



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 17, 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

Remove Ordinance No. 1378 - Greear and Young Petition to Annex.

PUBLIC COMMENT

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 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**

BUSINESS

1. Motion - Approval of Economic Catalyst Program

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.

City Council conducted discussion.

MOTION: MOVED TO ACCEPT COSTCO INTO THE ECONOMIC CATALYST PROGRAM WITH A FEE WAIVER UP TO 2.5 MILLION DOLLARS OR FEES TO BE CHARGED WHICHEVER IS LOWER.

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

2. Second Reading of Ordinance No. 1376 – Costco Development Agreement - Steve Stuart, City Manager

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.

MOTION: MOVED TO APPROVE THE AGREEMENT AMENDED TO GIVE THE CITY MANAGER AUTHORITY TO APPROVE THE LANGUAGE CONSISTANT WITH THE MOTION TO APPROVE THE ECONOMIC CATALYST PROGRAM WITH COSTCO.

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

3. Resolution No. 618 –Ratification of Emergency Declaration for Gee Creek - Steve Stuart, City Manager

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.

MOTION: MOVED TO APPROVE RATIFICATION OF EMERGENCY DECLARATION FOR GEE CREEK.

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

4. Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1380 AS PRESENTED.

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

5. Second 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%.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1381 AS PRESENTED.

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

6. Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1382 AS PRESENTED.

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

7. Motion - Approval of Overpass Art

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. 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.

City Council reviewed and discussed revised submission from Jason Saunders.

City Council conducted discussion.

MOTION: MOVED TO APPROVE THE ARTWORK SUBMITTED BY JASON SAUNDERS WITH THE NATURAL RUST 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.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Ron Onslow, Councilor
SECONDER:	Matt Cole, Councilor
AYES:	Onslow, Wells, Lindsay, Chipman, Coker, Cole
NAYS:	Aichele

8. Motion - Approval of the Collective Bargaining Agreement with the Chauffeurs, Teamsters and Helpers, Local 58

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.

MOTION: MOVED TO APPROVE THE 2023-2024 LABOR AGREEMENT BETWEEN THE CITY OF RIDGEFIELD AND THE CHAUFFEURS, TEAMSTERS AND HELPERS, LOCAL 58 AND AUTHORIZE THE CITY MANAGER TO SIGN THE AGREEMENT.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1383 – 2023 Proposed Budget - Kirk Johnson, Finance Director

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.

Mayor Lindsay Opened Public Hearing: 7:55PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 7:55PM

2. Public Hearing and First Reading of Ordinance No. 1384 - Ridgefield Capital Facilities Plan Update - Claire Lust, Community Development Director

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. 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.

City Council conducted discussion.

Mayor Lindsay Opened Public Hearing: 8:11PM

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

Mayor Lindsay Closed Public Hearing: 8:16PM

3. Public Hearing and First Reading of Ordinance No. 1385 - 6110 N 20Th Street Rezone & Comprehensive Plan Amendment - Claire Lust, Community Development Director

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. 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.

City Council conducted discussion.

Mayor Lindsay Opened Public Hearing: 8:21PM

No testimony received.

Mayor Lindsay Closed Public Hearing: 8:21PM

4. Public Hearing and First Reading of Ordinance No. 1386 - Ridgefield School District 2022-2028 Capital Facilities Plan - Steve Stuart, City Manager

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. 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. 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.

City Council conducted discussion.

Mayor Lindsay Opened Public Hearing: 8:54PM

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

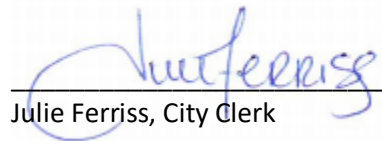
Mayor Lindsay Opened Public Hearing: 9:01PM

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/>

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

ADJOURN - [9:05 PM](#)


Julie Ferriss, City Clerk
Jennifer Lindsay, Mayor