



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 16, 2017

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

ROLL CALL

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

LATE CHANGES TO THE AGENDA

Add Resolution No. 533 after public comment and before the consent agenda.

PUBLIC COMMENT - [6:31 PM](#)

Chris Dudley - Resident

Meaning Movies presents "An Inconvenient Sequel: Truth to Power" on November 22nd at the Old Liberty Theater.

Kudos to staff for working with us on the Multicultural Festival event.

Clyde Burkle - Resident

Thanked the City for installation of stop sign during the school hours.

It is possible for the signage to remain posted all the time?

Marc Rappaport - Resident

Will be presenting a presentation after the movie on November 22nd.

Innovator in renewable energies and designed geothermal-solar systems and biomass power projects - would like to work with City, School District and CPU.

EV charging cost

Jeff Vigue - Resident

Thanksgiving Day turkey trot invitation.

Part of the proceeds will go toward the Ridgefield Resource Center.

RESOLUTION NO. 533

Mayor and City Council presented Resolution No. 533 to Ridgefield Resident John Burrow - recognizing the outstanding service of John Burrow as a City Council member and Mayor, expressing the community's gratitude and appointing John as "Mayor Emeritis".

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the November 2, 2017 Meeting

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1251 –2018 Proposed Budget - Kirk Johnson, Finance Director

The 2018 budget proposes an operating budget of \$10,526,241, capital budget of \$21,091,000, special revenue budget of \$12,931,218, and a debt service budget of \$6,320,224, for a total budget of \$50,868,683. The net impact on overall fund balance is a decrease of \$10,591,584. Transfers between funds included in the budget total \$20,305,554, with \$1,118,892 associated with the operating funds, transfers to the equipment replacement fund in the amount of \$118,310, transfers for debt service in the amount of \$410,224, and \$18,658,128 for capital projects. Intergovernmental transfers total \$729,410 to cover operating costs for the sewer treatment plant. The City has transferred ownership of the plant but continues to manage operations through contractual agreement. Total revenues and the use of fund balance and/or designated reserves are projected to sufficiently support the proposed budget. The 2018 proposed budget includes funding for two new full-time equivalent positions. The new positions are for a police officer and a community development admin assistant/permit tech. The FTE count also includes the reduction of one position for a waste water treatment plant operator. The total FTE count for the City of Ridgefield with these additions and subtractions is 44.5, which includes 44 full-time positions and 1 part-time position.

City Council conducted discussion

Mayor Opened the Hearing: 7:06PM

No testimony received

Mayor Closed the Hearing: 7:06PM

First reading of the Ordinance conducted

2. Public Hearing and First Reading of Ordinance No. 1252 – Ridgefield Development Code Amendment - Gee Creek Plateau Sub-Area Plan - Jeff Niten, Community Development Director

The Gee Creek Plateau is an approximately 359-acre area of unincorporated land within the urban growth boundary of the City. The subarea is an island - it is an unincorporated area surrounded on all sides by the incorporated City. The subarea plan establishes future residential densities, as well as required transportation and utility infrastructure improvements. The sub-area planning process began in the spring of 2016 as the city engaged a consulting team with the background necessary to develop a sub-area plan for the city. City staff also contacted a number of people who own property in the area to

be part of a stake-holder group and included a Planning Commissioner and a member of the City Council. The overriding vision for the sub-area resulting from the meetings and conversations with the stake-holder group was retaining the rural character that many current residents enjoy. To accomplish this the concept plan attempts to recognize and preserve open space areas through a unique clustering implementation model. For many of the properties, generally concentrated along the transportation corridors, there is a requirement to cluster residential development closer to the roadways and maintain open space behind and to the side of single family home sites allowing future residents to participate in some aspects of the rural experience including ownership of livestock. The open spaces would be owned and maintained by the Home Owners Association. Other elements of the plan include identified transportation corridors, a comprehensive trail and park network, and identification of cluster areas.

City Council conducted discussion

Mayor Opened the Hearing: 7:31PM

Byron Brink - Resident

Suggesting to install landscaping that reflects the rural area

Utilize native plants for landscaping

Pam Stadelman

My property is located on the edge of the cluster area, still processing the plan

Give us the opportunity to decide if we want to do cluster

Keep the zoning the way you planned

Kevin Stadelman

We see lots of building around us, Jeff has been great in explaining the plan

Make it a great area for families

Joe Burton

Have been part of the stakeholder committee

Impressed with the effort and thank the City Council for reaching out to residents

We have a unique area

Would love to have extra space and privacy, be creative

Ben Oberreuter

Thank you for the effort to keep the rural area

Trails are a nice idea and I support that

Respect the property owners and farmers

Justin Serface

Suggesting for green space areas - make sure the area is maintained

Sheryl Mitchell

Not happy with the development but appreciate the effort

Bob Sawyer

Concerns - lack of details, how many homes will you have?

Need to define the limitations

Not enough detail but do like the concept

Nancy Finn

Questions - as the property owner can we subdivide?
People coming in have to know what the rural living is like

Mayor Closed the Hearing: 7: 46PM

Staff - subdividing only if you are in the City

First reading of the Ordinance conducted

3. Public Hearing and First Reading of Ordinance No. 1253 – Ridgefield Development Code Amendment - Jeff Niten, Community Development Director

The City is proposing a series of housekeeping amendments and changes to the Ridgefield Development Code, which establishes zoning regulations for residential and nonresidential development throughout the City. The update to the code focuses on code refinements to clarify the interpretation of certain sections, adjust the details of a policy, reflect desired design standards, simplify review procedures, or reduce the number of paper copies required. The majority of updates relate to issues identified by staff and code users during implementation over the past year, or looking ahead to future applications.

City Council conducted discussion

Mayor Opened the Hearing: 8:17PM

Angela Zwingli

Frontage discussion - I have pictures that shows same floor plan but the frontage is different
How can I pass this on for consideration?

Rod Hathaway

Agree with Council member Wertz regarding the distance between houses and changes of the facade

Mayor Closed the Hearing: 7:21PM

Staff - Please forward pictures to Jeff Niten

4. Public Hearing and First Reading of Ordinance No. 1254 – Green Building Standards - Jeff Niten, Community Development Director

As part of the work program for the Planning Commission and Community Development in 2017 the City Council directed staff to research, develop and implement a Green Building program for Ridgefield. Following discussion with stakeholders and with the Planning Commission staff has developed a draft program that involves voluntary incentivized green building utilizing any certified ANSI program as a basis for a 10% rebate on residential building permit fees, as well as site design features including recycled materials and requirements for reduced water use on each individual lot. The rebates may be applied to building plan check and permit fees only, and do not apply to impact fees, system development charges, or the Washington state building permit surcharge. The rebates also cannot be applied to future permits. The draft code structure requires 3rd party review of the chosen ANSI certified green building program in which a certificate of compliance is issued. The developer then provides a copy of the certificate to the city and the 10% rebate is issued. The second component of the city's draft program is a requirement to use environmental best practices on the site itself. These requirements are a pick list of items including mist irrigation, recycled materials, or other elements found acceptable by the Community Development Director. Both components of the program apply to single family and multi-family residential developments. Another element of home construction the Planning Commission considered is the concept of visitability that will address the issues people with mobility challenges face

when visiting friends and neighbors. A visitable house includes these three features: One zero-step entrance, doors with 32 inches of clear passage space, one bathroom on the main floor you can get into in a wheelchair. The Planning Commission recommended an additional rebate of 10% when a home incorporates the three features above during construction. To be eligible for a rebate the Building Official or designee will review and certify that the home has incorporated the three required features.

City Council conducted discussion

Mayor Opened the Hearing: 8:28PM

No testimony received

Mayor Closed the Hearing: 8:28PM

First reading of the Ordinance conducted

BUSINESS

1. Ordinance No. 1247 – Second Reading of 2018 Property Tax Levy - Kirk Johnson, Finance Director

The 2018 budget includes a statutory maximum 1% increase in the current property tax levy exclusive of additional revenue resulting from new construction, property annexations, and any increase in the value of state assessed property.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1247 AS PRESENTED.

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

2. Ordinance No. 1248 – Second Reading of 2018 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

The rate model calls for a 3% increase for inflationary factors in 2018. After analysis of growth related factors, staff are recommending a buy down to a 1.5% water rate increase for 2018. For a household using an average of 1,600 cf of water the rate increase would be approximately \$0.90 per bi-monthly billing cycle. Due to the recommended rate increase and projected usage in 2018, rate revenue is expected to increase 2.65% over the 2017 budget. Operating expenses for the water utility fund are expected to increase 2.03% in 2018 over the 2017 budget. The expenses include 5% of rate revenues being set aside into a reserve fund for repair and replacement of existing water system infrastructure.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1248 AS PRESENTED.

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

3. Ordinance No. 1249 – Second Reading of 2018 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Staff is recommending an increase of \$1.04 per bi-monthly billing cycle per equivalent dwelling unit to a total bi-monthly bill of \$17.50. The justification is to get ahead of the curve for additional capital cost

over the life of the new storm water plan and the upcoming storm water permit requirements when the city reaches a population level of 10,000 residents.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1249 AS PRESENTED.

RESULT:	ADOPTED [6 TO 1]
MOVER:	David Taylor, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Main, Day
NAYS:	Wells

4. Ordinance No. 1250 – Second Reading of Fireworks Regulations - Jeff Niten, Community Development Director

Each year the City received complaints from residents regarding the noise, litter, and pollution associated with fireworks during the New Year holiday. This proposed change applies would prohibit the use of fireworks on New Year Eve and New Year Day. No changes are proposed to the use of fireworks at any other time of the year as part of this ordinance.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1250 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Main, Councilor
SECONDER:	Don Stose, Councilor
AYES:	Onslow, Taylor, Wells, Stose, Wertz, Main, Day

5. Motion - Approval of Cooperative Purchase Agreement with Vancouver - [8:38 PM](#)

Revised Code of Washington (RCW) Chapter 39.34 allows for governmental agencies to enter into interlocal agreements whereby each party can utilize the other procurement of services when it is determined to be in the best interest of both parties and the procurement was written to allow “piggybacking”. The City of Ridgefield is exploring utilizing Vancouver’s procurement of CH2M for Wastewater Treatment Plant (WWTP) Operations at the Ridgefield WWTP. If it is determined that this is the best route for Operation of the WWTP this interlocal agreement will provide a mechanism to allow the City to contract with CH2M for this work.

MOTION: MOVED TO APPROVE THE COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF VANCOUVER AS PRESENTED.

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

6. Motion - Approval of Proposed CDBG Projects - [8:40 PM](#)

Each year, Clark County receives approximately one million dollars in Community Development Block Grant (CDBG) from the Department of Housing and Urban Development (HUD), with the objective of improving communities. For the 2018 program Staff is recommending that the city re-apply for funds to improve South 8th Avenue with sidewalk on the east side of the street, rain gardens to replace the existing open ditches, and roadway improvements including curb and asphalt and waterline replacement to upsize the existing 4-inch water main. This project will increase safety for pedestrians, including children that walk to school from this neighborhood, improve drainage, and will beautify the street and increase property values.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SUBMIT AN APPLICATION ON BEHALF OF THE CITY OF RIDGEFIELD REQUESTING COMMUNITY DEVELOPMENT CLOCK GRANT FUNDING SUPPORTING THE SOUTH 8TH AVENUE IMPROVEMENT PROJECT.

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

PUBLIC COMMENT - [8:47 PM](#)

Roy Garrison

Does the proposed CDBG project eliminate on street parking?

Staff - proposed project does not widen the road and currently on street parking is permitted.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:49 PM](#)

Council member Taylor - Attended City Manager briefing.

Council member Main - Attended City Manager briefing.

Council member Wertz - Attended City Manager briefing, Clark County Mayor's prayer breakfast.

Council member Wells - Attended Clark County Mayor's prayer breakfast, main street meeting.

Council member Stose - Served Thanksgiving Feast at the schools.

Council member Day - Served Thanksgiving Feast at the schools, school district board meeting.

Mayor - [8:52 PM](#)

Toured the new school construction site.

City Manager - [8:52 PM](#)

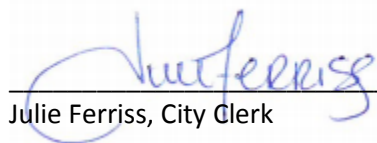
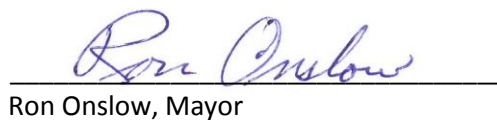
City Manager Steve Stuart - Overlook Park Sculpture Dedication ceremony this Saturday.

Finance Director Kirk Johnson - Investment portfolio provided.

Public Works Director Bryan Kast- Thanked everyone that was involved in the installation of the Overlook Park sculpture.

FROM THE COUNCIL

ADJOURN - [8:54 PM](#)


Julie Ferriss, City Clerk
Ron Onslow, Mayor