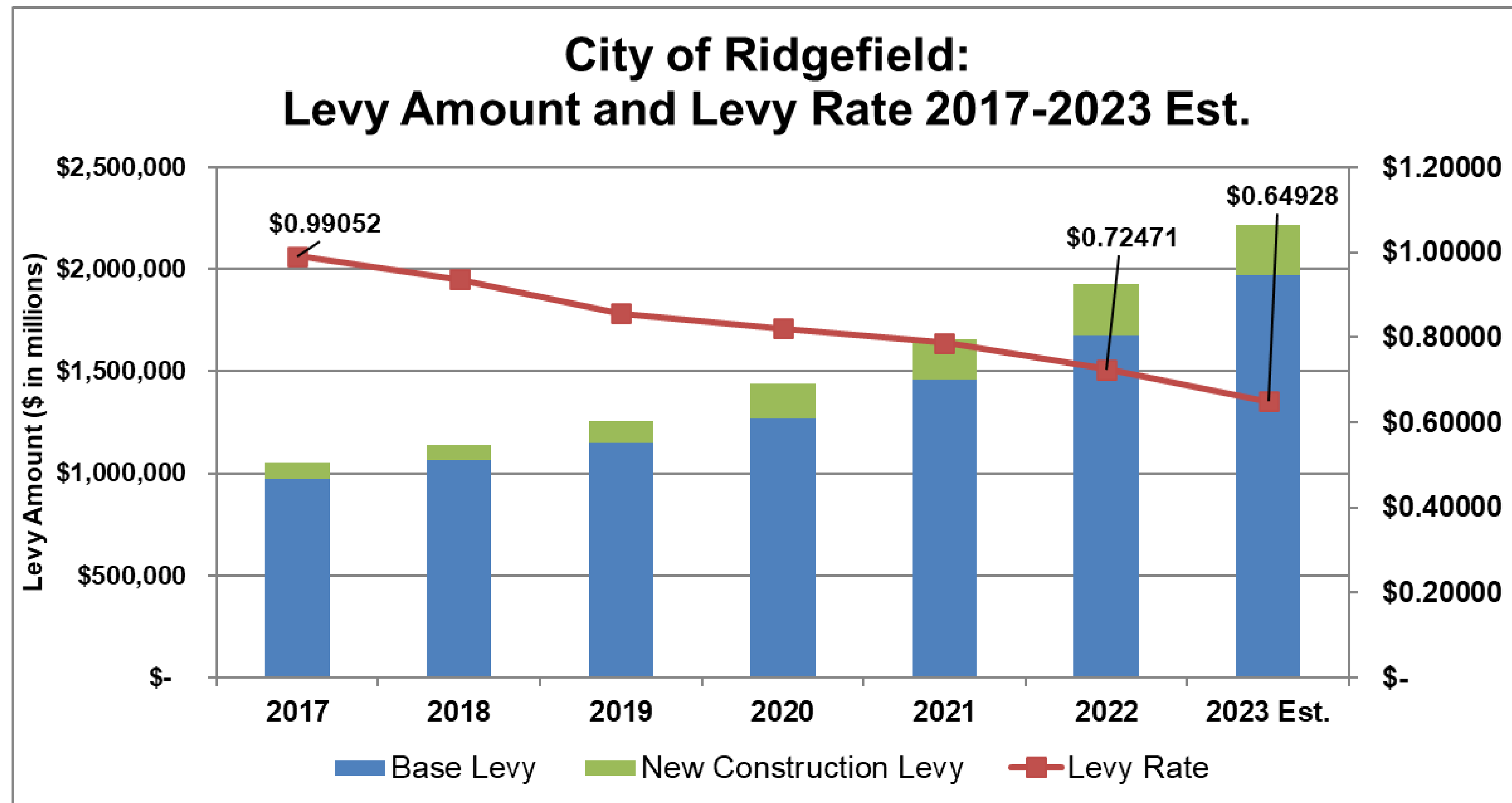
2023 Proposed Budget

General Fund Revenue Budget

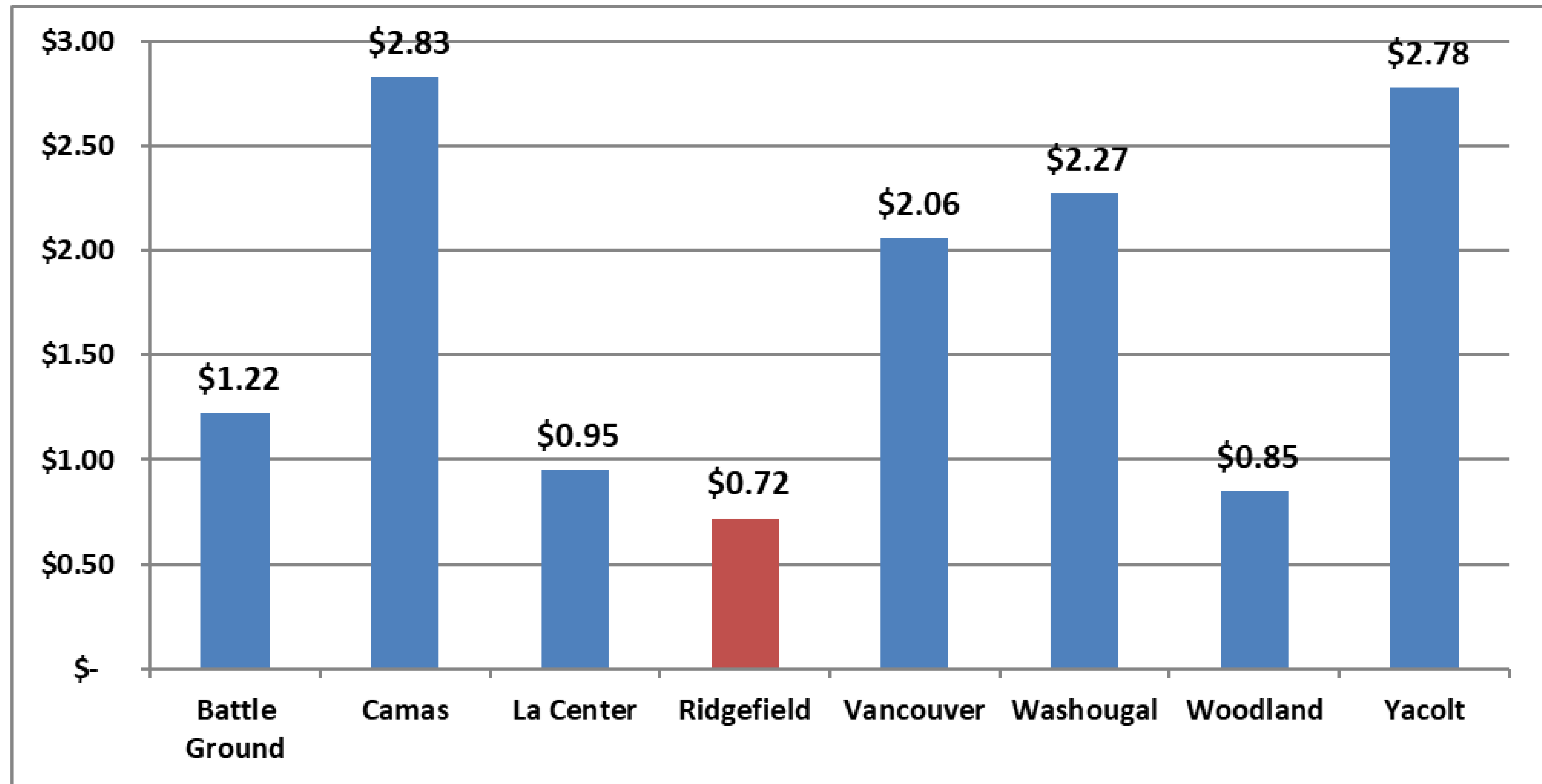


2023 Proposed Budget

General Fund Revenue Budget

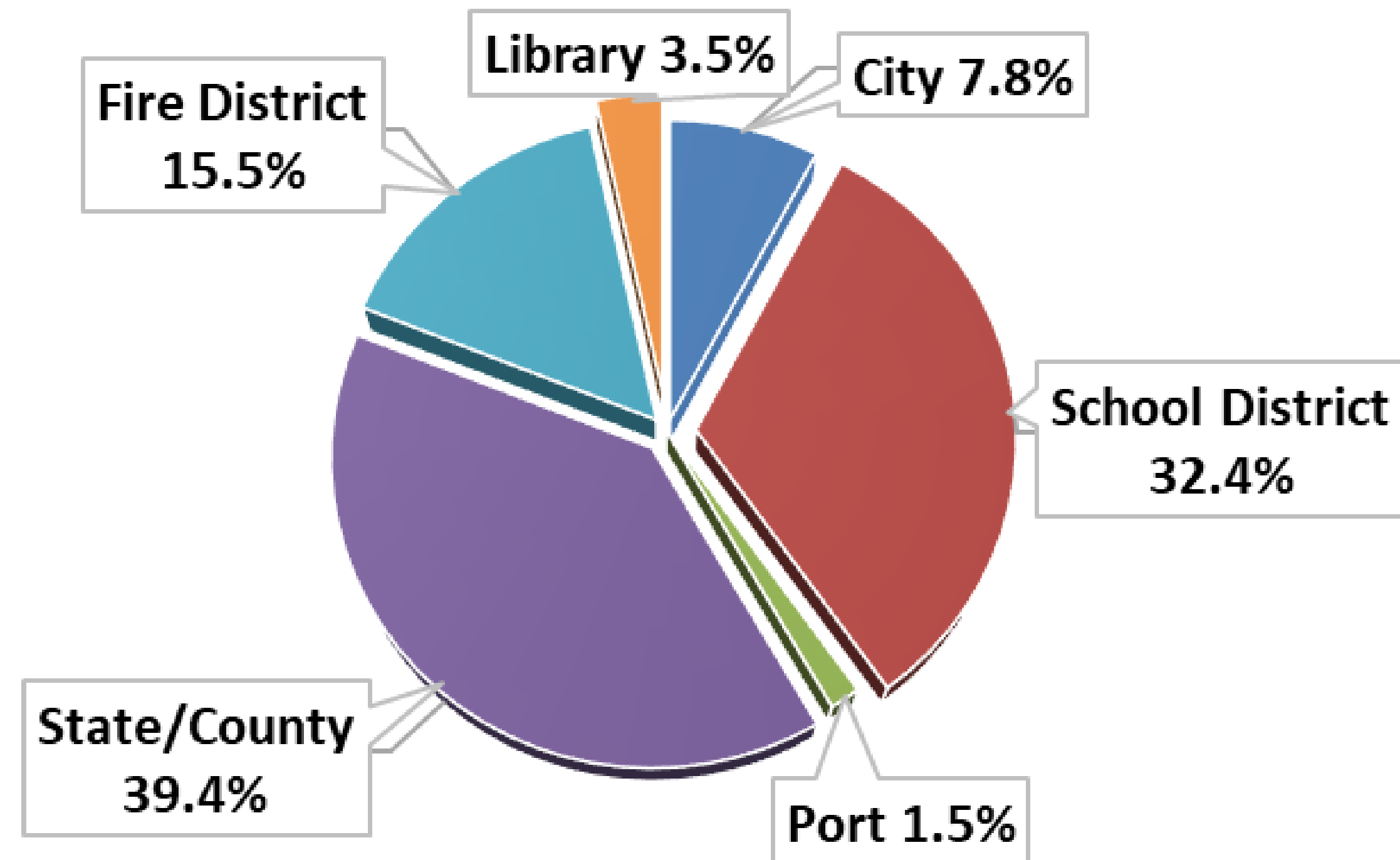


2023 Proposed Budget 2022 Property Tax Levy Comparison



2023 Proposed Budget

2022 Property Tax by Taxing Authority



2023 Proposed Budget

2022 Water Utility Rate Comparisons

Agency	Water	Utility Tax	Monthly Avg.	Notes
Ridgefield 2022	26.77	8.00%	28.91	
Ridgefield 2023	27.59	8.00%	29.79	a
Battle Ground	27.97	12.00%	31.33	
Camas	30.65	0.00%	30.65	
Clark County Unincorporated	23.80	0.00%	23.80	b, c, d
La Center	23.80	6.00%	25.23	b
Vancouver	32.89	28.90%	32.89	e
Washougal	40.38	10.00%	40.38	f

a) Water and storm water rate increase. Per rate model (3%)

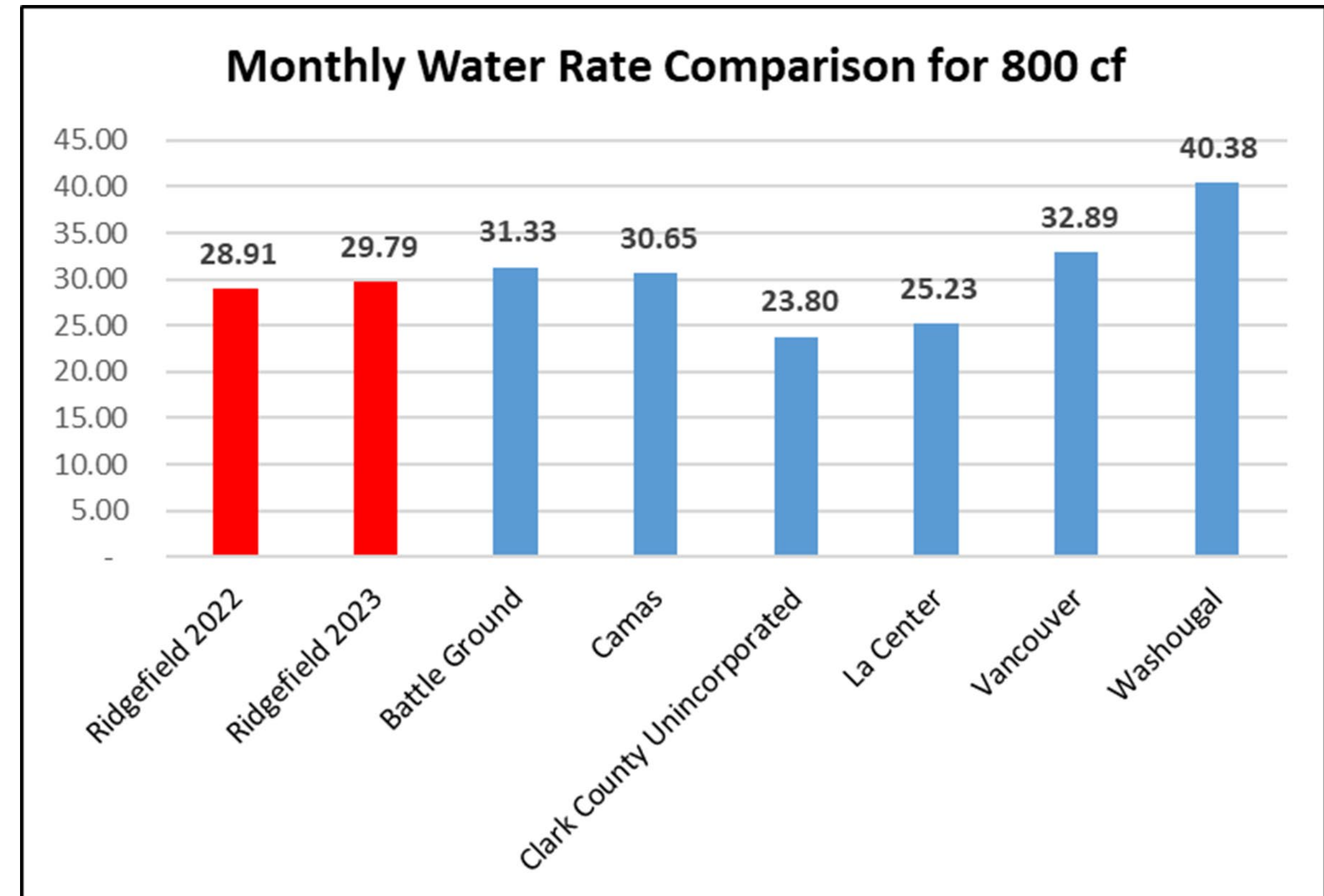
b) Water offered through Clark Public Utilities

c) Sewer offered through Clark Regional Wastewater District

d) Storm Water rate inside urban growth area of unincorporated Clark County

e) The City of Vancouver includes taxes in the rates and does not break them out externally

f) The City of Washougal includes taxes in the rates and does not break them out externally



2023 Proposed Budget

2022 Storm Water Utility Rate Comparison

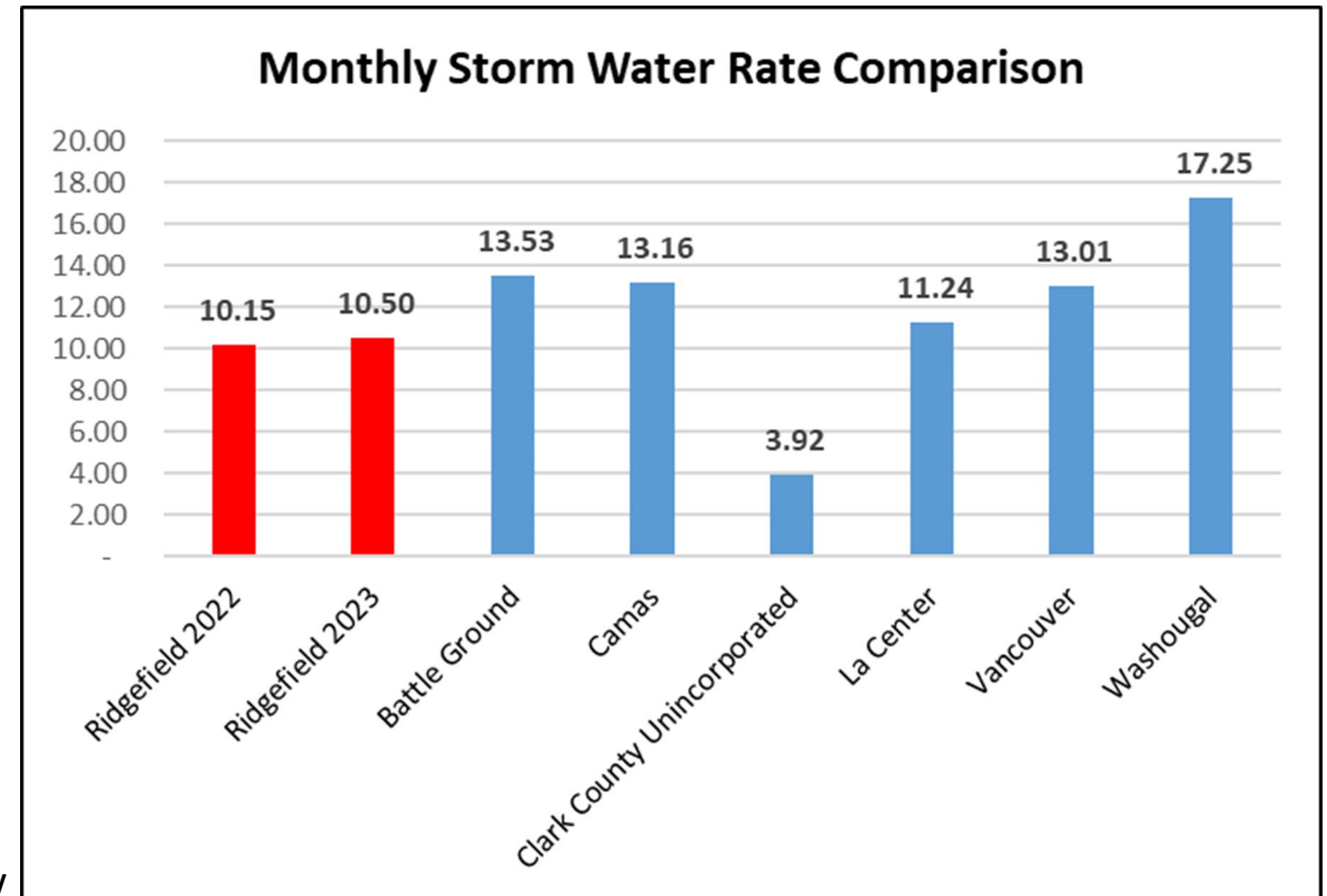
Agency	Storm	Utility Tax	Monthly Avg	Notes
Ridgefield 2022	10.15	0.00%	10.15	
Ridgefield 2023	10.50	0.00%	10.50	a
Battle Ground	12.08	12.00%	13.53	
Camas	13.16	0.00%	13.16	
Clark County Unincorporated	3.92	0.00%	3.92	b
La Center	10.60	6.00%	11.24	
Vancouver	13.01	28.90%	13.01	c
Washougal	17.25	6.00%	17.25	d

a) Storm water rate increase \$0.70 per bi-monthly billing

b) Storm Water rate inside urban growth area of unincorporated Clark County

c) The City of Vancouver includes taxes in the rates and does not break them out externally

d) The City of Washougal includes taxes in the rates and does not break them out externally



2023 Proposed Budget

2022-2023 General Fund Revenue Budget Comparison

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
001 General Fund			
Revenue			
Property Tax	1,940,000	2,220,000	14.43%
Retail Sales & Other Tax	4,232,050	5,381,000	27.15%
Utility Taxes	1,589,810	1,868,100	17.50%
License & Permits	1,950,710	1,818,760	-6.76%
Planning & Development	1,417,400	1,240,000	-12.52%
Fines & Forfeits	64,000	69,000	7.81%
Charge for Goods & Services	644,030	1,474,410	128.93%
Intergovernmental/Grant	1,643,785	410,660	-75.02%
Other Revenue/Donations	191,900	276,300	43.98%
Transfers In	-	-	0.00%
General Fund Revenue	13,673,685	14,758,230	7.93%



2023 Proposed Budget

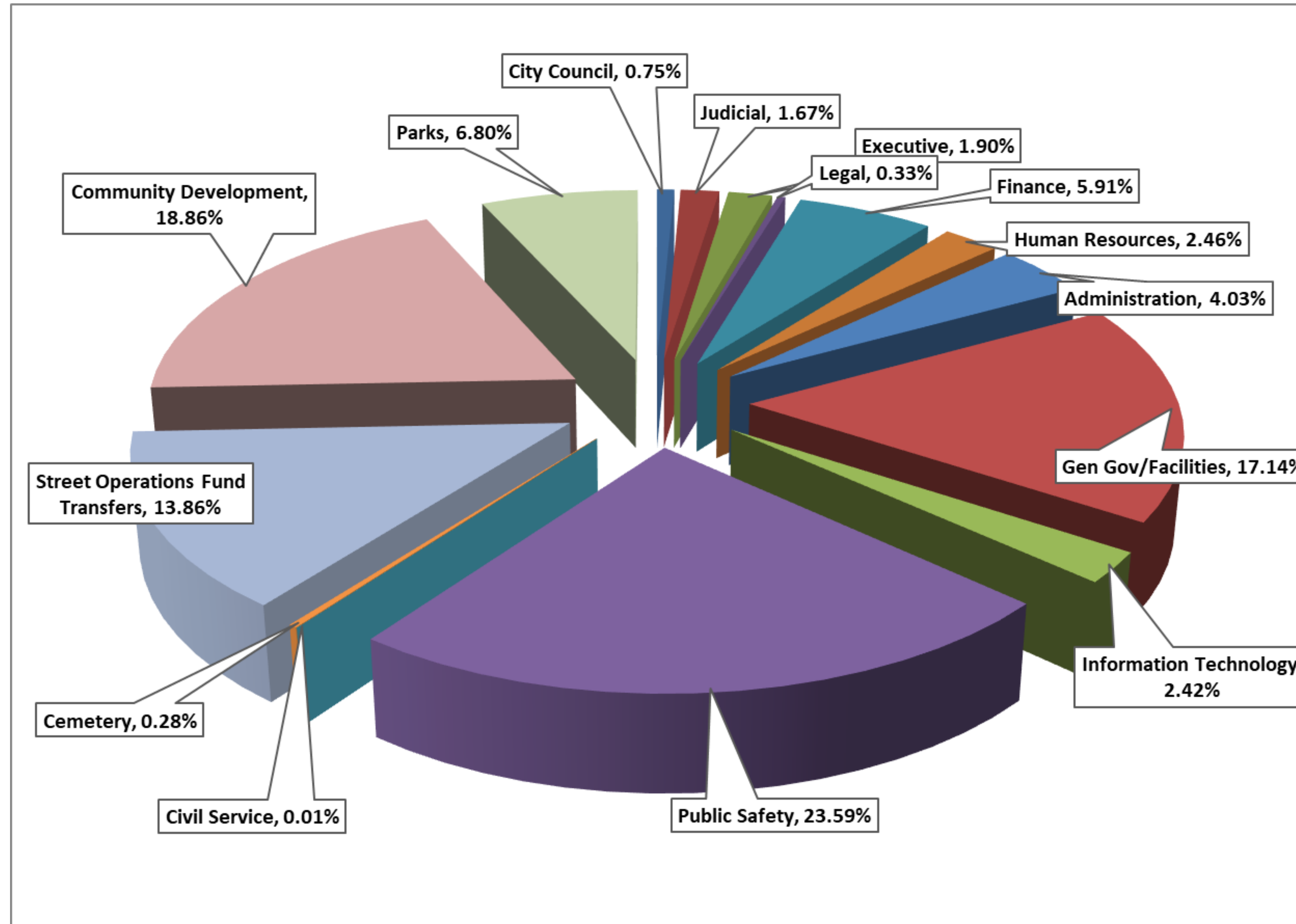
2022-2023 General Fund Expense Budget Comparison

Description	2022 Amended Budget	2023 Proposed Budget	Percentage Change
001 General Fund			
Expense			
City Council	113,511	135,200	19.11%
Judicial	263,000	300,000	14.07%
Executive	315,829	341,500	8.13%
Legal	50,000	60,000	20.00%
Finance	865,966	1,061,095	22.53%
Human Resources	356,261	442,000	24.07%
Administration	577,951	723,575	25.20%
Gen Govt/Facilities	4,101,248	3,080,100	-24.90%
Information Tech	433,200	435,000	0.42%
Public Safety	3,470,267	4,239,725	22.17%
Civil Service	1,000	1,000	0.00%
Cemetery	61,655	50,550	-18.01%
Transfers	1,183,167	2,490,000	110.45%
Community Development	2,666,385	3,388,355	27.08%
Parks	1,048,646	1,221,100	16.45%
General Fund Expense	15,508,086	17,969,200	15.87%



2023 Proposed Budget

General Fund Expense Budget



2023 Proposed Budget

2022-2023 Capital Service Fund Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Capital Service Funds				
105	Real Estate Excise Tax	2,370,000	2,705,000	14.14%
114	Park Impact Fee	1,856,785	972,750	-47.61%
115	Traffic Impact Fee	3,212,700	1,738,250	-45.89%
416	Water Utility SDC	2,917,000	2,050,000	-29.72%
Total Capital Service Funds		10,356,485	7,466,000	-27.91%



2023 Proposed Budget

2022-2023 Capital Service Fund Expense Budget Comparison

		<i>2022 Amended Budget</i>	<i>2023 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Service Funds</i>				
105	Real Estate Excise Tax	1,504,003	3,551,895	136.16%
114	Park Impact Fee	3,704,200	2,787,000	-24.76%
115	Traffic Impact Fee	6,580,000	2,530,000	-61.55%
416	Water Utility SDC	2,946,865	4,425,000	50.16%
<i>Total Capital Service Funds</i>		<i>14,735,068</i>	<i>13,293,895</i>	<i>-9.78%</i>



2023 Proposed Budget

2023 Capital Service Funds – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Capital Service Funds</i>						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
<i>Total Capital Service Funds</i>		<i>18,208,464</i>	<i>7,466,000</i>	<i>13,293,895</i>	<i>12,380,569</i>	<i>(5,827,895)</i>



2023 Proposed Budget

2022-2023 Capital Project and ERF Fund Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Capital Projects & ERF				
300	General Capital Projects	25,046,954	44,577,300	77.97%
410	Water Utility Capital Projects	4,482,500	4,400,000	-1.84%
412	Storm Water Utility Capital Projects	965,000	915,000	-5.18%
501	Equipment Replacement (ERF)	605,015	502,225	-16.99%
Total Capital Projects & ERF		31,099,469	50,394,525	62.04%



2023 Proposed Budget

2022-2023 Capital Project and ERF Fund Expense Budget Comparison

		<i>2022 Amended Budget</i>	<i>2023 Proposed Budget</i>	<i>Percentage Change</i>
<i>Capital Projects & ERF</i>				
300	General Capital Projects	24,573,500	43,807,300	78.27%
410	Water Utility Capital Projects	4,482,500	4,400,000	-1.84%
412	Storm Water Utility Capital Projects	965,000	915,000	-5.18%
501	Equipment Replacement (ERF)	309,000	460,800	49.13%
<i>Total Capital Projects & ERF</i>		<i>30,330,000</i>	<i>49,583,100</i>	<i>63.48%</i>



2023 Proposed Budget

2023 Capital Project and ERF Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 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	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
<i>Total Capital/ERF</i>		<i>1,428,138</i>	<i>50,394,525</i>	<i>49,583,100</i>	<i>2,239,563</i>	<i>811,425</i>



2023 Proposed Budget

2022-2023 Special Revenue and Debt Service Fund Revenue Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
<i>Special Revenue Funds</i>				
111	Drug Fund	760	1,510	98.68%
140	Affordable Housing	31,025	33,000	100.00%
150	Transportation Benefit District	301,750	900,025	198.27%
<i>Total Special Revenue Funds</i>		333,535	934,535	180.19%
<i>Debt Service</i>				
200	Debt Service	1,414,003	1,408,995	-0.35%
<i>Total Debt Service</i>		1,414,003	1,408,995	-0.35%



2023 Proposed Budget

2022-2023 Special Revenue and Debt Service Fund Expense Budget Comparison

		2022 Amended Budget	2023 Proposed Budget	Percentage Change
Special Revenue Funds				
111	Drug Fund	-	500	100.00%
140	Affordable Housing	-	-	0.00%
150	Transportation Benefit District	350,000	1,320,000	277.14%
Special Revenue Funds		350,000	1,320,500	277.29%
Debt Service				
200	Debt Service	1,414,003	1,408,995	-0.35%
Total Debt Service		1,414,003	1,408,995	-0.35%



2023 Proposed Budget

2022-2023 Special Revenue and Debt Service Fund – Fund Balance Impact

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
<i>Special Revenue Funds</i>						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
<i>Total Special Revenue Funds</i>		<i>639,070</i>	<i>934,535</i>	<i>1,320,500</i>	<i>253,105</i>	<i>(385,965)</i>
<i>Debt Service Fund</i>						
200	Debt Service	-	1,408,995	1,408,995	-	-
<i>Total Debt Service Fund</i>		<i>-</i>	<i>1,408,995</i>	<i>1,408,995</i>	<i>-</i>	<i>-</i>



2023 Proposed Budget

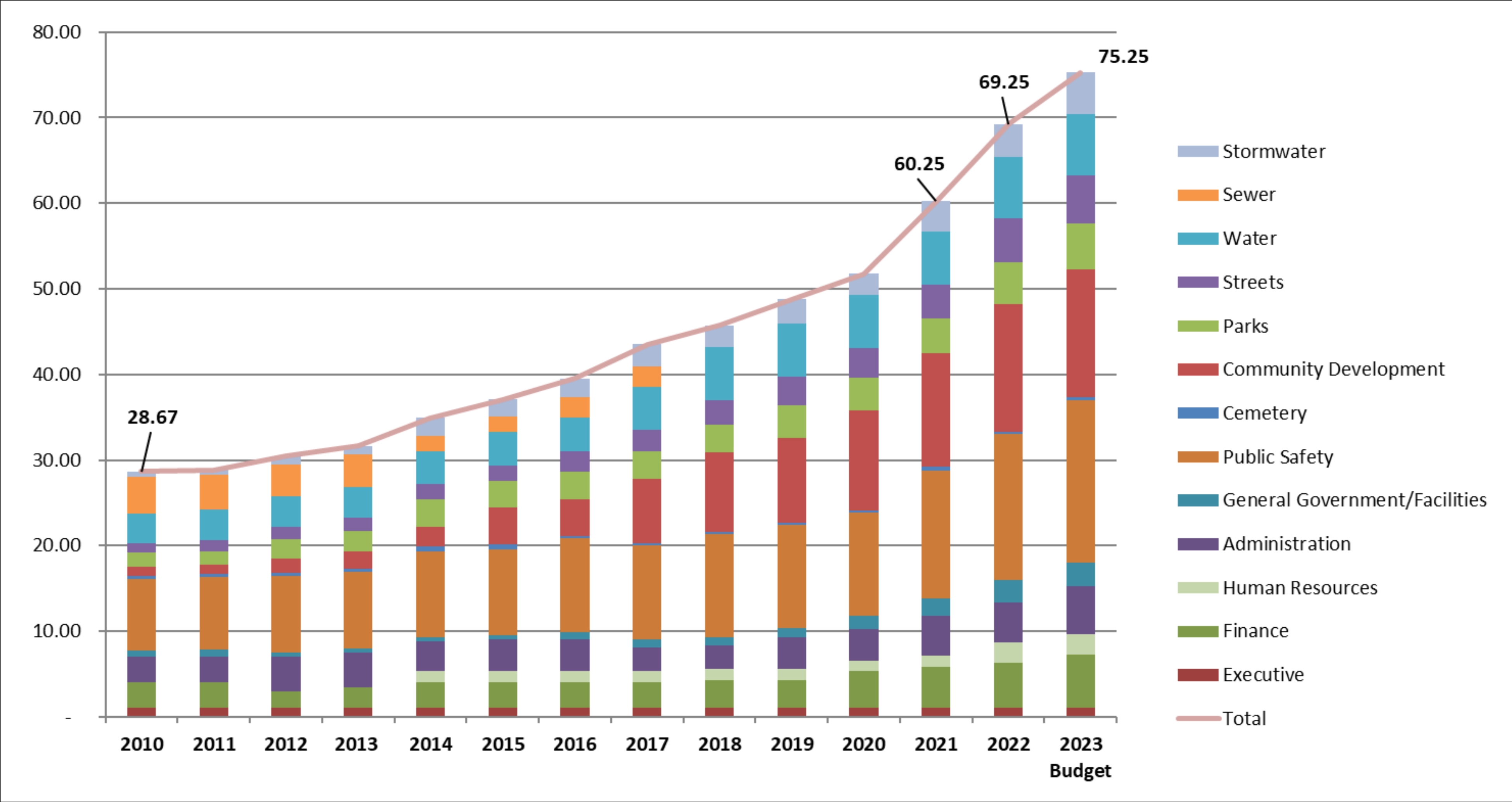
2022-2023 FTE Count Comparison

Personnel Schedule (Full-Time Equivalents)				
Job Title	2021 FTE Allocation	2022 FTE Allocation	2023 FTE Allocation	2023 FTE Percentage
Executive	1.00	1.00	1.00	1.33%
Total Finance	4.80	5.30	6.30	8.37%
Total Human Resources	1.30	2.40	2.40	3.19%
Total Administration	4.70	4.60	5.60	7.44%
Total General Government/Facilities	1.97	2.70	2.70	3.59%
Total Public Safety	15.00	17.00	19.00	25.25%
Total Cemetery	0.47	0.30	0.30	0.40%
Total Community Development	13.29	14.95	14.95	19.87%
Total Parks	3.97	4.85	5.35	7.11%
Total Streets	4.02	5.15	5.65	7.51%
Total Water Utility	6.18	7.15	7.15	9.50%
Total Stormwater Utility	3.55	3.85	4.85	6.45%
Total Full Time Equivalents	60.25	69.25	75.25	100.00%
Full-Time Staff				
Full-Time Employees	59.00	68.00	74.00	98.34%
Part-Time Staff				
Part-Time Employees	1.25	1.25	1.25	1.66%



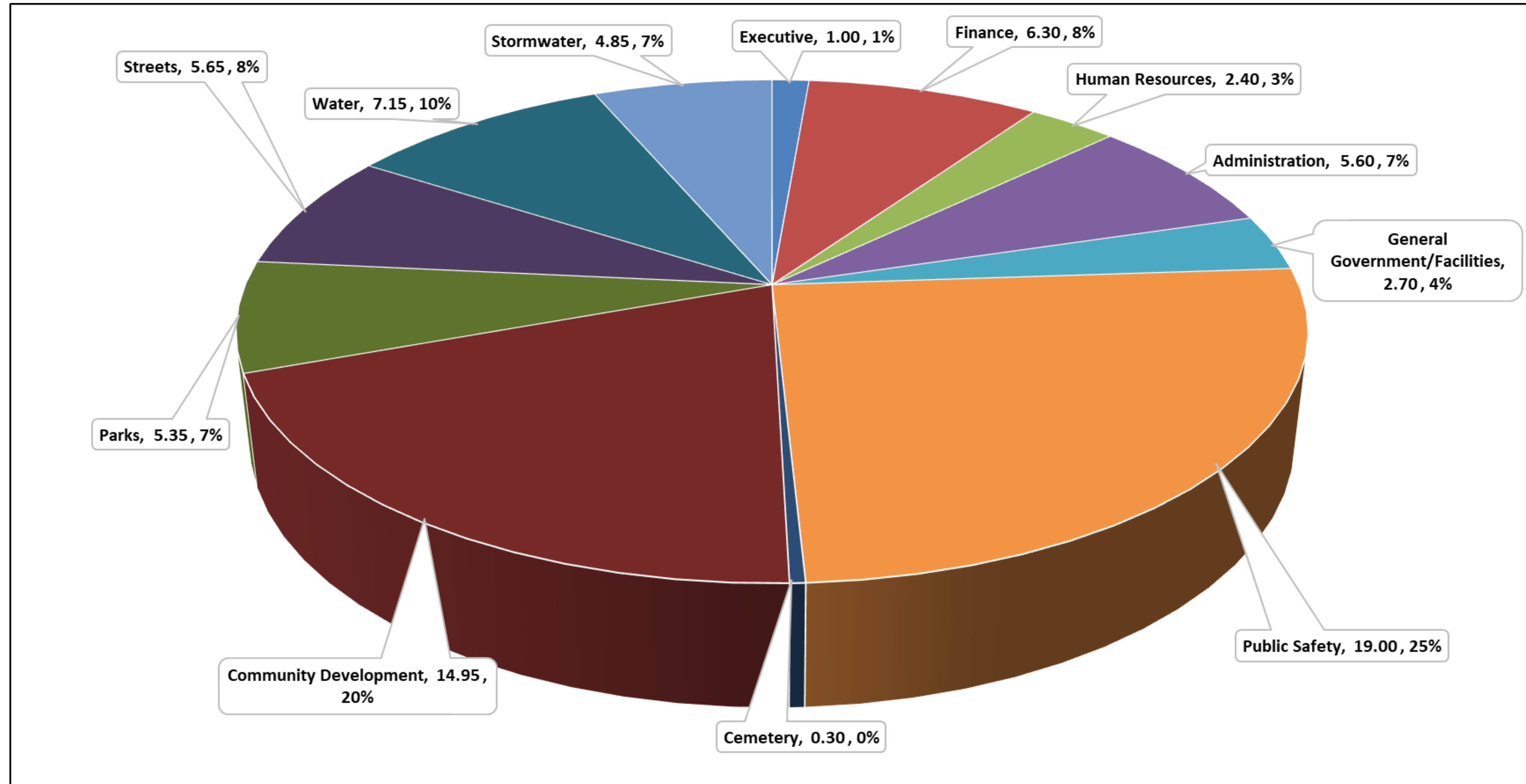
2023 Proposed Budget

2023 FTE Count by Department



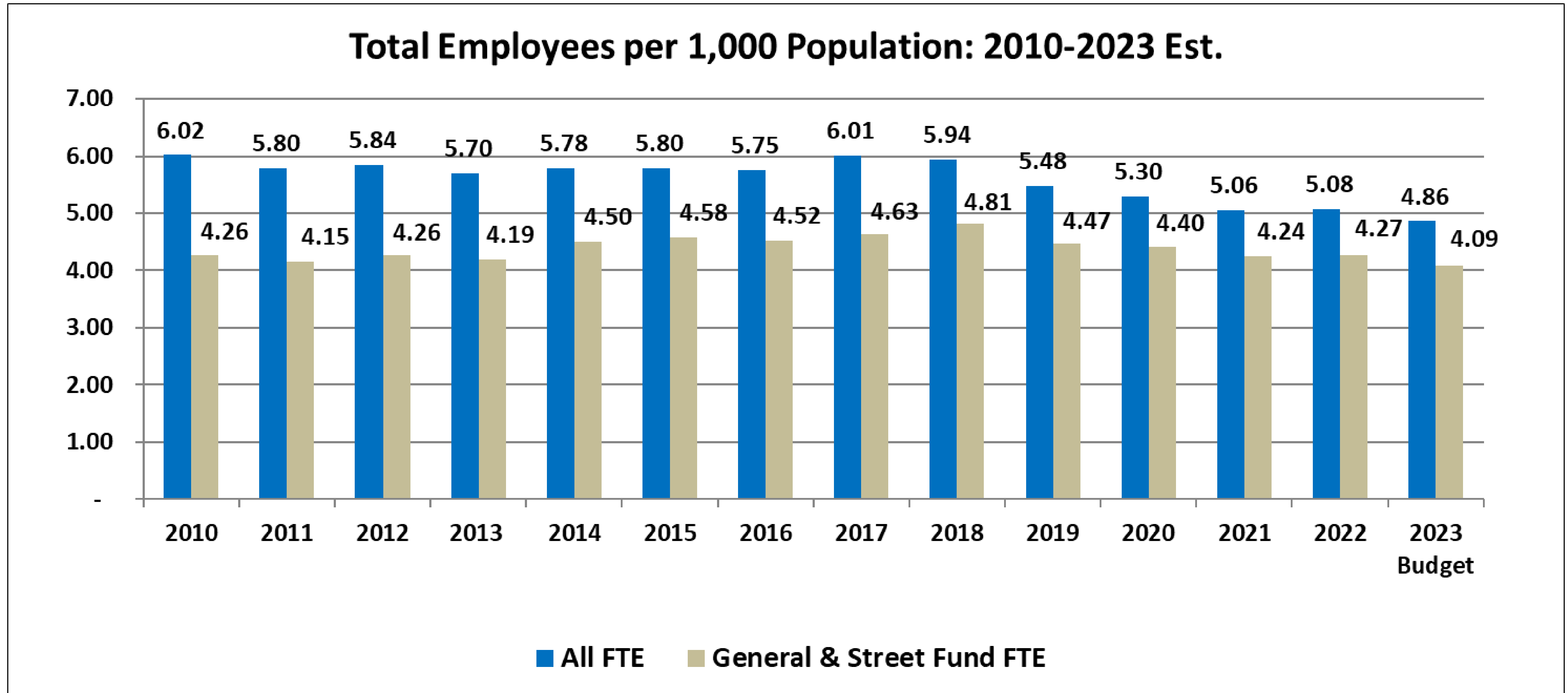
2023 Proposed Budget

2023 FTE Count and Percentage by Department



2023 Proposed Budget

2023 FTE Count



2023 Proposed Budget Next Steps

- November

- Conduct second reading on 2023 property tax levy 11/17 6:30 PM
- Conduct second reading on 2023 water utility and storm water utility rates 11/17 6:30 PM

- December

- Conduct public hearing on budget 12/1 6:30 PM
- Adopt 2023 budget 12/1 6:30 PM
- Transmit 2023 budget to MRSC and State Auditor





THANK YOU

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit A (Public Hearing and First Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit B (Public Hearing and First Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit C (Public Hearing and First Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit D (Public Hearing and First Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "A"



2023 Budget

		<i>Beginning Fund Balance</i>	<i>2023 Budgeted Revenue</i>	<i>2023 Budgeted Expense</i>	<i>Ending Fund Balance</i>	<i>Change In Fund Balance</i>
Operating Funds						
001	General Fund	\$ 12,481,779	\$ 14,758,230	\$ 17,969,200	\$ 9,270,809	\$ (3,210,970)
101	Street Fund	159,273	1,263,355	1,260,375	162,253	\$ 2,980
406	Water Operating	2,805,145	3,134,000	2,623,370	3,315,775	\$ 510,630
408	Stormwater Operating	545,783	1,568,500	1,490,661	623,622	\$ 77,839
Total Operating Funds		15,991,980	20,724,085	23,343,606	13,372,459	\$ (2,619,521)
Capital Service Funds						
105	Real Estate Excise Tax	4,796,475	2,705,000	3,551,895	3,949,580	(846,895)
114	Park Impact Fee	2,790,453	972,750	2,787,000	976,203	(1,814,250)
115	Traffic Impact Fee	1,002,507	1,738,250	2,530,000	210,757	(791,750)
416	Water Utility SDC	9,619,029	2,050,000	4,425,000	7,244,029	(2,375,000)
Total Capital Service Funds		18,208,464	7,466,000	13,293,895	12,380,569	(5,827,895)
Special Revenue Funds						
111	Drug Fund	6,468	1,510	500	7,478	1,010
140	Affordable Housing	70,286	33,000	-	103,286	33,000
150	Transportation Benefit District	562,316	900,025	1,320,000	142,341	(419,975)
Total Special Revenue Funds		639,070	934,535	1,320,500	253,105	(385,965)
Debt Service Fund						
200	Debt Service	-	1,408,995	1,408,995	-	-
Total Debt Service Fund		-	1,408,995	1,408,995	-	-
Capital Project/Equipment Replacement Construction Funds						
300	General Capital Projects	805,525	44,577,300	43,807,300	1,575,525	770,000
410	Water Utility Capital Projects	16,536	4,400,000	4,400,000	16,536	-
412	Storm Utility Capital Projects	-	915,000	915,000	-	-
501	Equipment Replacement (ERF)	606,077	502,225	460,800	647,502	41,425
Total Capital/ERF		1,428,138	50,394,525	49,583,100	2,239,563	811,425
Total Budget		\$ 36,267,652	\$ 80,928,140	\$ 88,950,096	\$ 28,245,696	\$ (8,021,956)

Attachment: Exhibit E (Public Hearing and First Reading of Ordinance No. 1383 - 2023 Proposed Budget)

Exhibit "F"



2023 Budget

2023 Personnel Schedule (Full-Time Equivalents)

Job Title	FTE Allocation	
Executive		
City Manager		1.00
Total Executive		1.00
Finance		
Finance Director		1.00
Accounting Supervisor		1.00
Accounting Assistant		0.75
Accounting Assistant		1.00
Accounting Assistant/Utility Clerk		0.50
Utility Billing Clerk		0.05
Procurement Coordinator		1.00
Grant Writer/Administrator		1.00
Total Finance		6.30
Human Resources		
Deputy City Manager		0.40
HR Coordinator		1.00
HR Assistant		1.00
Total Human Resources		2.40
Administration		
Deputy City Manager		0.60
City Clerk		1.00
Community Events Coordinator		1.00
Communications Coordinator		1.00
Administrative Assistant		1.00
Office Assistant		1.00
Total Administration		5.60
General Government/Facilities		
Public Works Director		0.15
Public Works Supervisor, Facilities		0.10
Engineering Tech		0.05
Adminstrative Assistant		0.05
Development Inspector		0.05
Facility Maintenance Worker		0.05
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.10
Facility Maintenance Worker		0.20
Facility Maintenance Worker		0.15
Facility Maintenance Worker		0.10
Equipment Operator		0.05
Community Development Director		0.20
Planner I		0.15
Planner II		0.15
Code Enforcement Officer		1.00
Total General Government/Facilities		2.70

Attachment: Exhibit F (Public Hearing and First Reading of Ordinance No. 1383 - 2023 Proposed Budget)

2023 Personnel Schedule (Full-Time Equivalents)		
Job Title	FTE Allocation	
Public Safety		
Police Chief		1.00
Police Lieutenant		1.00
Police Sergeant		1.00
Police Sergeant		1.00
Police Sergeant		1.00
Police Clerk		1.00
Police Clerk		1.00
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Police Officer		

2023 Personnel Schedule (Full-Time Equivalents)		
Job Title	FTE Allocation	
Parks		
Public Works Director		0.15
Parks & Recreation Manager		1.00
Public Works Supervisor, Facilities		0.30
Capital Projects Program Manager		0.10
Engineering Tech		0.10
PW Operations Coordinator		0.05
Administrative Assistant		0.20
Development Inspector		0.05
Facility Maintenance Worker		0.65
Facility Maintenance Worker		0.35
Facility Maintenance Worker		0.35
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.35
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.50
Equipment Operator		0.10
Park Caretaker		0.50
Total Parks		5.35
Streets		
Public Works Director		0.15
Public Works Supervisor, Facilities		0.55
Capital Projects Program Manager		0.50
Engineering Tech		0.50
Administrative Assistant		0.05
Development Inspector		0.05
Facility Maintenance Worker		0.30
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.50
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.45
Facility Maintenance Worker		0.60
Facility Maintenance Worker		0.50
Equipment Operator		0.60
Total Streets		5.65
Water Utility		
Public Works Director		0.15
Public Works Supervisor, Utilities		1.00
Capital Projects Program Manager		0.20
Engineering Tech		0.15
PW Operations Coordinator		0.95
Administrative Assistant		0.60
Utility Billing Clerk		0.75
Accounting Assistant/Utility Clerk		0.40
Utility Maintenance Worker		0.95
Utility Maintenance Worker		1.00
Utility Maintenance Worker		1.00
Total Water Utility		7.15

2023 Personnel Schedule (Full-Time Equivalents)		
Job Title	FTE Allocation	
Stormwater Utility		
Public Works Director		0.10
Public Works Supervisor, Stormwater		0.85
Capital Projects Program Manager		0.20
Engineering Tech		1.00
Engineering Tech		0.15
Administrative Assistant		0.05
Utility Billing Clerk		0.20
Accounting Assistant/Utility Clerk		0.10
Stormwater Maintenance Worker		0.85
Stormwater Maintenance Worker		1.00
Stormwater Maintenance Worker		0.10
Equipment Operator		0.25
Total Stormwater Utility		4.85
Total Full Time Equivalents		75.25
Full-Time Staff		
Full-Time Employees		74.00
Part-Time Staff		
Part-Time Employees		1.25

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending the Ridgefield Urban Area Comprehensive Plan BY Amending the Capital Facilities Plan

GOVERNING LEGISLATION:

RCW 36.70A.070 – Growth Management – Comprehensive plans – Mandatory elements.

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

A capital facilities plan (CFP) is a required element of county and city comprehensive plans. The CFP adopted with a comprehensive plan consists of an inventory of existing capital facilities owned by public entities, a forecast of the future needs for such capital facilities, the proposed locations and capacities of expanded or new capital facilities, and at least a six-year plan that will finance such capital facilities within projected funding capacities. The Ridgefield CFP was adopted with the 2016 Ridgefield Urban Area Comprehensive Plan and has undergone minor modifications with annual comprehensive plan updates since.

An important function of the CFP is to identify the location and functional classification of existing and future public streets in the city. Future roadways shown on the CFP are required to be built by developers as projects in the vicinity develop. Such roadways are also eligible to be added to the Traffic Impact Fee (TIF) list as a separate next step and thereby become TIF-creditable.

There are two proposed changes to the CFP functional classification map (see attached *October 2022 CFP Update*). The first proposal is to add Union Ridge Parkway as a collector between Pioneer Street and N 10th Street. This would ensure that the roadway exiting the planned roundabout at Pioneer Street and Union Ridge Parkway to the north and accessing the Clark College and Clark College Foundation properties is a public street extending connectivity through the area rather than a private driveway accessing one building and parking lot. The second proposal is to remove S 6th Way, a future industrial/commercial collector, between S Royle Road and future S 51st Avenue. Future S 3rd Way and S Wells Drive provide adequate east-west connectivity between S Royle Road and future S 51st Avenue. Further, a large wetland complex is located across the S 6th Way alignment.

Planning Commission held a public hearing on the proposed CFP amendments on November 2, 2022. Sabra Sand (Clark College) testified against the amendment that would add Union

Ridge Parkway between Pioneer Street and N 10th Street for the following reasons: (1) Increased development costs for the College; and (2) The traffic and safety impacts of a public street bisecting the Clark College campus.

No testimony was received regarding the removal of S 6th Way, and Commissioners' clarifying questions were answered.

After deliberation, Planning Commission voted 6-1 to recommend against approval of the Union Ridge Parkway amendment and recommend for approval of the S 6th Way amendment.

Full Planning Commission audio is available here: <https://ridgefieldwa.us/government/city-departments/boards-and-commissions/planning-commission-meeting-audio-files/>.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

None requested. Public hearing and first reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: October 2022 CFP Update (PDF)

ORDINANCE NO. 1384**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING THE RIDGEFIELD URBAN AREA COMPREHENSIVE PLAN BY AMENDING THE CAPITAL FACILITIES PLAN**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

WHEREAS, the Ridgefield City Council approved the current revision to the Ridgefield Urban Area Comprehensive Plan, including the Capital Facilities Plan, via adoption of Ordinance No. 1203 during a regularly scheduled meeting held on February 25, 2016; and

WHEREAS, the Ridgefield City Council has since approved annual minor revisions to the Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, the City of Ridgefield reviewed its needs for capital facilities including water, sanitary sewer, general facilities, parks, transportation and schools during the 2016-2035 planning period as required by RCW 36.70A.070(3) and developed the Ridgefield Capital Facilities Plan with elements for each type of facility; and

WHEREAS, the City of Ridgefield continues to review the aforementioned capital facility needs on an annual basis and on this basis recommends the Capital Facilities Plan amendments in Attachment A; and

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on October 12, 2022 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, consistent with WAC 197-11-340(2), on November 17, 2022 the City of Ridgefield issued a Determination of Non-significance regarding the proposed amendments to the Ridgefield Capital Facilities Plan; and,

WHEREAS, the public comment period expired on December 1, 2022 and the City addressed all comments received; and,

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed amendments on November 2, 2022 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted 6-1 to forward a recommendation approving the proposed amendment to S 6th Way and reject the proposed amendment to S Union Ridge Parkway (see Attachment A); and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendments during a regularly scheduled City Council meeting held on November 17, 2022; and

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the proposed amendments during a regularly scheduled meeting held on December 15, 2022; and,

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to the Ridgefield Urban Area Comprehensive Plan for the City of Ridgefield to comply with RCW 36.70A (Growth Management – Planning by Selected Counties and Cities) to ensure that the City has planned realistically for future growth and has identified adequate lands for future residential and non-residential urban growth and development.

Section 2. Adoption of the Updated Ridgefield Capital Facilities Plan. The City Council finds that the updated Ridgefield Capital Facilities Plan is sufficient to provide necessary facilities to serve growth forecast in the Ridgefield Urban Area Comprehensive Plan and hereby adopts the updated Ridgefield Capital Facilities Plan, attached hereto as Exhibit A superseding all previously adopted Capital Facilities Plans.

Section 3. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 4. 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 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 7. Effective Date. This ordinance shall be in full force and effect on January 1, 2023 pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 15^h DAY OF DECEMBER, 2022.

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 17, 2022

Second Reading/Passage: December 15, 2022

Date of Publication:

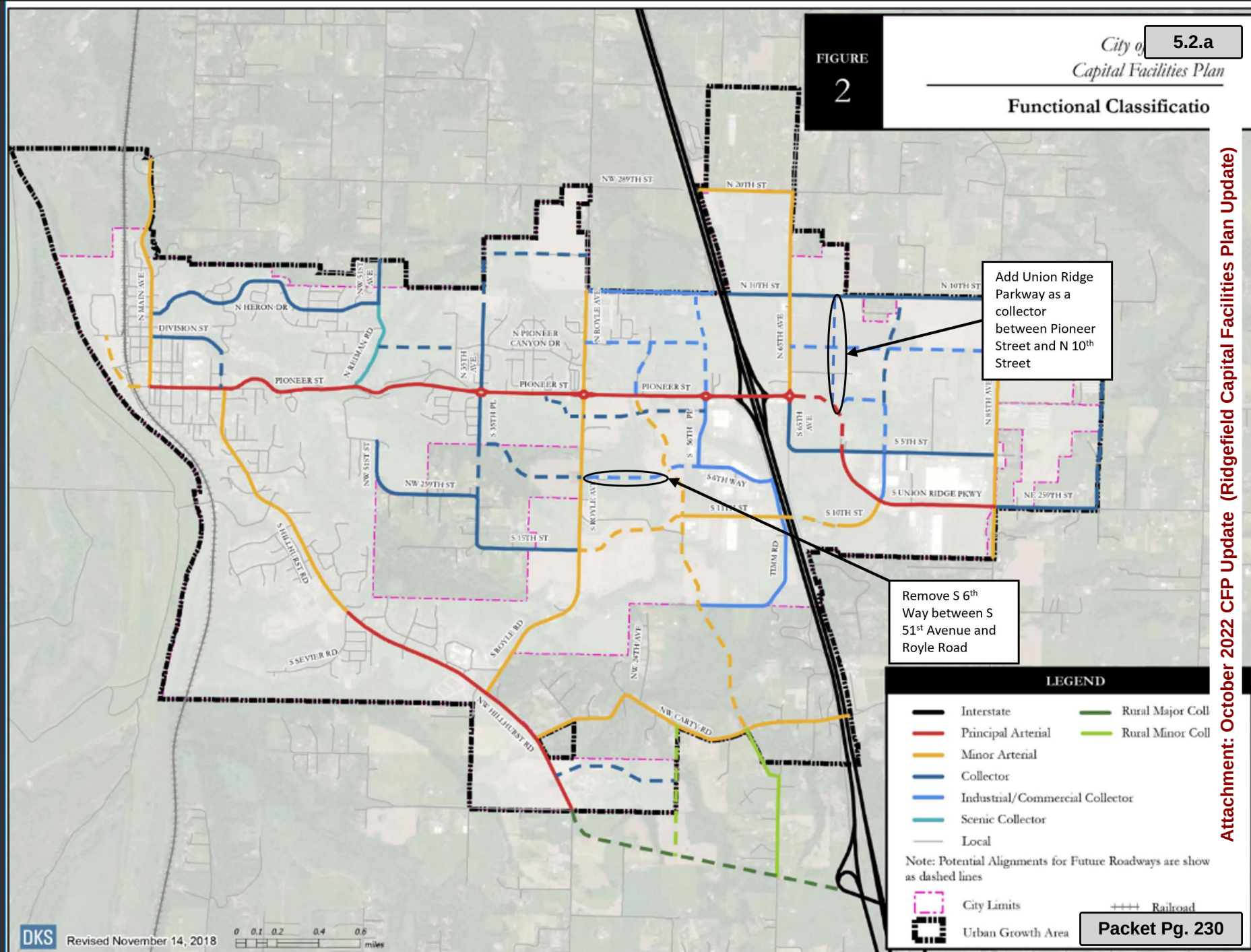
Effective Date: January 1, 2023

Attachment A
2022 Amendments to the Ridgefield Capital Facilities Plan

FIGURE

2

Functional Classification



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending the Ridgefield Urban Area Comprehensive Plan by Amending the Comprehensive Plan and Zoning Designations FOR 6110 N 20TH Street

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

RMC 18.320 – Amendments

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 1368 (Zim Pro LLC Petition to Annex) adopted June 9, 2022

SUMMARY/BACKGROUND:

City Council approved the annexation of 6110 N 20th Street (Assessor's #212783000, 3.64 acres) on June 9, 2022. With a Comprehensive Plan designation of Urban Low (UL), the property was required to be assigned the Residential Low Density 4, 6, or 8 zoning designation upon annexation per RMC 18.210.015.A. Council assigned the RLD-6 zoning designation. The property also has the Urban Holding 10 (UH-10) overlay.

Following annexation and the initial city zoning designation, the proposal is to amend the Comprehensive Plan designation from UL to Employment (EM), and concurrently rezone the parcel from RLD-6 to Employment (E). There is no proposal to remove the UH-10 overlay at this time; typically, urban holding is removed concurrent with a development proposal. The comprehensive plan and zoning maps are attached.

The property owner is Zim Pro LLC, represented by David Zimmerly. The property currently has a single-family residence and three general purpose buildings used for the storage and maintenance of construction equipment associated with the Zimmerly family's asphalt preservation business (Sierra Santa Fe Inc). While the family does not currently have plans to develop the property, the Employment zoning designation would better facilitate future expansion of business activity on the site. It would also better align with the Employment parcels adjacent to the south (the property is bound on the other three sides by the Tri-Mountain golf course). No adjacent parcels are residentially zoned.

Property information:

Address	Legal	Owner	Area	Current Comp Plan/Zoning	Proposed Comp Plan/Zoning

6110 N 20 th St, Ridgefield, WA 98642	#14 S16 T4N R1E WM, Assessor's #212783000	Zim Pro LLC	3.64 acres	UL/RLD-6	EM/E
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Planning Commission held a public hearing on the proposed comprehensive plan amendment and rezone on November 2, 2022. No testimony was received and Commissioners had only clarifying questions for staff. Planning Commission voted unanimously to recommend approval to City Council.

Full Planning Commission audio is available at <https://ridgefieldwa.us/government/city-departments/boards-and-commissions/planning-commission-meeting-audio-files/>.

BUDGET/FINANCIAL IMPACTS:

None.

ACTION OR MOTION:

None requested. Public hearing and first reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: 6110 N 20th Street_Comp Plan and Zoning (PDF)

ORDINANCE NO. 1385**AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING THE RIDGEFIELD URBAN AREA COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN AND ZONING DESIGNATIONS FOR 6110 N 20TH STREET**

WHEREAS, the City of Ridgefield is located within Clark County, Washington, which is required to complete land use planning under the Revised Code of Washington Chapter 36.70A, Growth Management Act; and,

WHEREAS, the Ridgefield City Council approved a current periodic revision to the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan and Zoning Maps, via adoption of Ordinance No. 1203 during a regularly scheduled meeting held on February 25, 2016; and

WHEREAS, the Ridgefield City Council has since approved annual minor revisions to the Ridgefield Urban Area Comprehensive Plan; and

WHEREAS, 6110 N 20th Street (PIN 212783000) has a Comprehensive Plan designation of Urban Low and a zoning designation of Residential Low Density 6; and

WHEREAS, 6110 N 20th Street (PIN 212783000) is not adjacent to any other residential parcels but is adjacent to employment parcels; and

WHEREAS, staff recommends amending the 6110 N 20th Street (PIN 212783000) Comprehensive Plan designation from Urban Low to Employment, with a concurrent zone change from Residential Low Density 6 to Employment; and

WHEREAS, the proposal meets the approval requirements set forth in the Ridgefield Development Code, RDC 18.310.090 and RDC 18.320; and

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on October 7, 2020 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, consistent with WAC 197-11-340(2), on November 17, 2022 the City of Ridgefield issued a Determination of Non-significance regarding the proposed amendments to the Ridgefield Urban Area Comprehensive Plan; and,

WHEREAS, the SEPA comment period expired on December 1, 2022 and the City addressed all comments received; and,

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed Comprehensive Plan Amendment and Concurrent Zone Change on November 2, 2022 during which specific time was given for the public to provide oral and written testimony on the amendments and at the conclusion of the public hearing the Planning Commission voted unanimously to forward a recommendation approving the proposed amendment; and,

WHEREAS, the Ridgefield City Council conducted a public hearing and the first reading of the proposed amendment during a regularly scheduled City Council meeting held on November 17, 2022; and

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the proposed amendment during a regularly scheduled meeting held on December 15, 2022; and,

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

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to adopt amendments to the Ridgefield Urban Area Comprehensive Plan for the City of Ridgefield to comply with RCW 36.70A (Growth Management – Planning by Selected Counties and Cities) to ensure that the City has planned realistically for future growth and has identified adequate lands for future residential and non-residential urban growth and development.

Section 2. Adoption of the Updated Ridgefield Urban Area Comprehensive Plan and Zoning Maps. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan and Zoning Maps attached hereto as Exhibit A superseding all previously adopted Comprehensive Plan and Zoning Maps.

Section 3. Compliance with RCW 36.70A.130. The City of Ridgefield has met its obligations under RCW 36.70A.130 and finds no additional compliance actions are necessary.

Section 4. 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 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Ridgefield City Council.

Section 7. Effective Date. This ordinance shall be in full force and effect as of January 1, 2023.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 15th DAY OF DECEMBER, 2022.

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 17, 2022

Second Reading/Passage: December 15, 2022

Date of Publication:

Effective Date: January 1, 2023

ATTACHMENT A
COMPREHENSIVE PLAN AND ZONING MAP UPDATES

Comprehensive Plan

Parks/Open
Space (P/OS)

Agriculture (AG)

6110 N 20th Street
Current comp plan:
UL
Proposed comp plan:
EM

Agriculture (AG)

Rural (R-10)

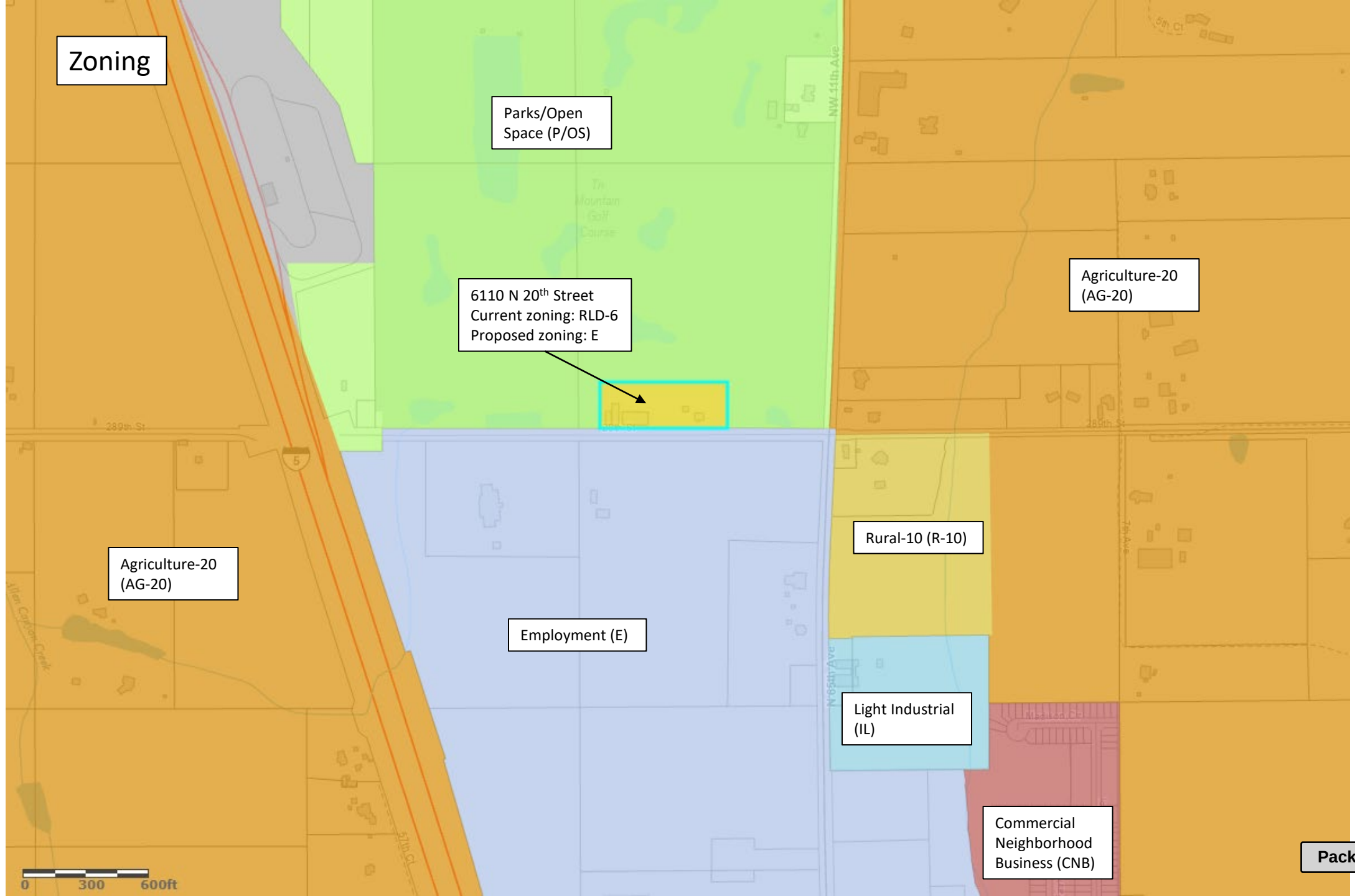
Employment (EM)

Industrial (I)

Neighborhood
Commercial
(NC)



Zoning



Parks/Open Space (P/OS)

6110 N 20th Street
Current zoning: RLD-6
Proposed zoning: E

Agriculture-20 (AG-20)

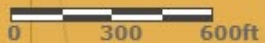
Agriculture-20 (AG-20)

Rural-10 (R-10)

Employment (E)

Light Industrial (IL)

Commercial Neighborhood Business (CNB)



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 17, 2022

ITEM:

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Adopting the Ridgefield School District #122 2022-2028 Capital Facilities Plan

GOVERNING LEGISLATION:

RCW 36.70A – Growth Management

RCW 82.02 – Excise Taxes – General Provisions

RMC 18.070 – Impact Fees

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities. RCW 82.02.050(5) specifies that impact fees may be collected and spent only for the public facilities defined in RCW 82.02.090 which are addressed by capital facilities plan element of a comprehensive land use plan adopted pursuant to the provisions of RCW 36.70A. RCW 82.02.090(3) defines impact fee to mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. The Ridgefield City Council passed Ordinance No. 678 in 1995 establishing Chapter 18.070 (Impact Fees) of the Ridgefield Municipal Code addressing compliance with the provisions of RCW 82.02.060 (Impact fees - Local Ordinances - Required Provisions).

School impact fees (SIF) are paid by developers at the time of final occupancy for residential projects and at the time of building permit issuance for non-residential projects.

SIF are calculated for the Ridgefield School District's six-year Capital Facilities Plan (CFP) updates using the following formula:

$$\text{SIF} = [\text{C}(\text{SF}) - \text{SM} - \text{TC} - \text{FC}] \times \text{A}$$

- "C" = cost of improvements for each type of school facility (elementary, middle, high) listed in the school district's Capital Facilities Plan (CFP).
- "SF" = student factor, or the number of students typically generated from one residential unit for each type of school facility.
- "SM" = state match, or the amount received from the State towards school

construction costs.

- “TC” = tax credit, or the amount received in taxes from households.
- “FC” = facilities credit, or the value of any improvements listed in the CFP provided by the developer.
- “A” = adjustment for the portion of anticipated tax revenues, resulting from a development that is proratable to system improvements contained in the CFP. For school impacts, A = 85%.

In 2016, Council adopted the 2016-2022 Ridgefield School District CFP including a SIF rate of \$6,530.00 for both single-family and multifamily units. Council also adopted indexing, whereby the SIF rate is updated annually based on the Rider Levett Bucknall (RLB) construction cost index. Increases beyond those dictated by indexing go to Council for approval, as do any increases (including those dictated by indexing) after three years of consecutive increase in SIF.

SIF collected by the City have changed over time as follows:

Year	Single-family	1-year Change	%	Multi-family	1-year Change	%
2012-2015	\$3,983.00			\$1,796.00		
2016 (indexing adopted)	\$6,530.00	63.9%		\$6,530.00	263.6%	
2017	\$6,819.23	4.4%		\$6,819.23	4.4%	
2018	\$7,107.00	4.2%		\$7,107.00	4.2%	
2019	\$8,883.75	25.0%		\$8,883.75	25.0%	
2020	\$10,100.00	13.7%		\$10,100.00	13.7%	
2021	\$10,408.05	3.1%		\$10,408.05	3.1%	
2022	\$11,002.35	5.7%		\$11,002.35	5.7%	

The Q3 2022 RLB index for the Portland metro area is 7.73%. Therefore, had this not been a School CFP update year, the single-family and multi-family SIF would have each increased by 7.73% to \$11,852.83 effective January 1, 2023.

The Ridgefield School District Board of Directors has requested an increase to the district’s school impact fees under its adopted 2022-2028 Capital Facilities Plan (attached; see Section 7 – School Impact Fees). The requested SIF are **\$16,880 for single-family dwelling units and \$8,699 for multi-family dwelling units**, which are the maximum amounts allowed by the SIF formula including the 85% adjustment factor. The requested rates would go into effect January 1, 2023.

Current and proposed single-family and multi-family SIF rates across Clark County are as follows:

School District	Housing type	Current	Proposed	% change
<i>Ridgefield</i>	<i>SF</i>	<i>\$11,002.35</i>	<i>\$16,880.00</i>	<i>+53%</i>

	MF	\$11,002.35	\$8,699.00	-21%
Battle Ground	SF	\$6,397.00	\$10,760.00	+68%
	MF	\$2,285.00	\$3,845.00	+68%
Washougal	SF	\$5,600.00	\$0	-100%
	MF	\$5,800.00	\$0	-100%
Camas	SF	\$5,371.00	\$6,650.00	+24%
	MF	\$5,371.00	\$6,650.00	+24%
Green Mountain	SF	\$3,387.00	\$0	-100%
	MF	N/A	N/A	N/A
Vancouver	SF	\$2,880.75	\$2,786.09	-3%
	MF	\$2,381.93	\$2,486.64	+4%
Hockinson	SF	\$7,790.00	N/A. These districts are not on the 2022-2028 CFP update cycle.	
	MF	\$3,434.00		
Evergreen	SF	\$6,432.00		
	MF	\$3,753.00		
Woodland	SF	\$5,900.00		
	MF	\$5,900.00		
La Center	SF	\$3,501.00		
	MF	\$3,104.00		

The proposed 2022-2028 Ridgefield School District CFP went before Planning Commission for a public hearing and recommendation to Council on October 5, 2022. Three representatives of the Ridgefield School District were present, and along with City staff answered questions from Commissioners about the proposal, process, and school funding options. Much of Planning Commission's discussion focused on the competing key issues of overcrowded schools, which increased SIF can help address, and housing affordability, which can be negatively impacted when fees are passed on to homeowners and renters.

Planning Commission voted unanimously to recommend approval of the 2022-2028 CFP as presented.

The full Planning Commission audio recording is available at <https://ridgefieldwa.us/government/city-departments/boards-and-commissions/planning-commission-meeting-audio-files/>.

BUDGET/FINANCIAL IMPACTS:

None. The City of Ridgefield does not retain the collected SIF, but rather transfers the amount collected to the Ridgefield School District No. 122 pursuant to a previously executed interlocal agreement.

ACTION OR MOTION:

None requested. Public hearing and first reading only.

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS: FINAL Ridgefield School District Capital Facilities Plan (7.22.22) 4881-3375-1594 v.1 (PDF)

11_17_22 SIF Presentation (PPTX)

ORDINANCE NO. 1386

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ADOPTING THE RIDGEFIELD SCHOOL DISTRICT #122 2022-2028 CAPITAL FACILITIES PLAN

WHEREAS, the Ridgefield School District Board of Directors adopted the Ridgefield School District No. 122 (RSD) 2022-2028 Capital Facilities Plan (CFP) on June 14, 2022; and

WHEREAS, the Ridgefield School District filed a written request on July 28, 2022, for a Comprehensive Plan Amendment requesting the City of Ridgefield adopt the RSD 2022-2028 CFP and incorporate it into the Ridgefield Urban Area Comprehensive Plan; and,

WHEREAS, the City of Ridgefield submitted notice of the proposed Comprehensive Plan amendment to the Washington State Department of Commerce on September 29, 2022; and

WHEREAS, consistent with WAC 197-11-340, on November 17, 2022 the City of Ridgefield issued a SEPA Determination of Non-significance (DNS) regarding the proposal; and

WHEREAS, the SEPA DNS public comment period expired on December 1, 2022 and the City addressed all comments received; and

WHEREAS, the Ridgefield Planning Commission, after conducting a public hearing on the proposal on October 5, 2022, forwarded a recommendation of approval to the City Council; and

WHEREAS, the Ridgefield City Council conducted a public hearing at their November 17, 2022 regular meeting; and,

WHEREAS, the first reading of the ordinance was conducted during the City Council's November 17, 2022 regular meeting and the second reading of the ordinance was conducted during the City Council's December 15, 2022 regular meeting;

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 adopt the Ridgefield School District 2022-2028 Capital Facilities Plan and incorporate it into the Ridgefield Urban Area Comprehensive Plan.

Section 2. Amendment. Section 1.5 of the Ridgefield Urban Area Comprehensive Plan (Plans Adopted by Reference) is hereby amended per Exhibit A.

Section 3. Compliance with RCW 36.70A. The City of Ridgefield has met its obligations under RCW 36.70A – Growth Management and finds no additional compliance actions are necessary.

Section 4. 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, zoning district names, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to or any other person or circumstance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection or portion thereof, irrespective of the fact that any one or more of the other portions be declared invalid or unconstitutional.

Section 6. Applicability. This ordinance shall be applied in the current city limits and City of Ridgefield Urban Growth Area (UGA) as adopted by the Clark County Board of County Commissioners and the subsequent acceptance by the Ridgefield City Council.

Section 7. Effective date. This ordinance shall be in full force and effect on January 1, 2023 pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 15TH DAY OF DECEMBER, 2022.

Jennifer Lindsay, Mayor

ATTEST/AUTHENTICATED:

Julie Ferris, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: November 17, 2022

Second Reading/Passage: December 15, 2022

Date of Publication:

Effective Date: January 1, 2023

Exhibit A:
Ridgefield School District 2022-2028 Capital Facilities Plan

RIDGEFIELD SCHOOL DISTRICT NO. 122
CAPITAL FACILITIES PLAN
2022-2028

BOARD OF DIRECTORS

Joe Vance, President
Emily Enquist, Vice President
Brett Jones
Zeniah Bringhurst
Donna Farnsworth

SUPERINTENDENT

Dr. Nathan McCann

*Amended by the Ridgefield School District Board of Directors
June 14, 2022*

SECTION 1 INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Ridgefield School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Clark County (the “County”) and the City of Ridgefield (the “City”) with a schedule and financing plan for capital improvements needed to serve growth over the next six years (2022-2028).

In accordance with the Growth Management Act, Clark County Code Sections 40.620.030 – 40.620.040, and City of Ridgefield Municipal Code Sections 18.070.100 – 18.070.110, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public money for such purposes.
- A calculation of impact fees to be assessed and supporting data substantiating such fees.

B. *Overview of the Ridgefield School District*

The Ridgefield School District is situated along the Interstate 5 corridor in northern Clark County. It encompasses the City of Ridgefield, a community that is experiencing accelerated growth, and is bordered by Battle Ground, La Center, Woodland, and Vancouver School Districts.

The District serves a population of 3,730 students (Headcount March 2022) with an early learning center program (pre-K), two elementary schools (grades K-4), one intermediate school (grades 5-6), one middle school (grades 7-8), one high school (grades 9-12), and one alternative learning school (grades K-12).

The District needs to build schools and make improvements at existing schools in order to effectively accommodate growth. As improvements are made to the facilities and new schools come online, the District anticipates that current grade configurations may possibly change.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The District is experiencing the fastest enrollment growth rate in Clark County.
- Presently, Union Ridge Elementary, Sunset Ridge Intermediate and View Ridge Middle School are housing students well in excess of the capacity of the facility. Additionally, enrollment projections indicate that all other campuses will exceed capacity by the 2022-2023 school year. Presently, portables are in use for instructional purposes at all schools in the District, except the Early Learning Center and Wisdom Ridge Academy.
- The legislature has indicated that it wants to maintain lower class sizes in K-3 classrooms. The District is uncertain about its ability to offer this with the limited classroom space even if the state were to provide operational funding for staffing due to limited classroom spaces.
- The impact of citizen-approved Initiative 1351 is still unknown. Any significant reduction in class size will require a corresponding increase in the number of classrooms across the district.
- As existing facilities exceed capacity, they are experiencing traffic control and student and staff safety concerns that need to be addressed.

SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality school systems play in growing a strong local economy is vital. In order to accomplish the community value of having a vibrant local economy, schools must have quality facilities. These facilities provide the necessary spaces for nurturing the development of the whole child and successfully preparing all Ridgefield children for an increasingly competitive global economy. The educational program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, Highly Capable, bilingual education, STEM, computer labs, preschool and daycare programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core programs include the following:

- Core classroom space for all curriculum areas which includes space for group learning, direct instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables.
- As STEM education continues to expand, there is an increased need to provide flexible classroom space capable of supporting a variety of educational activities.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. The District supports a 1:1 Chromebook initiative for all students. Space must be allocated for technological equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Fine and performing arts spaces are critical to the development of the whole child. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services and collaboration spaces must be provided for students to successfully meet the rigor of the District's academic programs. In an information-driven environment, student access to information through appropriately sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations.

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to delivery of this support. Federal and state programs, including Title I math and reading instruction, Highly Capable, and Bilingual, are limitedly funded. These resources do not include the expense of adding facilities to support them.
- Early Childhood programs, such as every-day kindergarten and preschool are essential educational programs and vital to the community. These programs require specialty space which is not currently funded by the state.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in current state square footage allowance formulas.

Support services are often overlooked core services, and are essential to a quality educational program.

- Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped also need specific attention. As student populations increase, adequately calculating space requirements for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Transportation support centers are required to handle growing transportation needs.
- Maintenance support facilities must also be considered and are often overlooked as core support services.
- Administrative support facilities must also be considered and are often overlooked as core support services.

B. Elementary Educational Program Standards

The District educational program standards, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 21 students per class.
- Class sizes for grades 4-6 are targeted not to exceed 25 students per class.
- Music and art instruction will be provided in separate classrooms.
- Physical education instruction must be provided in a full size area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- All elementary schools will have a library/media resource center which includes space for a technology lab.

C. Middle and High School Program Standards

The District education programs standards, which directly affect middle school and high school capacity include:

- Class sizes for middle school grades 7-8 are targeted not to exceed an average of 25 students per class, with the exception of PE, music, art, and theatre arts.
- Class sizes for high school grades 9-12 have various targets depending on various program and safety needs. However, the District strives to meet an average of 25 students in the core classrooms with the exception of PE and the fine and performing arts.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- Students will also be provided other programs in classrooms designated as follows:
 - Specialty rooms (computer labs, individual and group study rooms, practice labs, production rooms).
 - Media Center/Library,
 - Program Specific Classrooms (science, music, theatre arts, art, career and technical education).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards.

A. Schools

The District maintains an early learning center (located at Ridgefield Administrative and Civic Center), two elementary schools, one intermediate school, one middle school, one high school, and one K-12 alternative learning program (located in a leased property). Elementary schools currently accommodate grades K-4, the intermediate school serves grades 5-6, the middle school serves grades 7-8, and the high school serves grades 9-12. When the school facilities are improved as contemplated in this Plan, the District will consider alternate configurations.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's current educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1 – Elementary School Inventory

Elementary School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
South Ridge	502 NW 199 th St. Ridgefield, WA 98642	18.49	59,687	21	542
Union Ridge	330 N. 5 th Ave.. Ridgefield, WA 98642	11.8	81,533	28	655
Total		51.8	141,220	49	1,197

*Space reserved for art, music, and PE as well special education classrooms are not counted as teaching stations in the elementary schools because they are pull-out programs. One of the teaching stations at South Ridge houses the Learning Center. It was counted in calculating the permanent capacity.

Table 2 – Intermediate & Middle School Inventory

Middle School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
Sunset Intermediate & View Ridge Campus	3215 S. Hillhurst Road Ridgefield, WA 98642	20.00	148,932	43	1,157

* The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the middle school.

Table 3 – High School Inventory

High School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
Ridgefield HS	2630 S. Hillhurst Rd. Ridgefield, WA	60	137,008	42	1,020

*The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the high school. The instructional space that is used for shop was not counted as a teaching station because it is used for special/pull-out programs.

B. Portables

Portables are used on an interim basis to house students until funding can be secured to construct permanent facilities. The District currently uses 28 portable classrooms at various school sites for special programs and basic education throughout the District. The number and location of the portables is shown in Table 4.

Table 4 – Portables Inventory

School	Portables	Classrooms
South Ridge Elementary	10	20
Union Ridge Elementary	9	18
Sunset Ridge Intermediate & View Ridge Middle School	4	8
Ridgefield High School	5	10

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5- Support Facility Inventory

School	Building Area	Site Location
Administration/Central Office (RACC)	44,079	510 Pioneer Street. Ridgefield, WA
Maintenance Department	8,000	304 Pioneer Avenue, Ridgefield, WA
Ridgefield Community Education Program	2-classroom portable	510 Pioneer Street. Ridgefield, WA (located at RACC)
Ridgefield Family Resource Center	2-classroom portable	510 Pioneer Street, Ridgefield, WA (located at RACC)

D. Land Inventory

The District owns the following sites:

- 27.36-acre site located at 7025 N. 10th St that will house a new K-4 Elementary School
- 23-acre site located at NE 10th Avenue and 239th Street, Ridgefield, WA 98642.
- 2,178 sq. ft. strip located at 45th and Pioneer in Ridgefield.
- Co-owner of Paradise Point Transportation Center as a member of the Kalama, Woodland, Ridgefield and La Center School District Transportation Cooperative.
- Additionally, the District is under contract and in the process of completing the purchase of a 9.399-acre parcel of land at NE 10th Avenue and NE 179th Street.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2022-2028

The District's enrollment projections are based on forecasting work completed by Johnson Economics in April 2022. The approach used in conducting this student enrollment forecast builds on the baseline enrollment forecast provided by an earlier forecast prepared in February 2020 by E.D. Hovee & Company, LLC. With the *baseline forecast*, the model applied the Comprehensive Plan allocation for the Ridgefield Urban Growth Area (UGA) plus a proportionate share of population growth forecast by Clark County for areas outside of UGAs countywide. Grade-to-grade enrollment changes as a share of district population were forecast based on historic experience across each of the K-12 grade levels.

Table 6- Enrollment Forecast

Grade	2022	2023	2024	2025	2026	2027	2028
K	319	341	353	369	398	409	417
1	320	364	393	409	430	460	481
2	326	363	405	430	447	464	493
3	296	361	406	443	471	473	501
4	306	329	395	437	474	494	507
5	314	326	359	425	474	504	525
6	334	336	351	387	458	503	534
Total K-6	2215	2420	2662	2900	3152	3307	3458
7	302	351	355	373	416	484	530
8	315	312	361	367	388	429	498
Total 7-8	617	663	716	740	804	913	1028
9	367	333	326	373	379	397	438
10	323	368	337	331	378	384	402
11	286	318	353	321	313	353	359
12	237	283	311	339	305	296	333
Total 9-12	1213	1302	1327	1364	1375	1430	1532
TOTAL	4045	4385	4705	5004	5331	5650	6018

SECTION 5 CAPITAL FACILITIES NEEDS

A. Facility Needs

The District's facility needs are based on its existing capacity and the forecast enrollment. In 2028, the enrollment forecast projects that the District will be serving 6,018 students, an increase of 2,288 students, representing student enrollment growth of approximately 61%. This includes high school students the District anticipates will return to the District due to facility upgrades at Ridgefield High School. Currently, there are approximately 350 students who live within the boundaries of the Ridgefield School District who attend schools in other public school districts.

Table 7 – Enrollment and Capacity

Facility	Existing Capacity	2021 Enrollment	2021 Need
Elementary Schools (K-4)	1,197	1,449	252
Intermediate/ Middle School (5-8)	1157	1,243	86
High School (9-12)	1020	1,038	18
Totals	3,461	3,730	338

As shown in Table 7, the District needs to expand its capacity to serve 252 K-4th grade students, 86 5-8th grade students and approximately 18 high school students.

B. Planned Improvements

To serve the forecast growth, the District proposes constructing new schools to serve K-8th grade students and expanding capacity at the high school. These projects, the capacity they will add and the estimated cost is shown in Table 8.

Table 8 – Improvements and Costs

Project Description	Estimated Cost ²	Added Capacity	Cost for Capacity to Serve Growth ³
New schools to serve K-8 ¹	\$195,000,000 ⁴	2,132 ⁵	\$164,000,000 ⁶
High School Improvements	\$47,000,000	511	\$45,400,000
TOTAL:	\$242,000,000	2,643	\$209,400,000

¹ The community and District patrons will be engaged to assist the District identify the type of schools and grade configuration.

² The estimated cost is based on data the District's architect has compiled given his experience and knowledge of the school construction industry and District standards.

³ That portion of the total cost that is equal to the percentage of the added capacity that is needed to serve the forecast growth, determined by increased enrollment (1,794 K-8 and 494 high school students).

⁴ Of the \$195,000,000 estimated cost, \$154,000,000 is attributed to K-6 and \$41,000,000 is attributed to 7-8.

⁵ Of the 2,132 in added capacity, 1,684 is attributed to added K-6 capacity & 448 is attributed to added 7-8 capacity.

⁶ Of the \$164,000,000 estimated cost serving growth, \$130,000,000 is attributed to K-6 & \$34,000,000 attributed to 7-8.

Portable classrooms are not considered permanent facilities so they are not used to determine future capital facility needs. Facility needs are expressed in terms of “unhoused students” or students that cannot be housed in permanent (brick/mortar) facilities. To serve the “unhoused students” on a short-term and immediate basis to serve growth, the District will purchase and utilize portable classrooms. This plan incorporates those facilities. The cost of the portables is not included in the impact fee calculation; however, impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

A. Finance Plan

The District will finance the \$242,000,000 in planned improvements using bonds, state match and impact fees.

Table 9 – Anticipated Finances

	Bonds	State Match	Impact Fees
Secured	\$0	\$0	\$18,078,481
Unsecured	\$182,648,565	\$10,656,342	\$30,616,612
TOTAL	\$182,648,565	\$10,656,342	\$48,695,093

The District's planned improvements that will add capacity are dependent upon the passage of a bond and receipt of state match and impact fees. Below is a summary of these funding sources.

B. Funding Sources

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund. School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 56.61% match level.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the Cities and County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The County's and City's impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA. Impact fees are calculated in accordance with the local jurisdiction's formula, which are based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County and City of Ridgefield Impact Fee Ordinances. The resulting figures in the attached Appendix A are based on the District's cost per dwelling unit to construct new schools and increase capacity at Ridgefield School District, both of which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for future state match funds the District could receive and projected future property taxes that will be paid by the owner of the dwelling unit.

C. Proposed Ridgefield School District Impact Fee Schedule

The school impact fee calculation results in a fee of \$ \$16,879.55 per single-family home and \$8,698.55 per multi-family home.

The District requests collection of school impact fees in the following amounts:

Single Family: \$16,880 in 2023

Multi-Family: \$ 8,699 in 2023

The District will be requesting an increase in the amount the City collects each year based on the Rider Levett Bucknall Construction Cost Index in accordance with City code, and may seek increases in the County based on the process in County code. Future increases in fees will not exceed the calculated impact fee amounts.

Ridgefield School District 2022 Impact Fee Calculation

$$\left[\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \right] AAV \times$$

Single Family Residence:

Elementary	Middle School	High School	Formula
\$130,000,000.00	\$34,000,000.00	\$45,400,000.00	Facility Cost
1684	448	511	Additional Capacity
\$77,197.15	\$75,892.86	\$88,845.40	Cost per Student (CS)
0.159	0.136	0.114	Student Factor (SF)
\$12,274.35	10,321.43	\$10,128.38	CS x SF
\$246.83	\$246.83	\$246.83	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
56.61%	56.61%	56.61%	State Match Eligibility %
\$1,999.54	\$2,223.39	\$2,070.81	State Match Credit (SM)
\$10,274.80	\$8,098.04	\$8,057.57	CS x SF - SM
		\$26,430.41	Cost per Single Family Residence
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$491,140.00	Average Assessed Value (AAV)
		\$4,365,896.26	TCM x AAV
		0.00150533	Tax Levy Rate (TLR)
		\$6,572.11	TCM x AAV x TLR = (TC)
		\$19,858.30	Cost per Single Family Residence - Tax Credit
		\$2,978.75	15% reduction (A)
		\$16,879.55	Calculated Single Family Fee Amount
		\$16,880	Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$130,000,000.00	\$34,000,000.00	\$45,400,000.00	Facility Cost
1684	448	511	Additional Capacity
\$77,197.15	\$75,892.86	\$88,845.40	Cost per Student (CS)
0.124	0.030	0.050	Student Factor (SF)
\$9,572.45	\$2,276.79	\$4,442.27	CS x SF
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\$1,559.39	\$490.45	\$908.25	State Match Credit (SM)
\$8,013.05	\$1,786.33	\$3,534.02	CS x SF - SM
		\$13,333.41	Cost per Multi-Family Residence
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$231,652.00	Average Assessed Value (AAV)
		\$2,059,226.70	TCM x AAV
		0.00150533	Tax Levy Rate (TLR)
		\$3,099.82	TCM x AAV x TLR = (TC)
		\$10,233.59	Cost per Multi-Family Residence - Tax Credit
		\$1,535.04	15% reduction (A)
		\$8,698.55	Calculated Multi-Family Fee Amount
		\$8,699	Recommended Fee Amount





Ridgefield School District 2022-2028 Capital Facilities Plan School Impact Fees

Background Information

Statutory Requirements

- RCW 82.02: Impact fees may be collected and spent for public facilities (e.g., public schools) addressed by an adopted capital facilities plan
- RMC 18.070 addresses compliance with RCW 82.02

2016 RSD Capital Facilities Plan Update

- City Council adopted School Impact Fee (SIF) rate of \$6,530.00
 - For both single-family and multifamily units
- City Council adopted indexing for SIF rate to keep up with construction costs - Rider Levett Bucknall Construction Cost Index
 - SIF updated annually based on RLB Index

2022 RSD Capital Facilities Plan Update

- Adopted by RSD Board of Directors June 14, 2022
- Based on SIF formula:
 - Request for increase in single-family SIF from \$11,002.35 to \$16,880.00 per unit
 - Request for decrease in multifamily SIF from \$11,002.35 to \$8,699.00 per unit



Legal Authority

STATE LAW

- RCW 82.02 contains statutory provisions for the imposition of impact fees for certain public facilities inclusive of school district facilities
- School districts are responsible for expending the impact fees but are not authorized to set the rate or collect the fees. As a result, school impact fees require cooperation between school districts and the cities, towns, or counties administering the impact fee program.



City Adoption of School Impact Fees

CITY CODE

RMC 18.070.200 – Purpose

- Ensure that adequate facilities are available to serve new growth and development;
- Promote orderly growth and development by requiring that development pay a proportionate share of the cost of new facilities needed to serve growth; and
- Ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact.

RMC 18.070.100 – Formula to create the SIF Rate

- Impact fee within formula rate adopted by Council
- Index applied to rate, calculated January 1, or as soon thereafter
- The impact fee rates may only be increased three consecutive years without further council review.



What Can Impact Fees Be Used For

Impact fees may only be imposed for “system improvements” – public capital facilities in a local government’s capital facilities plan that are:

- Designed to provide service to the community at large (not private facilities),
- Are reasonably related to the new development, and
- Will benefit the new development.



What Can Impact Fees NOT Be Used For

- Impact fees cannot exceed a proportionate share of the cost of the system improvements.
- Municipalities/Districts must have additional funding sources and may not rely solely on impact fees to fund the improvements ([RCW 82.02.050](#));.
- Impact fees may not be used to correct existing deficiencies. For instance, a school district may use the impact fees from a development to pay for construction of new classrooms at specific schools to accommodate the increased enrollment anticipated from that specific development. But the district may not use the impact fees to build new classrooms to reduce overcrowding caused by existing residents.
- Impact fees MUST be spent within 10 years of receipt ([RCW 82.02.070](#)).



Required Components of the Capital Facilities Plan

Set by County and City code, and include the following components (RCW 36.70A & WAC 365-196-415):

- Standard of Service (Programs being offered, class size, grade span)
- Current enrollment & forecast enrollment
- Facility inventory & current capacity
- Capacity provided with needed facilities
- Financing plan for needed facilities including all sources of public money
- Impact fee calculation



Enrollment vs. Building Capacity

The District's current enrollment exceeds available building capacity:

Table 7 – Enrollment and Capacity

Facility	Existing Capacity	2021 Enrollment	2021 Need
Elementary Schools (K-4)	1,197	1,449	252
Intermediate/ Middle School (5-8)	1157	1,243	86
High School (9-12)	1020	1,038	18
Totals	3,461	3,730	338



Projected Enrollment

Ridgefield Enrollment Forecast by Johnson Economics (April 2022)

GRADE	2022	2023	2024	2025	2026	2027	2028
K-6	2,215	2,420	2,662	2,900	3,152	3,307	3,458
7-8	617	663	716	740	804	913	1,028
9-12	1,213	1,302	1,327	1,364	1,375	1,430	1,532
Total	4,045	4,385	4,705	5,004	5,331	5,650	6,018



Capital Improvements Needed

Table 8 – Improvements and Costs

Project Description	Estimated Cost ²	Added Capacity	Cost for Capacity to Serve Growth ³
New schools to serve K-8 ¹	\$195,000,000 ⁴	2,132 ⁵	\$164,000,000 ⁶
High School Improvements	\$47,000,000	511	\$45,400,000
TOTAL:	\$242,000,000	2,643	\$209,400,000

1 The community and District patrons will be engaged to assist the District identify the type of schools and grade configuration.

2 The estimated cost is based on data the District's architect has compiled given his experience and knowledge of the school construction industry and District standards.

3 That portion of the total cost that is equal to the percentage of the added capacity that is needed to serve the forecast growth, determined by increased enrollment (1,794 K-8 and 494 high school students).

4 Of the \$195,000,000 estimated cost, \$154,000,000 is attributed to K-6 and \$41,000,000 is attributed to 7-8.

5 Of the 2,132 in added capacity, 1,684 is attributed to added K-6 capacity & 448 is attributed to added 7-8 capacity.

6 Of the \$164,000,000 estimated cost serving growth, \$130,000,000 is attributed to K-6 & \$34,000,000 attributed to 7-8



Impact Fee Formula

The impact fee is based upon a formula that is prescribed by state requirements and considers factors such as:

- The cost of improvements tied to growth
- The additional capacity added as a result of the improvement
- The student generation rates
- State match eligibility percentage
- Average assessed value for properties and interest rate
- Adjustment factor (adjusting for anticipated additional tax revenues resulting from a development that is proratable to system improvements in the CFP), currently codified in RDC 18.070.100 as 85% in RDC 18.070.100:

Recommended fees based upon impact fee formula:

- Single Family Residence – \$16,880
- Multifamily Residence – \$8,699

Factors that influence differences between SFR and MFR

- Student generation rates
- Bedroom counts of units planned
- Average assessed value per unit



Impact Fee Formula

Single Family Residence:

$$\bullet i(1+i)^{10} \quad \dots$$

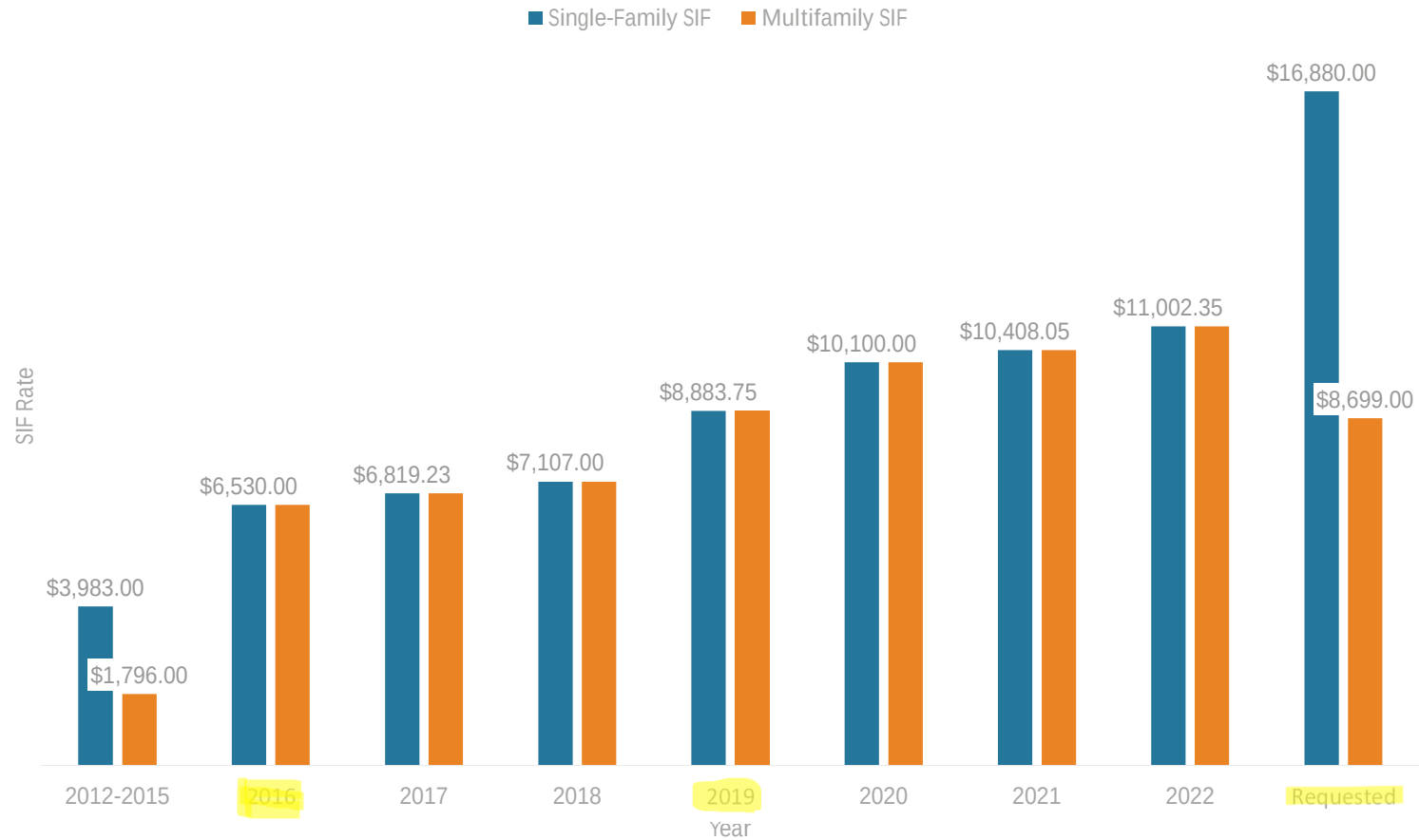
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Multi-Family Residence:

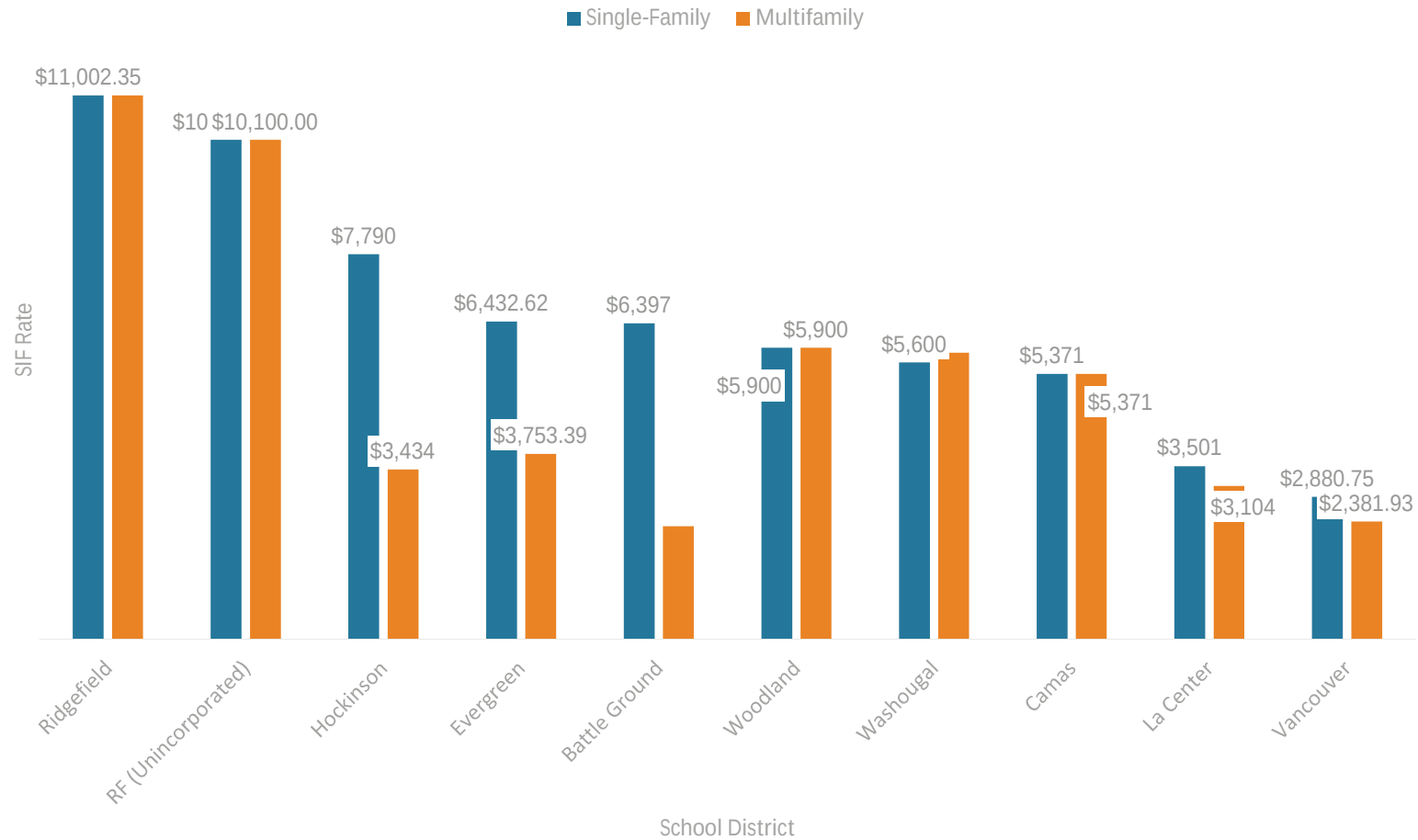
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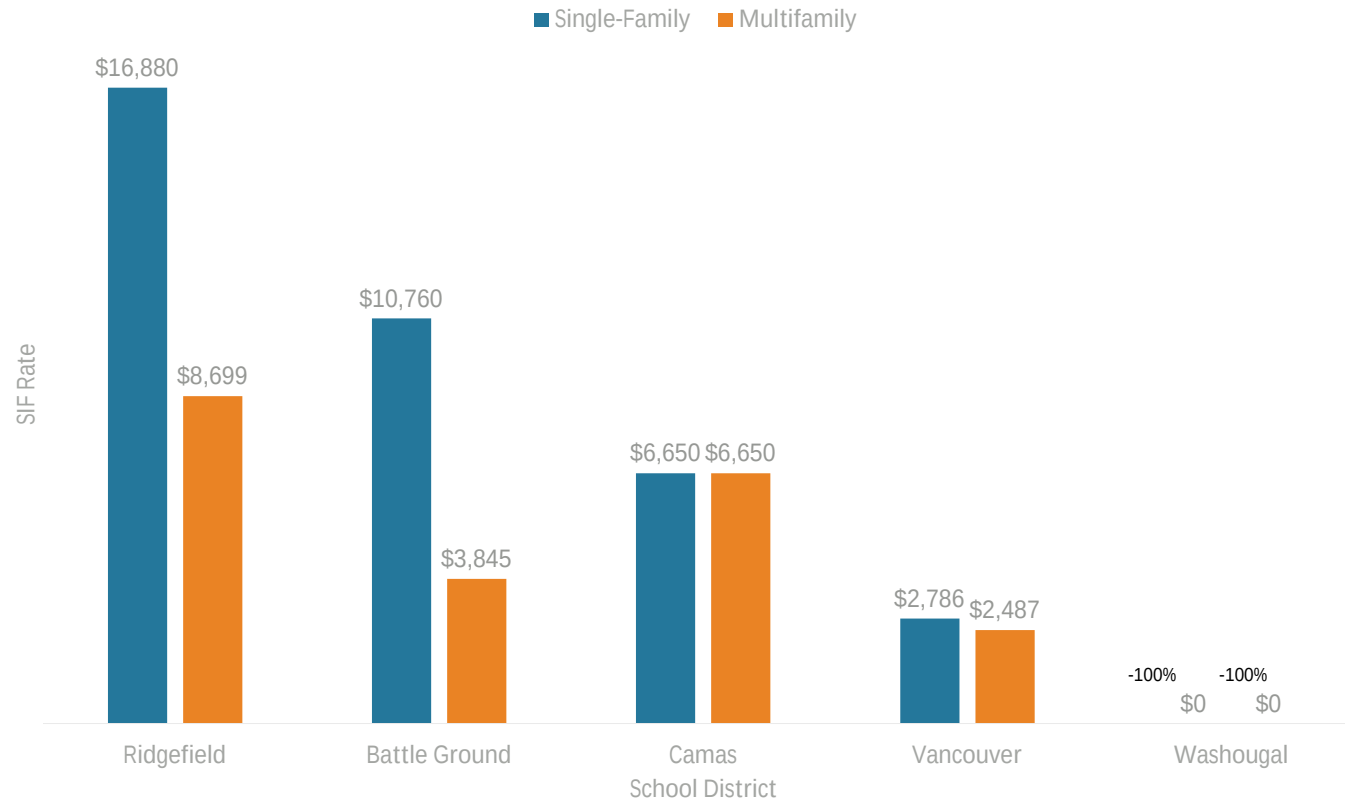
Historic RSD Impact Fee Rates (City Only)



Current Clark County SIF Rates



Sample Requested Clark County SIF Rates (2023)



Next Steps

City of Ridgefield

- October 5, 2022, Ridgefield Planning Commission voted unanimously to move recommended fees to Council for consideration
- City Council hold public hearing on this item
- City Council action on December 1
- January 1, 2022, effective date of updated CFP

Clark County

- August 18, 2022, County Planning Commission voted unanimously to move recommended fees to County Council
- Clark County already completed the one 2022 Comp Plan Amendment authorized under GMA, and thus can't take action until 2023
- District reps will meet with all members of County Council prior to Spring meeting on the item



