



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, November 1, 2018
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

I. STUDY SESSION - 5:30 P.M.

- 1. Preliminary 2019 Legislative Agenda Discussion - Mike Burgess, City Lobbyist**

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

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

III. 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.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from October 25, 2018 Meeting**

V. PRESENTATION

- 1. Road Maintenance Funding - Kirk Johnson, Finance Director, Bryan Kast, Public Works Director**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing on 2019 Property Tax Levy and Revenues - Kirk Johnson, Finance Director**
- 2. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment - Transportation Capital Facilities Plan - Brenda Howell, City Engineer**

VII. BUSINESS

- 1. First Reading of Ordinance No. 1277 – 2019 Property Tax Levy - Kirk Johnson, Finance Director**
- 2. First Reading of Ordinance No. 1278 - 2019 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director**
- 3. First Reading of Ordinance No. 1279 - 2019 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director**
- 4. Second Reading of Ordinance No. 1276 - Eagle Ridge Development Agreement - Jeff Niten, Community Development Director**

VIII. 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.

IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 3. City Manager**

X. 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 01, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

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

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

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

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: November 1 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: November 1st, 2018

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ANDERSON SIGNS INC.	2569	45261	Genl Govt/Facilities Council	City Council Name Plate - Lindsay	(1.89)
				City Council Name Plate - Lindsay	24.34
ANDERSON SIGNS INC. Total					22.45
ARAMARK UNIFORM SERVICES	32	863668043	Genl Govt/Facilities	PW Uniforms	1.14
				PW Floor Mats	1.05
			Public Works	PW Uniforms	27.44
				PW Floor Mats	14.58
			Community Development	PW Floor Mats	8.37
		863668042	Genl Govt/Facilities	Floor Mats - City Hall	7.11
			Public Safety	Floor Mats - PD	4.52
			Public Works	Floor Mats - PW	3.88
			Community Development	Floor Mats - CDD	3.88
ARAMARK UNIFORM SERVICES Total					71.97
BRENDA HOWELL	2875	2875-201810-02	Genl Govt/Facilities	Mileage Reimbursement for IACC Conference 10/23-10/25	15.37
			Public Works	Mileage Reimbursement for IACC Conference 10/23-10/25	153.69
			Community Development	Mileage Reimbursement for IACC Conference 10/23-10/25	138.32
		2875-201810-01	Genl Govt/Facilities	Per Diem	4.10
			Public Works	Per Diem	41.00
			Community Development	Per Diem	36.90
BRENDA HOWELL Total					389.38
CLARK COUNTY	102	240005768	Public Works	June 2018 Lab Analysis and Biosolids Disposal	7,217.25
CLARK COUNTY Total					7,217.25
COLUMBIAN PUBLISHING	116	5609	Genl Govt/Facilities	Advertisements	50.40
			Community Development	Advertisements	160.21
COLUMBIAN PUBLISHING Total					210.61
COMCAST	2271	2271-201810-301	Genl Govt/Facilities	PW/CDD Fax Line	2.11
			Public Works	PW/CDD Fax Line	29.31
			Community Development	PW/CDD Fax Line	34.17
COMCAST Total					65.59
CORE & MAIN LP	2906	J656709	Public Works	Water Operational Supplies	655.01
CORE & MAIN LP Total					655.01
DEPARTMENT OF LICENSING	154	RG0000290-20181	Genl Govt/Facilities	CPL Renewal - Horal	21.00
DEPARTMENT OF LICENSING Total					21.00
GISI MARKETING GROUP	2811	150312	Council	Council Business Cards - Lindsay	104.06
GISI MARKETING GROUP Total					104.06
HARPER HOUF PETERSON RIGHELLIS INC.	1678	43944	Public Works	Division Street Storm Improvements	452.80
HARPER HOUF PETERSON RIGHELLIS INC. Total					452.80
INTERSTATE ALL BATTERY CENTER OF OREGON	3072	1.9181E+12	Public Safety	UPS Battery Backups	156.76
			Public Works	UPS Battery Backups	333.42

Attachment: November 1 2018 Claims Report (Approval of Claims And/OR Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: November 1st, 2018

INTERSTATE ALL BATTERY CENTER OF OREGON	3072	1.9181E+12	Community Development Information Technology	UPS Battery Backups UPS Battery Backups	161.16 367.62
INTERSTATE ALL BATTERY CENTER OF OREGON Total					1,018.96
J.L. STOREDAHL AND SONS	558	258586	Genl Govt/Facilities Public Works Community Development Public Works	3/4in Stockpile Gravel 3/4in Stockpile Gravel 3/4in Stockpile Gravel 3/4in Gravel for Parks	12.28 170.63 8.04 191.44
J.L. STOREDAHL AND SONS Total		258726			382.39
KILLA BITES INC.	3090	3090-2018	Human Resources	Employee Holiday Luncheon	450.00
KILLA BITES INC. Total					450.00
KIRK JOHNSON	1716	1716-201811	Finance	Mileage & Parking Reimbursement - Johnson	135.53
KIRK JOHNSON Total					135.53
MARIUS L MALATTIA	1817	115	Community Development	Design Reviews - September 2018	412.50
MARIUS L MALATTIA Total					412.50
MITCHELL H HARDIN	2699	11/3/2018	Genl Govt/Facilities	WC 2018 - Music	400.00
MITCHELL H HARDIN Total					400.00
MR. SPRINKLER INC.	1097	14868	Public Works	Lark Park - Backflow Preventer Replacement & Test	341.58
		14867	Public Works	Sargent St.Garden -Backflow preventer repl & Test	412.04
MR. SPRINKLER INC. Total					753.62
NAPA AUTO PARTS	498	82407	Genl Govt/Facilities Public Works Community Development Public Works Genl Govt/Facilities Public Works Community Development Public Works Genl Govt/Facilities Public Works Community Development Genl Govt/Facilities Public Works Community Development Public Works	PW FTE Vehicle Maint - 10yd Dump Truck PW FTE Vehicle Maint - 10yd Dump Truck PW FTE Vehicle Maint - 10yd Dump Truck Stormwater Supplies PW FTE Vehicle Maint - 10yd Dump Truck PW FTE Vehicle Maint - 10yd Dump Truck PW FTE Vehicle Maint - 10yd Dump Truck Vehicle Maint - Kelly Truck PW FTE Vehicle Maint - 10ys Dump Truck PW FTE Vehicle Maint - 10ys Dump Truck PW FTE Vehicle Maint - 10ys Dump Truck PW Shop Supplies & Water Vehicle Maint. PW Shop Supplies & Water Vehicle Maint. PW Shop Supplies & Water Vehicle Maint. PW Shop Supplies & Water Vehicle Maint.	2.22 30.92 1.46 26.09 0.87 12.03 0.57 25.54 2.79 38.73 1.83 1.61 79.21 1.05 35.72
NAPA AUTO PARTS Total					260.64
PACIFIC OFFICE AUTOMATION	1564	61068025	Genl Govt/Facilities Public Works Community Development Public Works Community Development	City Hall Copier/ PW Printer Lease City Hall Copier/ PW Printer Lease City Hall Copier/ PW Printer Lease CDD/PW Copier Lease CDD/PW Copier Lease	823.19 51.49 2.43 173.45 173.45
PACIFIC OFFICE AUTOMATION Total					1,224.01
PBS ENGINEERING AND ENVIRONMENTAL	342	0071069.000-13 70940.001-23	Public Works Public Works	S. 45th/ Royal Rd. Improvements Hillhurst Rd Traffic Signal	7,573.41 1,322.50

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City of Ridgefield
Claims Payment Report
For Approval on: November 1st, 2018

PBS ENGINEERING AND ENVIRONMENTAL	342	70940.001-23	Public Works	RORC Phase II	8,347.88
		0071272.00 - 5	Community Development	Developer Plan Reviews - Sept 2018	6,932.45
		HDJ4083.002-31	Public Works	35th & Pioneer Roundabout Phase 2	1,004.50
PBS ENGINEERING AND ENVIRONMENTAL Total					25,180.74
RIDGEFIELD ART SPACE INC.	3089	3089-2018	Genl Govt/Facilities	City Partner Funding	1,200.00
RIDGEFIELD ART SPACE INC. Total					1,200.00
SANDY'S SIGN AND DESIGN	556	590-18	Public Works	Street Sign	32.52
SANDY'S SIGN AND DESIGN Total					32.52
STATE OF WASHINGTON DEPARTMENT OF REVENUE	156	0-004-973-828	Genl Govt/Facilities	SEP 2018 Excise and B&O Tax	459.70
			Public Works	SEP 2018 Excise and B&O Tax	15,088.65
STATE OF WASHINGTON DEPARTMENT OF REVENUE Total					15,548.35
THE PARR COMPANY	964	26428922	Genl Govt/Facilities	BP 2018 - Big Paddle Supplies	18.41
		26428920	Genl Govt/Facilities	BP 2018 - Big Paddle Supplies	196.88
		26429823	Public Works	Water Sampling Station Supplies	27.66
		26429439	Genl Govt/Facilities	BP 2018 - Big Paddle Supplies	163.28
THE PARR COMPANY Total					406.23
THE PRINT SHOP	1580	60284	Genl Govt/Facilities	AP Envelopes	124.23
THE PRINT SHOP Total					124.23
TRACY BLEHM	809	0809-20181101	Human Resources	Halloween Party Supplies Reimbursement	146.70
TRACY BLEHM Total					146.70
UNIT PROCESS COMPANY	1819	220/55009984	Public Works	Kopkits	1,026.15
UNIT PROCESS COMPANY Total					1,026.15
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD14560L013	Public Works	Stormwater Vactor Work - Sept 2018	4,417.44
WA STATE DEPARTMENT OF TRANSPORTATION Total					4,417.44
WESTLIE FORD INC.	1639	94807	Community Development	CDD Vehicle Maint - Dusten Truck	37.55
		94737	Community Development	CDD Vehicle Maint	38.50
WESTLIE FORD INC. Total					76.05
WOODLAND SAW AND CYCLE INC.	2223	CARB HS81	Public Works	Water/Parks/Streets Chain Saw Maint	43.16
		2223-20181017	Public Works	Parks/Streets Equip. Maint.	61.29
		2223-201810	Genl Govt/Facilities	PW FTE Operational Supplies	2.07
			Public Works	PW FTE Operational Supplies	28.83
			Community Development	PW FTE Operational Supplies	1.36
		2223-201811	Public Works	Parks String Trimmer Maint.	44.24
WOODLAND SAW AND CYCLE INC. Total					180.95
Grand Total					62,587.13

Attachment: November 1 2018 Claims Report (Approval of Claims And/OR Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: November 01, 2018
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from October 25, 2018 Meeting

AGENDA ITEM TITLE:

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

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

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

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

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

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Ferriss, City Clerk

ATTACHMENTS: 10-25-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
October 25, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. 2019 Preliminary Budget Presentation

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PROCLAMATION

Proclamation - Red Ribbon Week

PUBLIC COMMENT - [6:32 PM](#)

Joe Melroy - Port of Ridgefield Commissioner

Appreciate City staff working with the Port on the approval of the Franchise Agreement.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from October 11, 2018 Meeting

BUSINESS

Attachment: 10-25-2018 (Approval of Minutes)

1. First Reading of Ordinance No. 1275 – Department of Revenue Business Licensing System and Amendment to Ridgefield Municipal Code 5.04 (Business Licenses) - Kirk Johnson, Finance Director

The State legislature adopted EHB 2005 during the regular session in 2017. The bill was effective July 23, 2017, requiring municipalities that issue business licenses, to use the Department of Revenue (DOR) Business Licensing System (BLS) or File Local by December 31, 2027. City Council instructed staff to explore the possibility of partnering with DOR during the 2017 Council retreat. City staff worked with DOR, to explore the possibilities of onboarding with the BLS system, to increase licensing efficiencies and compliance for the benefit of any firm doing business within the City limits. In addition to the requirement to move to BLS or File Local, municipalities are required to implement a model Ordinance that provides a definition of business activities and establishes a threshold for when a business is charged a licensing fee. The City charges a flat \$50 fee (no change) for any business that conducts business activities within the city limits. The threshold is the gross revenue of \$2,000 earned within the City limits. Licenses will be required for those businesses conducting activities and earning under the gross revenue threshold, but a fee will not be charged. The BLS system allows a business to establish or renew their license for all state and local municipalities that require a license at one time for the convenience of the business entity. The City expects to go live with the BLS system near the end of January 2019. Communication to current City of Ridgefield businesses are planned to proactively let them know of the change.

MOTION: MOVED TO WAIVE SECOND READING AND ADOPT ORDINANCE NO. 1275 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1272 – Ridgefield Development Code – Boat and RV Storage Facilities - Jeff Niten, Community Development Director

Council member Wells will be abstaining from the vote on business items No. 2, 3 and 4.

Development of Boat and RV Storage limitations began with limitations of the total area similar to the regulations for self-storage. The draft considers a maximum number of storage spaces based on 5% of the population of Ridgefield across the entire corporate boundary, not on a single site basis. The draft would also require conditional use permit approval, only enclosed buildings adjacent to any right-of-way, and covered areas, or an enhanced landscape buffer to an L3 standard, for interior storage areas of any site, and a maximum of 20% of the on-site storage spaces would be permitted to be uncovered. The uncovered spaces would only be permitted at the interior of the site and not visible from ground level from any boundary. This draft also includes the ability to incorporate a single dwelling unit into a required enclosed building adjacent to any public right-of-way. Finally, any site adjacent to the Interstate 5 right-of-way must meet the previously adopted commercial design standards for structures regardless of zone.

City Council conducted discussion.

Council member Wertz has concerns regarding the uncovered storage areas visibility from the right of way.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1272 AS PRESENTED.

RESULT:	ADOPTED [6 TO 0]
MOVER:	David Taylor, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Day, Lindsay
ABSTAIN:	Wells

3. Motion - Approval of Seven Wells Phase 3 Final Plat - [6:46 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA. The project (Phase 3) proposes to subdivide Assessor's parcel 986040773 (28.42 acres) into 104 single-family residential lots. The lots range from 6,259 sq. ft. (Lot 194) to 9,640 sq. ft. (Lot 173), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 7,276 sq. ft. Phase 3 also includes storm facility Tract I and pedestrian access easement Tracts J, K, L, and M, all to be owned and maintained by the HOA. Open space Tract H is to be dedicated to the City of Ridgefield.

MOTION: MOVED TO APPROVE FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Ron Onslow, Councilor
SECONDER:	Sandra Day, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Day, Lindsay
ABSTAIN:	Wells

4. Motion - Approval of Seven Wells Phase 4 Final Plat - [6:49 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgecrest Planned Unit Development (PUD) on November 10, 2016, as PLZ-16-0035. It has since been renamed as Seven Wells Estates. The plat is also subject to the July 27, 2017 development agreement made between the City of Ridgefield and the Developer, records of Clark County, WA. The project (Phase 4) proposes to subdivide Assessor's parcel 986040772 (22.49 acres) into 44 single family residential lots. The lots range from 5,613 sq. ft. (Lot 260) to 10,973 sq. ft. (Lot 253), consistent with the lot size approved for the Ridgecrest PUD. The average lot area is 8,469 sq. ft. Phase 4 also includes storm facility Tract P and pedestrian access easement Tract O, to be owned and maintained by the HOA. Open space Tracts G and N are to be dedicated to the City of Ridgefield.

MOTION: MOVED TO APPROVE FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [6 TO 0]
MOVER:	David Taylor, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Day, Lindsay
ABSTAIN:	Wells

5. Motion - Approval of Kennedy Farms Phase 3 Final Plat - [6:51 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Kennedy Farms Planned Unit Development (PUD) on June 7, 2017, as PLZ-17-0028-31. The City approved a Post-Decision Review to add the subject property to Kennedy Farms Planned Unit Development on April 12, 2018 as PLZ-17-0112. The Post-Decision Review referred to the subject lots as Lots 1-4; they are now Lots 246-249. Phase 3 includes four single family residential lots. The Phase 3 lots range from 9,138.56 sq. ft. (Lot 247) to 11,726.56 sq. ft. (Lot 249), consistent with the lot size approved for Kennedy Farms preliminary PUD. The

average lot area in Phase 3 is 10,312.88 sq. ft. The Phase 3 plat also includes a private road access easement across the western 36 feet for the lots. There are no other tracts.

MOTION: MOVED TO APPROVE FINAL PLAT AS PRESENTED.

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

6. Motion - Approval of Royal View (Cloverhill Phase 6) Final Plat - [6:53 PM](#)

The Ridgefield Hearing Examiner approved the preliminary plat for Cloverhill Planned Unit Development (PUD) on April 11, 2017, as PLZ-16-0088. The plat is also subject to the July 26, 2017 development agreement made between the City of Ridgefield (Grantee) and Robert A. Royle, LLC, ELRO LLC, Estate of Robert Royle and Lionel Royle, Kenneth A. Royle, Lucille E. Hollis, Margaret L. Svir, Marcella R. Sather, and Fortress Enterprises, Inc. (Grantors), record 5432425 of Clark County, WA. The project name has been changed from Cloverhill Phase 6 to Royal View. The project proposes to subdivide a 7.55-acre site, Assessor's #986043212, into 27 single family residential lots. The western portion of the parcel is zoned RLD-4 and the eastern portion of the parcel is zoned RLD-8. The lots range from 6,794 sq. ft. (Lot 359) to 14,510 sq. ft. (Lot 374), consistent with the lot size approved for Cloverhill. The average lot area is 8,790 sq. ft. Royal View also includes 30,811-sq. ft. open space/recreation Tract 6A, which is to be owned and maintained by the HOA. There is one public street, S Hay Field Circle. There are also driveway, sanitary sewer, stormwater, waterline, and wall easements.

MOTION: MOVED TO APPROVE FINAL PLAT AS PRESENTED.

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

7. Motion - Approval of Lease with Ridgefield School District for Water Reservoir - [6:58 PM](#)

The City has been working with the Ridgefield School District and CRESA on locating radio equipment on the High School Reservoir to improve the performance of emergency services communication in the Ridgefield area. The City leases the property that the reservoir is located on from the School District. This lease was signed in March of 1987, and was previously amended in May of 2017 to adjust the lease amount. The second amendment of the lease will allow the City to sub-lease the property to CRESA to allow for the installation and maintenance of their radio equipment. In exchange for the City and School District allowing CRESA to use the site, CRESA will be providing the City and School District with 11 hand-held radios that will allow City and District staff to communicate with emergency services in the event of an incident or disaster. CRESA will also provide space in the climate controlled enclosure for the City to locate telemetry systems required for the reservoir. Letter "R" will be painted on the reservoir. Ridgefield School District requested to be added as indemnified party to the sub-lease agreement.

City Council conducted discussion.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE LEASE AMENDMENT BETWEEN THE CITY OF RIDGEFIELD AND RIDGEFIELD SCHOOL DISTRICT FOR THE HIGH SCHOOL RESERVOIR, AND THE SUBLEASE WITH CRESA, ADDING RIDGEFIELD SCHOOL DISTRICT AS INDEMNIFIED PARTY TO THE SUBLEASE AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and Second Reading of Ordinance No. 1268 - Gee Creek Plateau Code - [7:04 PM](#)

The Gee Creek Plateau sub-area plan was developed over the summer and fall of 2017 with extensive input from property owners in the area. The sub-area plan was ultimately adopted by City Council on December 7, 2017 following public hearings with the Planning Commission and Council. The implementation of the sub-area plan is part of the Planning Commission work program in 2018, and staff has developed the attached regulations for consideration that implement the sub-area plan principles and vision for the Gee Creek Plateau. A major component of the sub-area plan, included in the attached development regulations, is the preservation of a rural feeling for the sub-area while developing the area at a density required under the Growth Management Act (GMA). The GMA allows for, and promotes, innovative zoning techniques which is what is attempted here. Approximately half of the Plateau area is proposed for cluster type development in the future, and the attached regulations describe how the cluster areas will develop. The concept requires preservation of open space, and open areas along the current public roadways designed to maintain the feel of a rural area within an urban space. Additional elements include a special roadway cross section that allows for sidewalks on only one side of the road, and design details such as split rail fencing. Preservation of open space play a large role in the development of the cluster concept while allowing for 4 homes per acre with lot size ranging from 6,000 to 15,000 square feet. Following public comments and Council discussion the cluster overlay area for the Plateau has been expanded to include all areas with an RLD-4 base zone.

Mayor opened the hearing: 7:09PM

Bob Sawyer - Resident

Couldn't find limitation on raising pigs in the area.

Joanne Oberreuter - Resident

Clarification on the change of the area, does it include the whole cluster now? Was not aware it was all going to become cluster.

Linda Graham - Resident

Why all of it was included, buffer zone wasn't in the overlay originally.

Sharol Mitchell - Resident

District boundaries cluster requirement confirmation.

Confirming that we are not required to develop and stay as is.

Annexation concerns.

Per map open space/park - is my property included? Brought that up before concerns about my property.

25% road frontage concerns.

Nancy Finn - Resident

Concerns regarding private property being open to the public.

Joe Volz - Resident

My understanding that there is in option if we don't want to be part of the cluster development, need

clarification.

Mayor closed the hearing: 7:16PM

Staff addressed comments/concerns brought up during the public hearing.

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

2. Public Hearing and First Reading of Ordinance No. 1276 - Eagle Ridge Development Agreement - Jeff Niten, Community Development Director

Eagle Ridge Estates is proposed for parcels 215877000 and 215818000 which contain approximately 10.0 acres. The agreement, if approved, would change the zoning designation from Residential Low Density 4 (RLD-4) to Residential Low Density 8 (RLD-8). The agreement would also require larger lots be located adjacent to Hillhurst Road. Additionally, the agreement would require dedication of approximately 5.0 acres of open space to the city, and require that all homes constructed in the development be build using the National Green Building Standards.

City Council conducted discussion.

Mayor opened the hearing: 7:29PM

No testimony received.

Mayor closed the hearing: 7:29PM

First reading conducted

PUBLIC COMMENT - [7:30 PM](#)

Sharol Mitchell - Resident
 South 15th street improvements - glad to see things improved.
 Possible road access to South 15th street?
 Water tower placement of letter "R" - not excited about orange "R"

Bryan Kast provided an update on South 15th Street concerns.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:36 PM](#)

Council Member Day - Attended CREDC fall luncheon, CREDC education subcommittee, identity Clark County meeting, pow wow at Clark County event center, AWC regional meeting.

Council Member Taylor - Attended Heron Ridge HOA meeting, AWC regional meeting.

Council Member Lindsay - Attended CREDC fall luncheon, Salmon Creek WWTP tour, AWC regional meeting.

Council Member Wells - Attended several of the same meetings and CREDC fall luncheon.

Council Member Wertz - Attended AWC regional meeting, CREDC Fall luncheon, identity Clark County, downtown rotary, main street meeting, briefing with City Manager.

Onslow - Attended CREDC fall luncheon, budget committee meeting, CTRAN meeting, and AWC regional meeting.

Mayor

School board meeting.

City Manager

City Manager Steve Stuart- Met with Mayor and County Manager Shawn Hennessey, Clark County correctional advisory meeting updates, attended 4th of July event discussion and tour meeting hosted by Councilor Julie Olson with Mayor Stose.

Community Development Director Jeff Niten - Community Development update report provided.

Finance Director Kirk Johnson - Investment portfolio report provided.

Public Works Director Bryan Kast- Ridgefield Outdoor Recreation Complex construction update, outstanding performance award received from department of ecology for operation of WWTP for 2017, deer sign placement update.

Deputy City Manager Lee Knottnerus - Application are still being accepted for boards and commissions. Downtown businesses trick or treat is Wednesday. Wine and Chocolate event is November 3rd in downtown.

ADJOURN - [7:54 PM](#)

Julie Ferriss, City Clerk

Don Stose, Mayor

Attachment: 10-25-2018 (Approval of Minutes)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018
ITEM: STUDY SESSION - 5:30 P.M.
AGENDA ITEM TITLE: Road Maintenance Funding

GOVERNING LEGISLATION:

RCW 36.73 Transportation Benefit Districts, RCW 36.74 Transportation Benefit Districts – Assumption by Cities and Counties, RCW 35.21.225 Transportation Benefit Districts, RCW 82.14.0455 Sales and Use Tax for Transportation Benefit Districts

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 998 June 26, 2008 creating a Transportation Benefit District,

SUMMARY/BACKGROUND:

City Council adopted Ordinance No. 998 in June 2008 to provide funding for the I-5 interchange project. At the time the funding mechanism that was approved by voters was to add a 0.02% sales and use tax to the locations surrounding the I-5 junction. The TBD was for the specific project and at project completion (2012) the sales tax increase was repealed.

City Council has asked staff to research funding options for additional road projects, maintenance and preservation. The options for road maintenance will be outlined in the attached presentation.

BUDGET/FINANCIAL IMPACTS:

Refer to attached presentation for budget estimates.

RECOMMENDED ACTION OR MOTION:

Hold study session on road maintenance funding options and provide guidance for staff to move forward.

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: Transportation Benefit District Options (PDF)

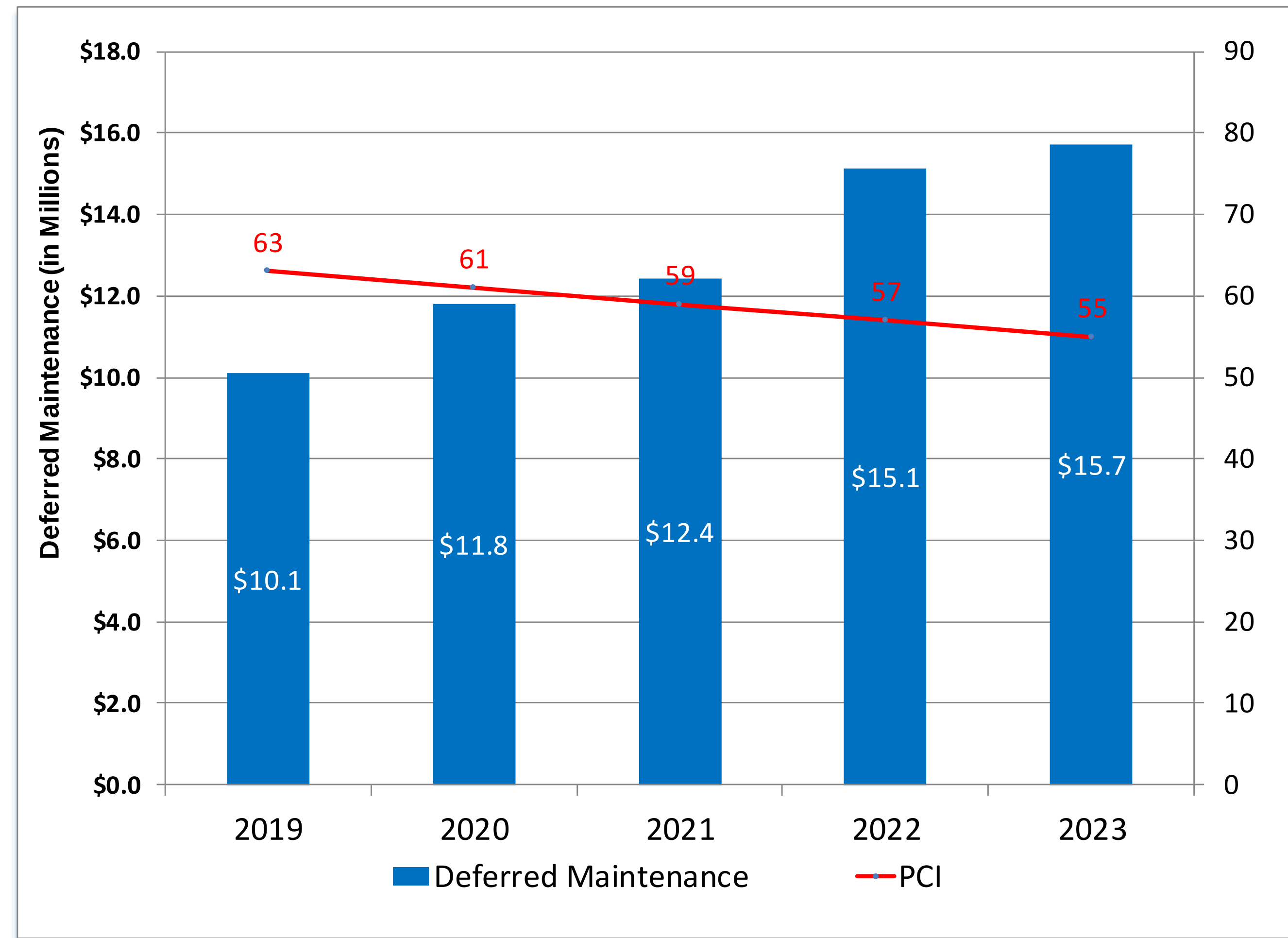


Road Maintenance Funding Options

November 1, 2018



Deferred Maintenance Funding Needs

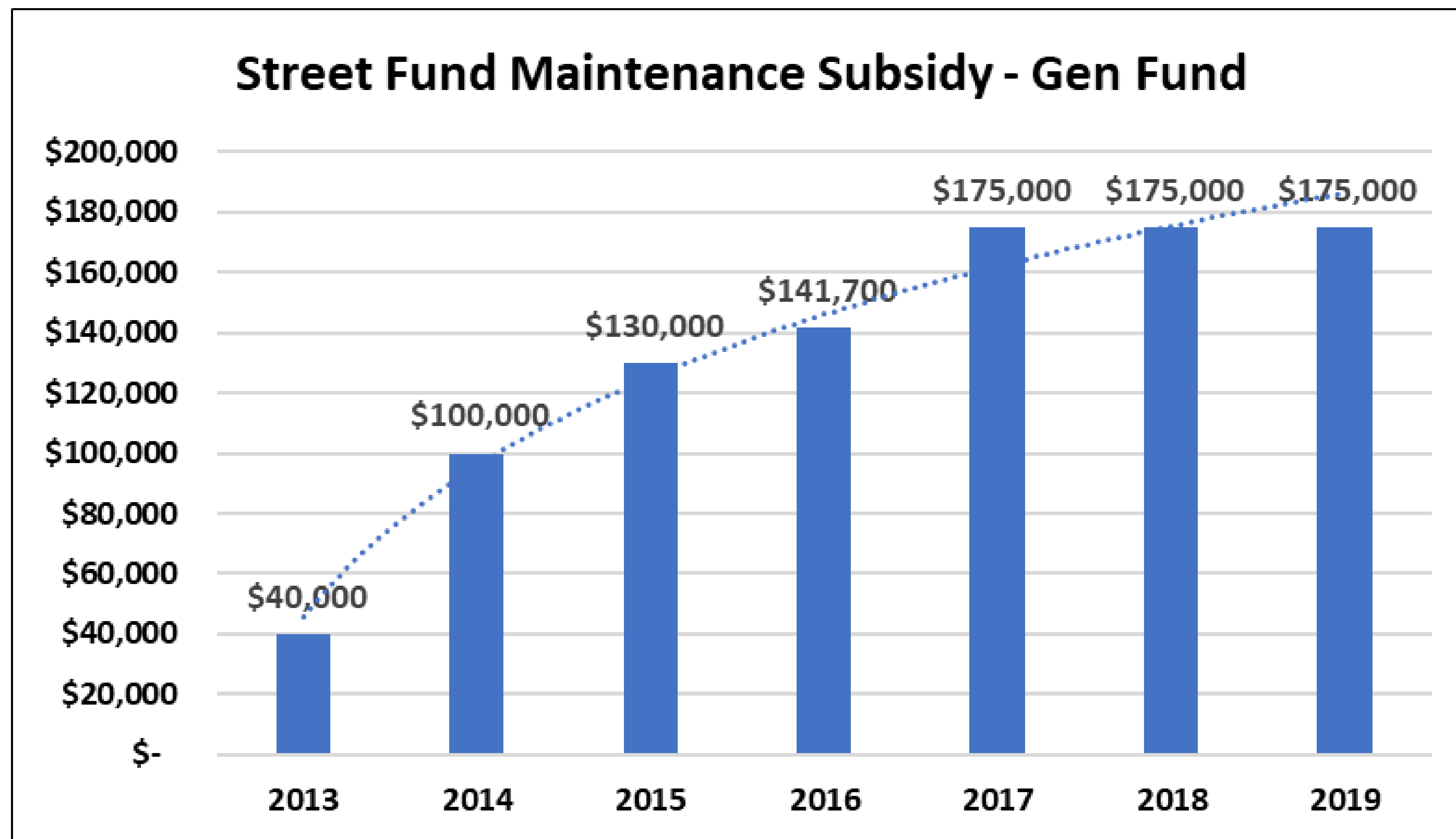


Potential Revenue Sources for Road Maintenance

- Increase subsidy from General Fund
- Create and fund a Transportation Benefit District (TBD)
- Grant funding



Historical General Fund Subsidy

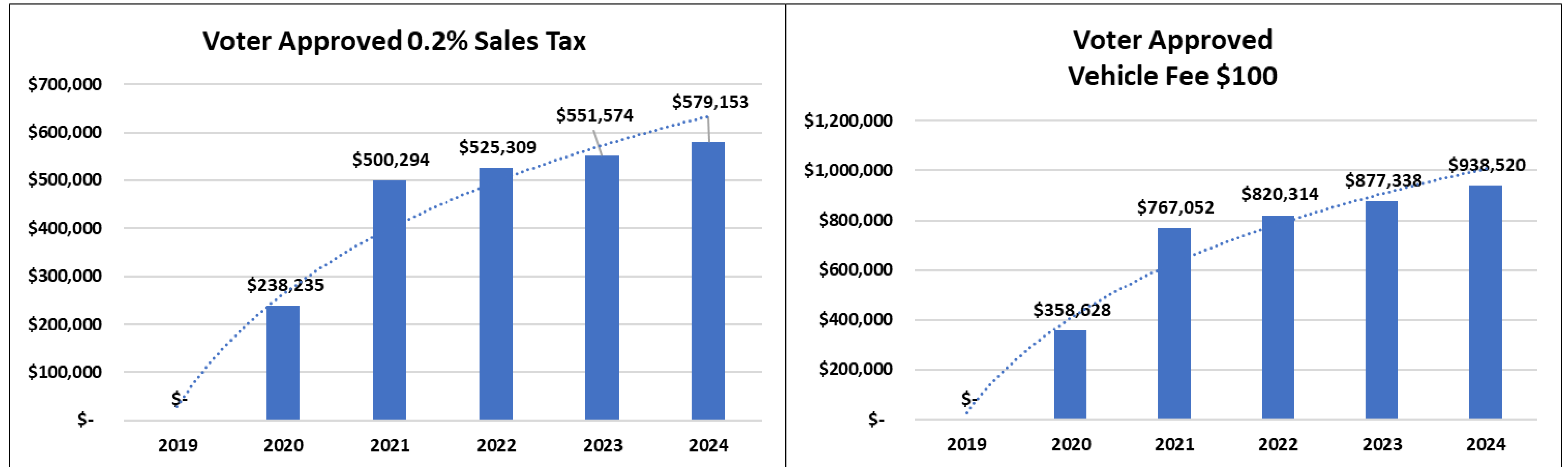


Transportation Benefit District

Transportation Benefit Districts provide multiple funding options that are voter approved or councilmanic.



TBD Voter Approved Funding Options

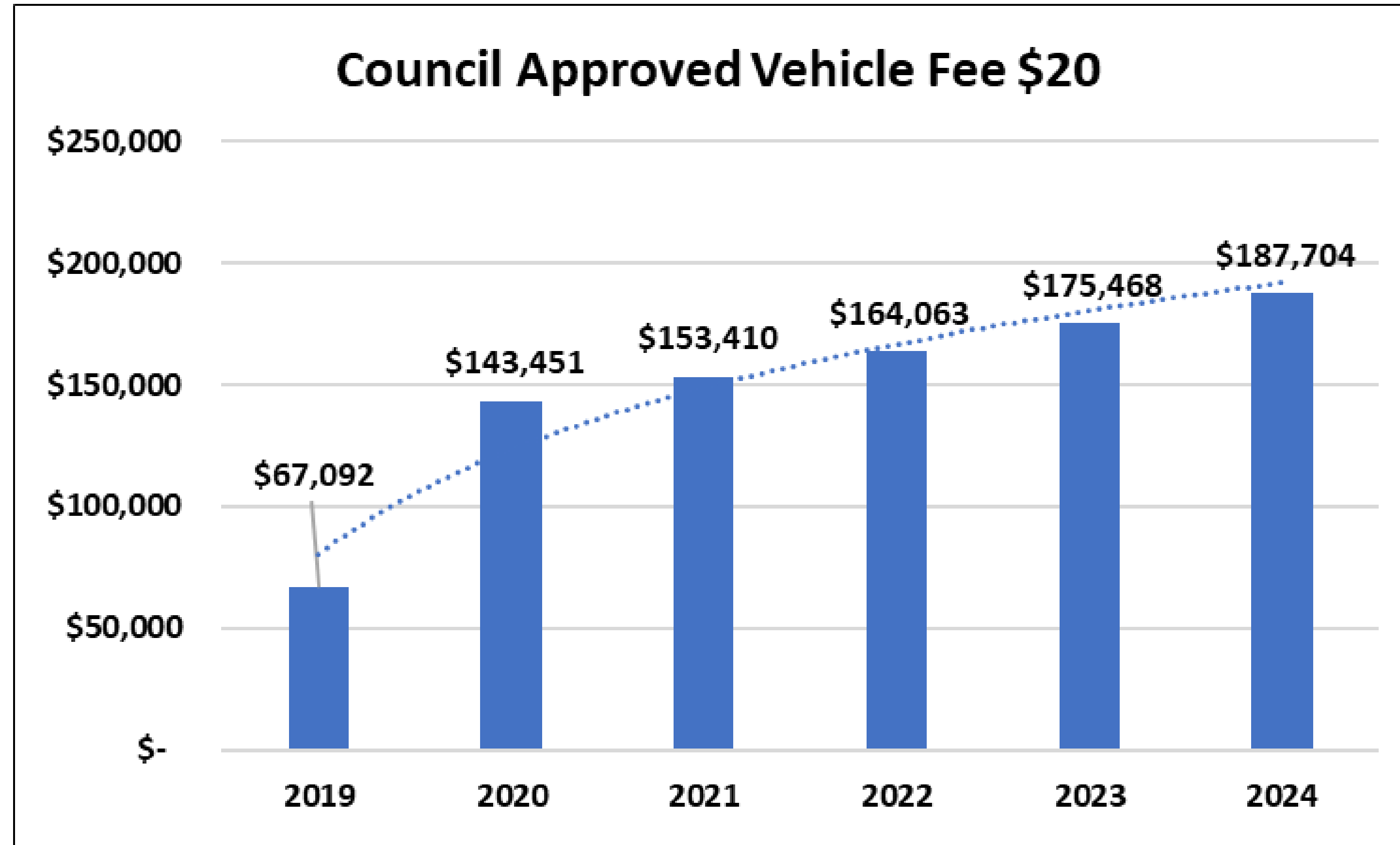


Other Options

- 1 Year Property Tax Levy
- Tolls



Council Approved Funding Options



Other Options

- Transportation Impact Fee on Commercial and Industrial Buildings



What Can be Funded with a TBD

Criteria:

- Improvement needs to be within the boundaries.
- Improvements need to be included in the CIP.



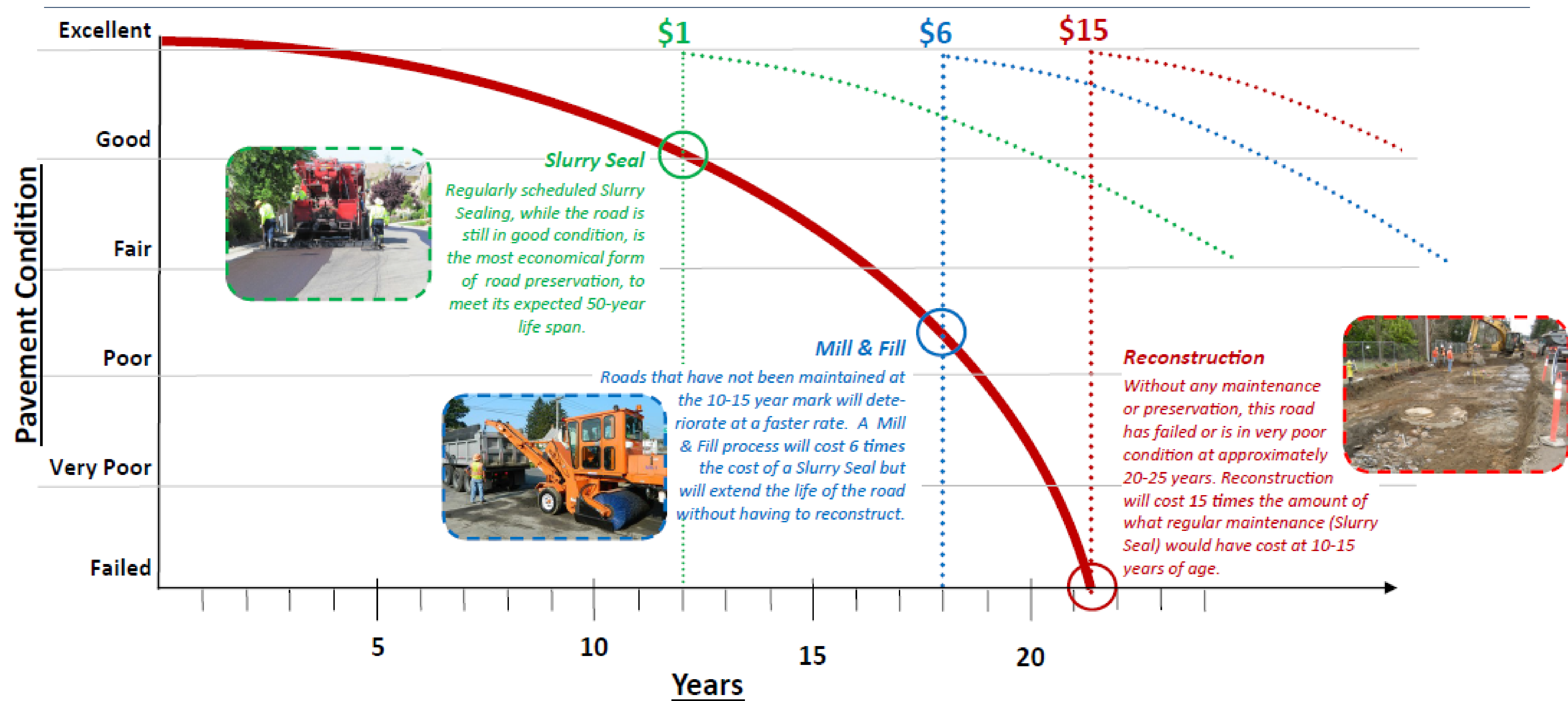
Entities with a TBD

The following SW Washington entities have an annual vehicle fee.

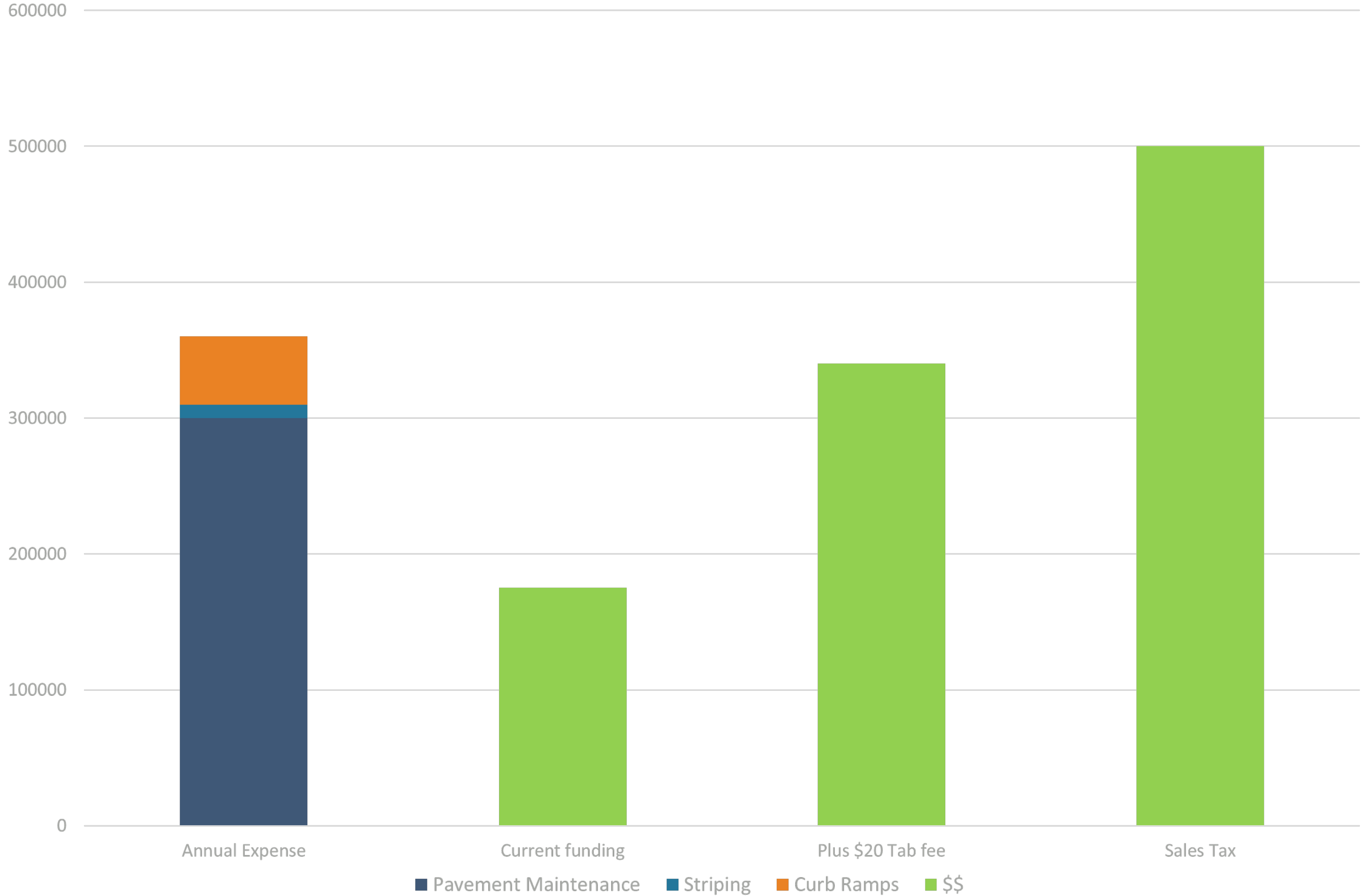
- | | |
|-----------------|------|
| • Battle Ground | \$20 |
| • Kalama | \$40 |
| • Kelso | \$20 |
| • Longview | \$20 |
| • Vancouver | \$40 |



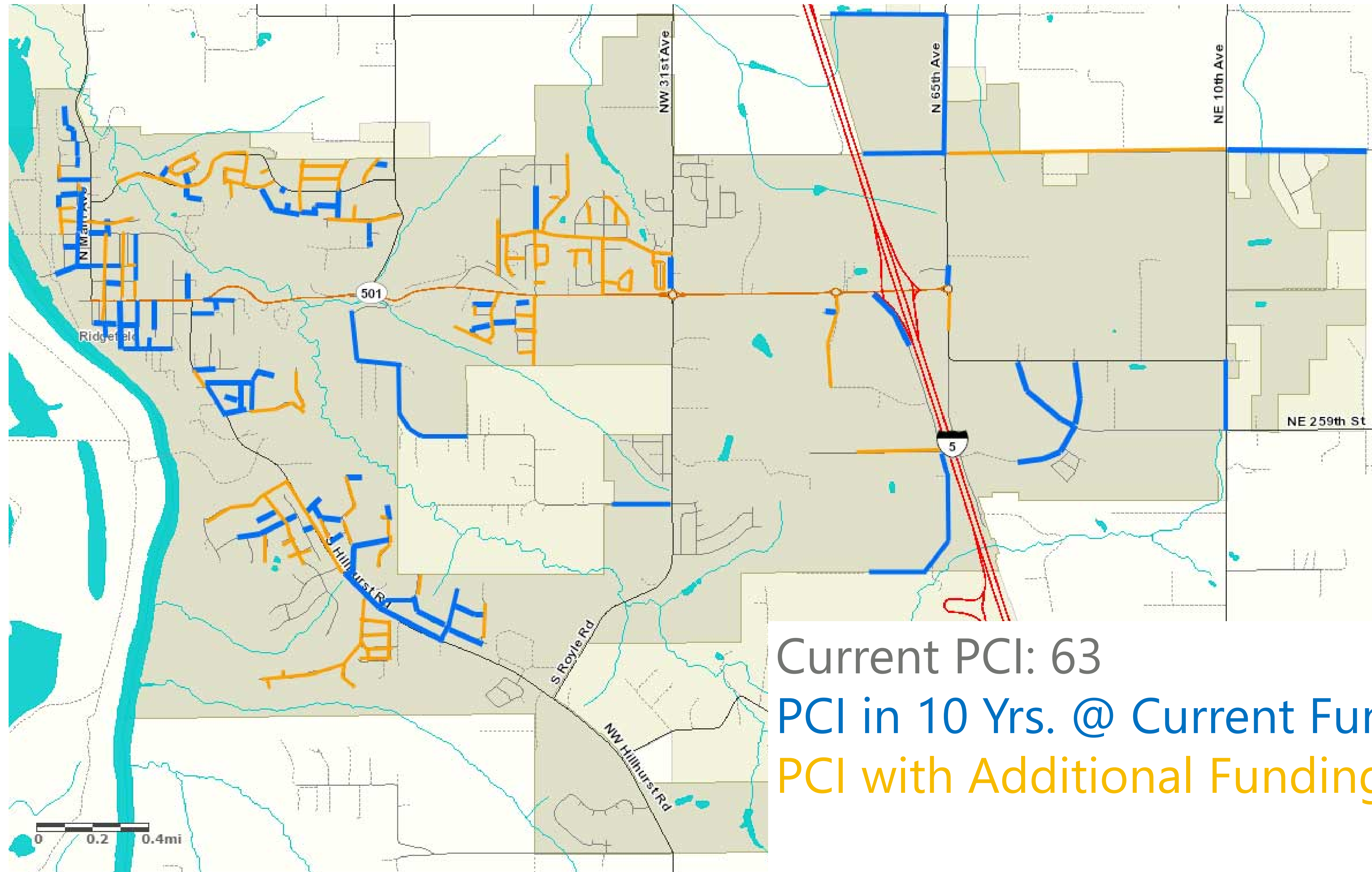
Managing Assets: Pavement Life Cycle



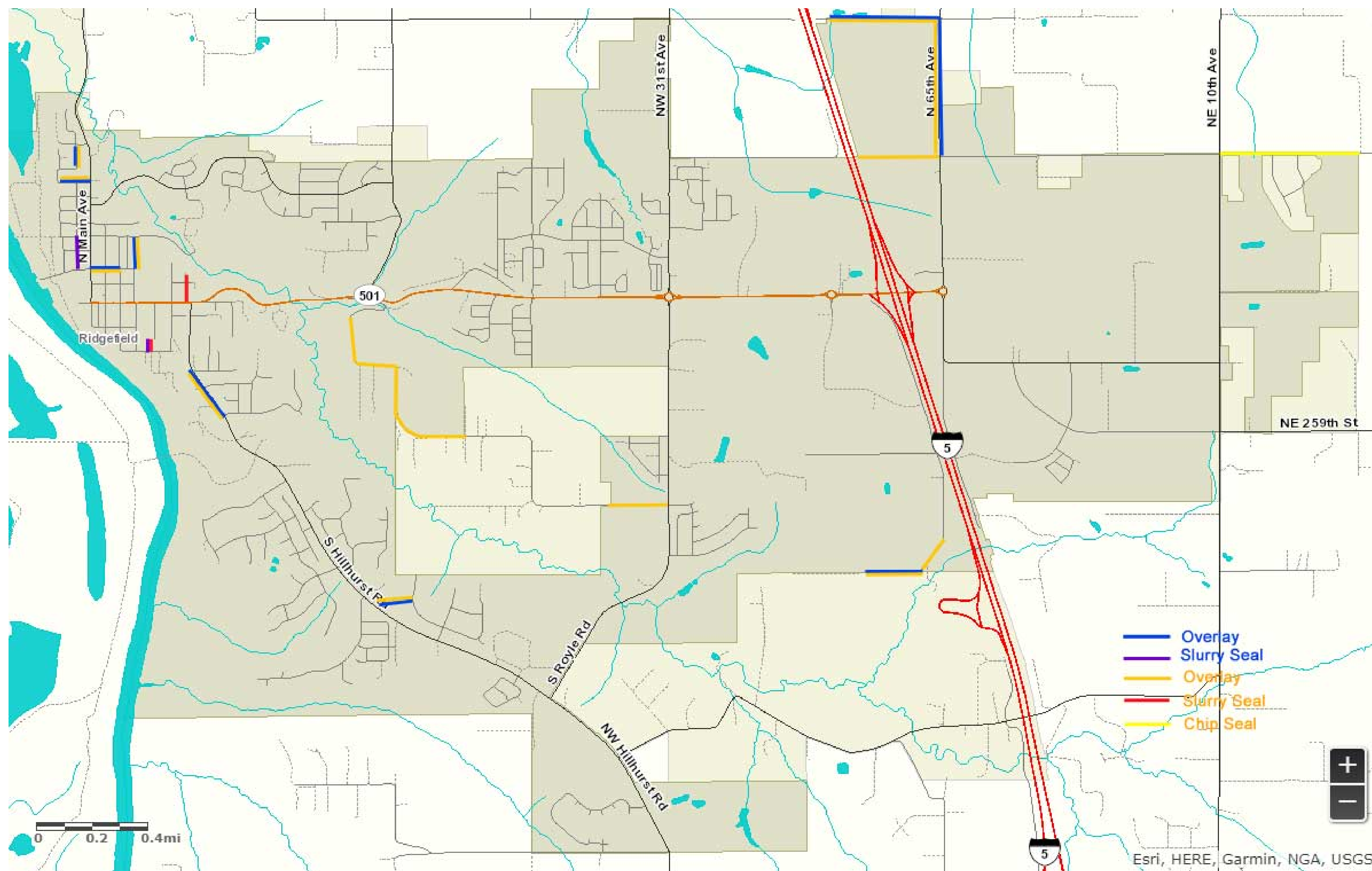
Funding Projections



10-Year Project Map



Next Year's Project Map



Next Steps

- Council Direction on Potential Funding Mechanism
 - o Status Quo
 - o Increase General Fund Subsidy
 - o Fund a TBD
 - o Voter Approved Sales Tax
 - o Tab fee (Voter Approved or Councilmanic)
- If a TBD is Direction Chosen
 - o Modify existing TBD to be Citywide
 - o Have Council assume the duties of TBD Board





THANK YOU

Vehicle Tab Fee

Vehicles Subject to fee:

- Passenger vehicles
- Trucks that weigh 6,000 pounds or less
- Motorcycles
- Commercial passenger vehicles and trucks that weigh 6,000 pounds or less
- Commercial trailers
- Combination trucks that weigh 6,000 pounds or less
- Tow trucks
- House moving dollies
- Trucks used exclusively for hauling logs that weigh 6,000 pounds or less
- Taxicabs
- For-hire or stage vehicles with 6 seats or less
- For-hire or stage vehicles with 7 or more seats that weigh 6,000 pounds or less
- Private use trailers over 2,000 pounds
- Motorcycle trailers
- Travel trailers
- Fixed load vehicles that weigh 6,000 pounds or less
- Mobile homes licensed as vehicles

Exempt vehicles

- All farm vehicles
- Campers
- Off-road vehicles
- Snowmobiles
- Mopeds
- Personal use trailers with a single axle and less than 2,000 pounds scale weight
- Combination trailers
- Trailers used exclusively for hauling logs
- Horseless carriage, collector, or restored-plate vehicles
- Converter gear
- Government vehicles
- Private school vehicles
- Vehicles properly registered to disabled American veterans



CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: Public Hearing on 2019 Property Tax Levy and Revenues

GOVERNING LEGISLATION:
RCW 84.55.120

PREVIOUS COUNCIL ACTION TAKEN:
Council conducts a public hearing annually to review proposed revenue sources as part of the budget adoption process.

SUMMARY/BACKGROUND:

The total 2019 revenue budget totals \$22,883,562, including \$4,963,789 associated with internal transfers from existing funds. In comparison the 2018 amended revenue budget was \$49,457,146, with \$23,833,938 associated with internal transfers from existing funds. The overall net decrease in the proposed revenue budget when compared to the 2018 budget is approximately \$26.6 million, a 53.7% decrease from the 2018 year-end amended revenue budget. Following are the key reasons for this difference:

Revenue Source	Budget Difference Between 2018 and 2019 Revenues	Reason
General and Street Fund		
Property Tax	\$ 115,000	1% levy increase and \$107 million in new construction. Overall increase 10%
Retail Sales Tax	(25,295)	Decrease of 1%
Utility Taxes	50,014	Increase of 4% due to development
Licenses and Permits	67,810	Increase of 7% due to increase of 25 SFR Permits and 50 business licenses
Planning and Development	(223,201)	Decrease of 21% due to reduced land use applications
Intergovernmental	13,056	Increase 4% due to increased motor vehicle fuel tax

Fines & Forfeits	2,580	Increase of 4%. Fees associated with public safety
Miscellaneous Revenue	(7,450)	Decrease 8%
Operating Fund Transfer – Street Maintenance	184,714	Increase 54% for street maintenance activities
Utility Funds		
Water Operating	141,949	Increase 7.4% due to development
Stormwater rate revenue	70,817	Increase 11.8% due to development
Capital Project Revenue Funds (REET, Impact Fees, Water SDC)		
REET, Impact Fees, WSDC	2,533,296	Increase 56% due to development
Other Revenue Sources		
GO Bonds	(7,100,000)	Decrease 100%. Bonds issued in 2018
Grants	(2,781,408)	Decrease 79%. Due to several completed capital projects
Interfund Transfers	(19,054,863)	Decrease 81%. Due to several completed capital projects
Developer Share	(560,806)	Reduction in developer share for road projects.

BUDGET/FINANCIAL IMPACTS: Please refer to the attached reports

RECOMMENDED ACTION OR MOTION: Staff recommends Council Conduct the public hearing on 2019 revenue sources and conduct first readings of Ordinance No. 1277, 1278 and 1279

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 2019 Revenue Comparison (PDF)
 2019 Revenue Comparison by Fund (PDF)
 2019 Revenue Hearing Presentation (PDF)



2019 Revenue Budget

		2018 Amended Budget	2019 Proposed Budget	Percentage Change
Operating Funds				
001	General Fund	\$ 7,416,416	\$ 7,389,872	-0.36%
101	Street Fund	603,251	798,845	32.42%
406	Water Operating	1,921,572	2,063,521	7.39%
408	Stormwater Operating	598,653	669,470	11.83%
Total Operating Funds		10,539,892	10,921,709	3.62%
Capital Project Funds				
105	Real Estate Excise Tax	1,010,000	1,246,840	23.45%
114	Park Impact Fee	1,049,577	876,318	-16.51%
115	Traffic Impact Fee	923,920	3,610,800	290.81%
416	Water Utility SDC	1,547,050	1,325,086	-14.35%
Total Special Revenue Funds		4,530,547	7,059,043	55.81%
Special Revenue Funds				
111	Drug Fund	1,075	1,075	0.00%
Special Revenue Funds		1,075	1,075	-
Debt Service				
200	Debt Service	7,635,824	808,499	-89.41%
Total Debt Service		7,635,824	808,499	-89.41%
Capital Projects & ERF				
300	General Capital Projects	23,105,148	1,131,280	-95.10%
410	Water Utility Capital Projects	2,916,790	2,481,181	-14.93%
412	Storm Water Utility Capital Projects	609,460	345,000	-43.39%
501	Equipment Replacement (ERF)	118,410	135,775	14.67%
Total Capital Projects & ERF		26,749,808	4,093,236	-84.70%
Total Revenue All Sources		\$ 49,457,146	\$ 22,883,562	-53.73%

Attachment: 2019 Revenue Comparison (Hearing on 2019 Property Tax Levy and Revenues)



2019 Budget

2018-2019 Revenue Budget Comparison

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
001 General Fund			
Revenue			
Property Tax	1,145,000	1,260,000	10.04%
Retail Sales & Other Tax	2,174,845	2,149,550	-1.16%
Utility Taxes	1,051,705	1,097,098	4.32%
License & Permits	976,200	1,050,010	7.56%
Planning & Development	1,072,593	849,393	-20.81%
Fines & Forfeits	70,095	72,675	3.68%
Charge for Goods & Services	540,042	542,680	0.49%
Intergovernmental/Grant	288,788	287,566	-0.42%
Other Revenue/Donations	88,350	80,900	-8.43%
Transfers In	8,798	-	-100.00%
General Fund Revenue	7,416,416	7,389,872	-0.36%
101 Street Fund			
Revenue			
Utility Tax/Franchise Fee	70,565	75,186	6.55%
Permits	20,000	14,000	-30.00%
Intergovernmental	167,345	179,604	7.33%
Other Revenue	2,525	2,525	0.00%
Transfers In	342,816	527,530	53.88%
Street Fund Revenue	603,251	798,845	32.42%
406 Water Utility Fund			
Revenue			
Charges for Goods and Services	1,706,128	1,853,317	8.63%
Other Revenue	12,167	9,300	-23.56%
Transfers In	203,277	200,904	-1.17%
Water Utility Fund Revenue	1,921,572	2,063,521	7.39%
408 Stormwater Utility Fund			
Revenue			
Charges for Goods and Services	598,128	667,545	11.61%
Other Revenue	525	1,925	266.67%
Stormwater Utility Fund Revenue	598,653	669,470	11.83%

Attachment: 2019 Revenue Comparison by Fund (Hearing on 2019 Property Tax Levy and Revenues)



2019 Budget

2018-2019 Revenue Budget Comparison

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
105 Real Estate Excise Tax (REET) Fund			
Revenue			
Real Estate Excise Taxes	1,000,000	1,236,840	23.68%
Other Revenue	10,000	10,000	0.00%
REET Fund Revenue	1,010,000	1,246,840	23.45%
114 Park Impact Fee (PIF) Fund			
Revenue			
Planning & Development	1,046,077	876,068	-16.25%
Other Revenue	3,500	250	-92.86%
PIF Fund Revenue	1,049,577	876,318	-16.51%
115 Traffic Impact Fee (TIF) Fund			
Revenue			
Planning & Development	920,920	3,610,550	292.06%
Other Revenue	3,000	250	-91.67%
TIF Fund Revenue	923,920	3,610,800	290.81%
416 Water System Development Charge (WSDC) Fund			
Revenue			
Contributed Capital	1,521,750	1,298,586	-14.66%
Other Revenue	25,300	26,500	4.74%
WSDC Revenue	1,547,050	1,325,086	-14.35%
111 Drug Fund			
Revenue			
Fines and Forfeits	1,000	1,000	0.00%
Other Revenue	75	75	0.00%
Drug Fund Revenue	1,075	1,075	0.00%
200 Debt Service			
Revenue			
Transfers In/Other Financing Sources	7,635,824	808,499	-89.41%
Debt Service Revenue	7,635,824	808,499	-89.41%

Attachment: 2019 Revenue Comparison by Fund (Hearing on 2019 Property Tax Levy and Revenues)



2019 Budget

2018-2019 Revenue Budget Comparison

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
300 General Capital Project Fund			
Revenue			
Grants	3,134,069	470,280	-84.99%
Other Revenue	606,806	46,000	-92.42%
Transfers In	19,364,273	615,000	-96.82%
General Capital Fund Revenue	23,105,148	1,131,280	-95.10%
410 Utility Capital Projects Fund			
Revenue			
Other Revenue	10	-	-100.00%
Transfers In	2,781,080	2,481,181	-10.78%
Other Financing Sources	135,700	-	-100.00%
Water Utility Capital Project Revenue	2,916,790	2,481,181	-14.93%
412 Storm Water Utility Capital Projects Fund			
Revenue			
Other Revenue	-	-	0.00%
Transfers In	479,560	195,000	-59.34%
Grants	129,900	150,000	100.00%
Storm Water Utility Cap Project Revenue	609,460	345,000	-43.39%
501 Equipment Replacement Fund (ERF)			
Revenue			
Other Revenue	100	100	0.00%
Transfers In	118,310	135,675	14.68%
ERF Revenue	118,410	135,775	14.67%

Attachment: 2019 Revenue Comparison by Fund (Hearing on 2019 Property Tax Levy and Revenues)



2019 Budget Revenue Forecast

November 1, 2018



2019 Budget Agenda

- Operating Funds
- Capital Project Revenue Funds
- Special Revenue Funds
- Capital Project Fund



2019 Revenue Budget Summary

- Total Revenue Budget \$22,883,562
- Operating Funds \$10,921,709
- Capital Project Revenue Funds \$7,059,043
- Special Revenue Funds \$1,075
- Debt Service Fund \$808,499
- Capital Project Funds \$4,093,236



2019 Revenue Forecast

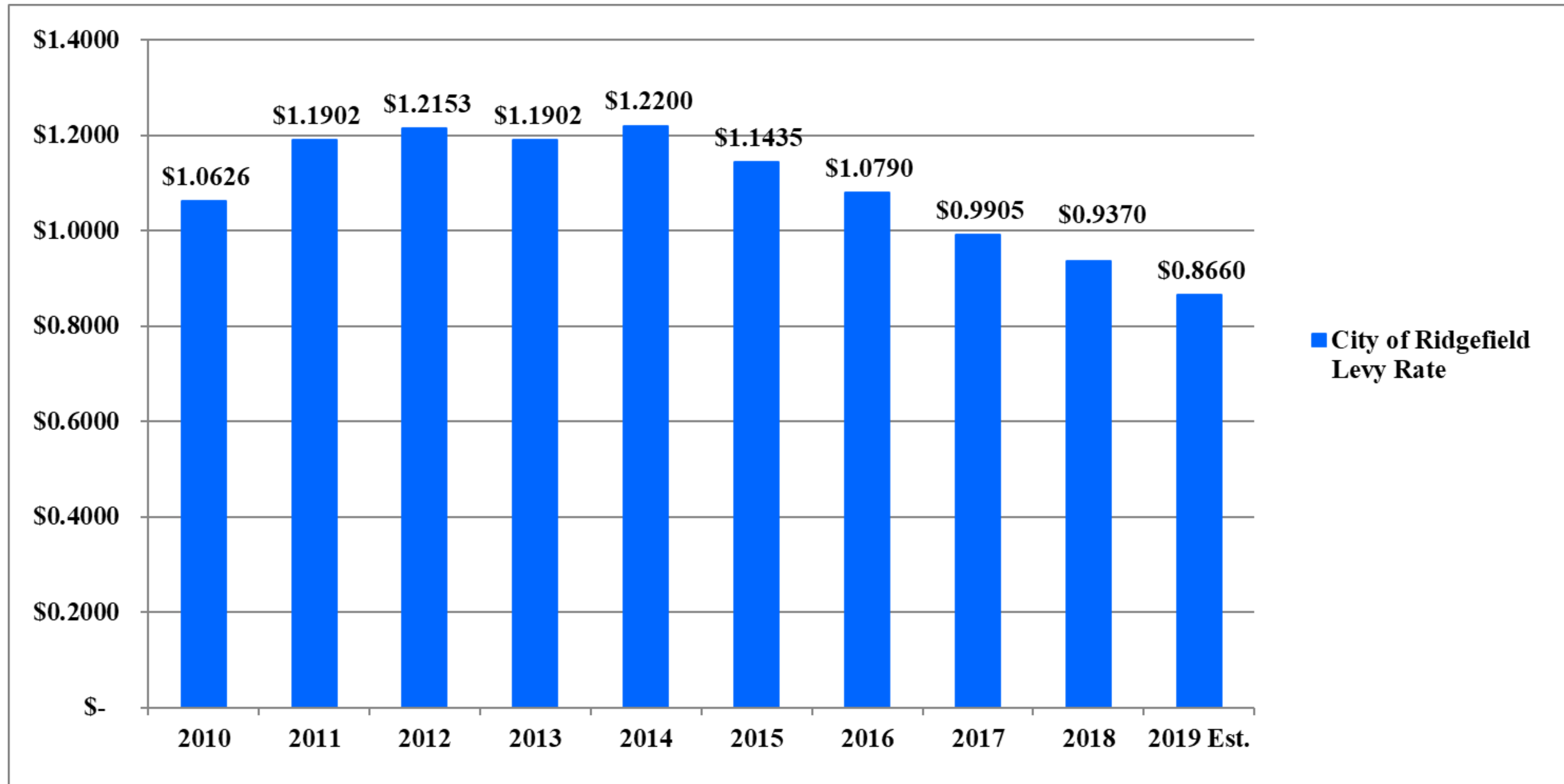
General Fund

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
001 General Fund			
Revenue			
Property Tax	1,145,000	1,260,000	10.04%
Retail Sales & Other Tax	2,174,845	2,149,550	-1.16%
Utility Taxes	1,051,705	1,097,098	4.32%
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Planning & Development	1,072,593	849,393	-20.81%
Fines & Forfeits	70,095	72,675	3.68%
Charge for Goods & Services	540,042	542,680	0.49%
Intergovernmental/Grant	288,788	287,566	-0.42%
Other Revenue/Donations	88,350	80,900	-8.43%
Transfers In	8,798	-	-100.00%
General Fund Revenue	7,416,416	7,389,872	-0.36%

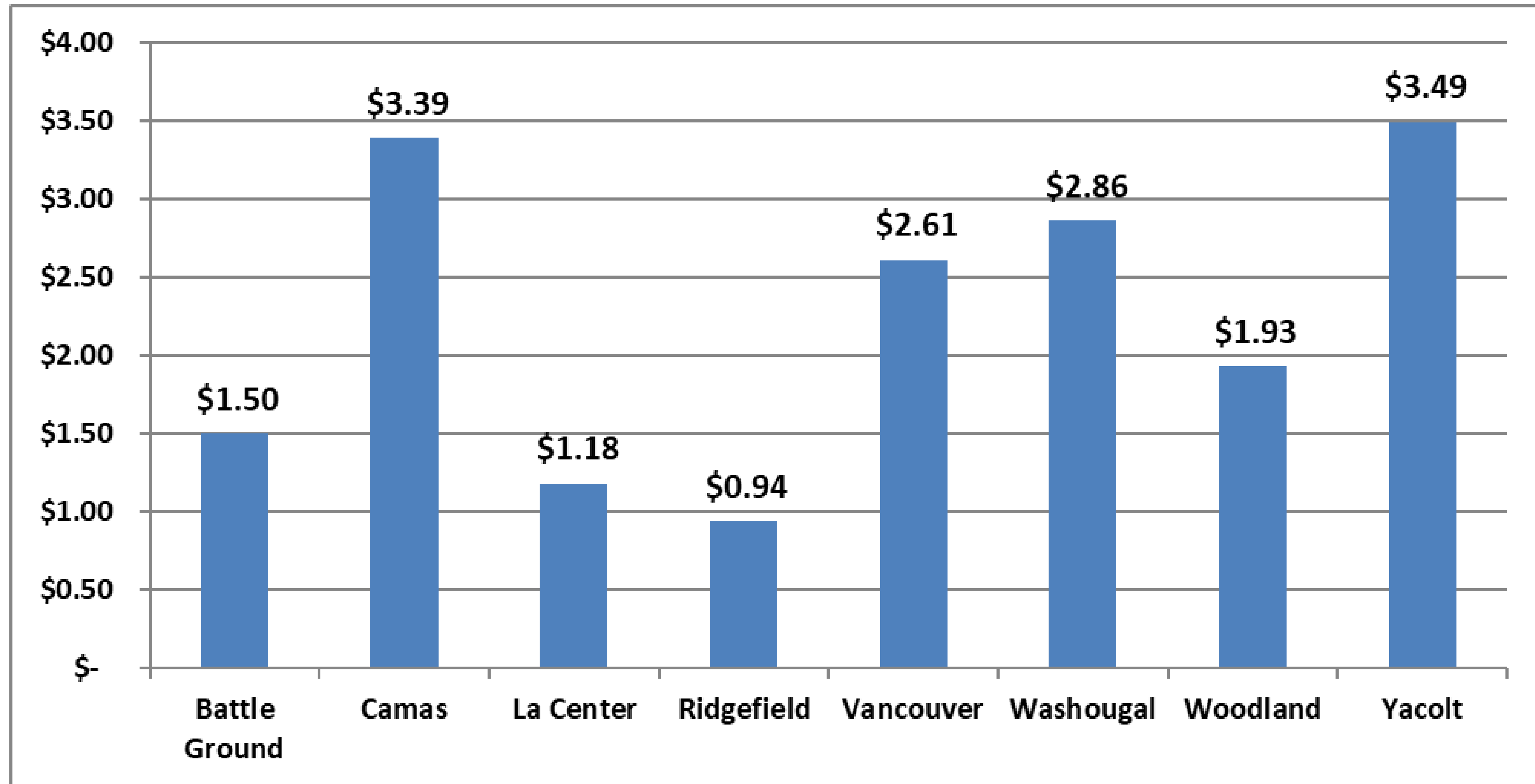


2019 Revenue Forecast

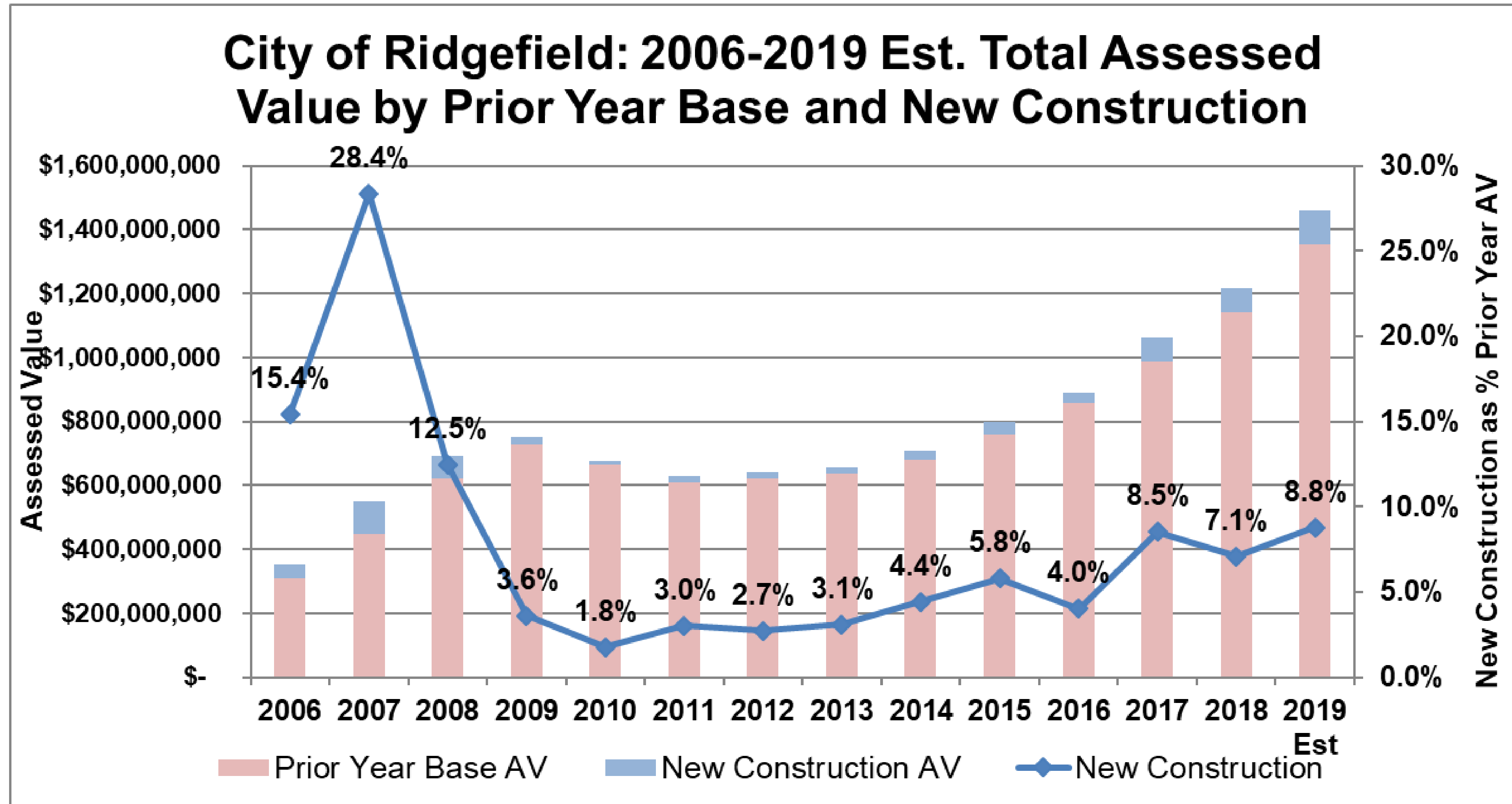
Property Tax Levy



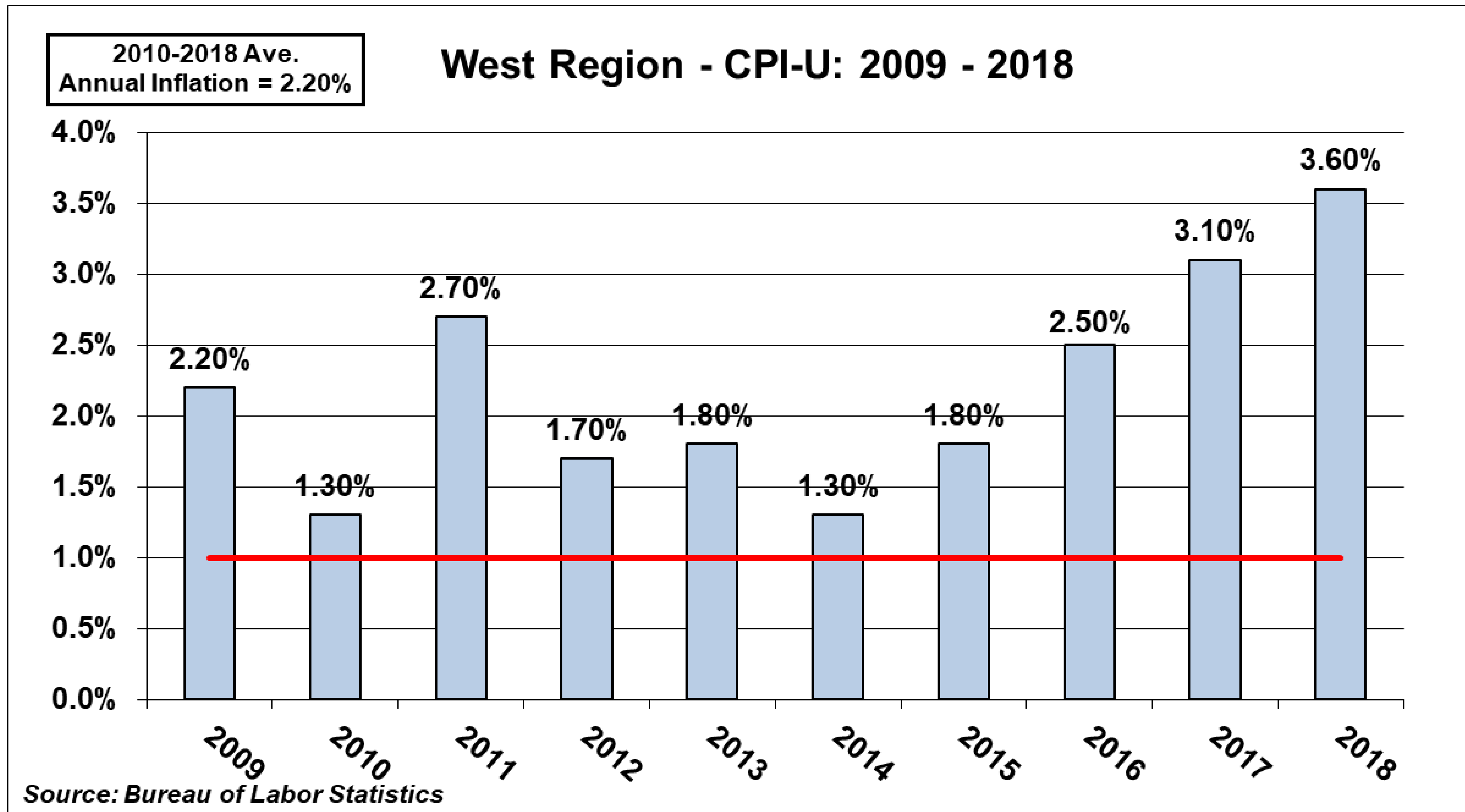
2018 Property Tax Levy Comparisons



2018 Property Tax Assessed Values



2018 Property Tax Levy Comparison to Inflation



2019 Revenue Forecast Street Fund

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
<i>101 Street Fund</i>			
<i>Revenue</i>			
Utility Tax/Franchise Fee	70,565	75,186	6.55%
Permits	20,000	14,000	-30.00%
Intergovernmental	167,345	179,604	7.33%
Other Revenue	2,525	2,525	0.00%
Transfers In	342,816	527,530	53.88%
Street Fund Revenue	603,251	798,845	32.42%



2019 Revenue Forecast

Water Utility and Storm Water Utility Funds

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
406 Water Utility Fund			
Revenue			
Charges for Goods and Services	1,706,128	1,853,317	8.63%
Other Revenue	12,167	9,300	-23.56%
Transfers In	203,277	200,904	0.00%
Water Utility Fund Revenue	1,921,572	2,063,521	7.39%
408 Stormwater Utility Fund			
Revenue			
Charges for Goods and Services	598,128	667,545	11.61%
Other Revenue	525	1,925	266.67%
Stormwater Fund Revenue	598,653	669,470	11.83%



2019 Revenue Forecast

REET and Park Impact Fee

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
105 Real Estate Excise Tax (REET) Fund			
Revenue			
Real Estate Excise Taxes	1,000,000	1,236,840	23.68%
Other Revenue	10,000	10,000	0.00%
REET Fund Revenue	1,010,000	1,246,840	23.45%
114 Park Impact Fee (PIF) Fund			
Revenue			
Planning & Development	1,046,077	876,068	-16.25%
Other Revenue	3,500	250	-92.86%
PIF Fund Revenue	1,049,577	876,318	-16.51%



2019 Revenue Forecast

Traffic Impact Fee & Water SDC

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
115 Traffic Impact Fee (TIF) Fund			
Revenue			
Planning & Development	920,920	3,610,550	292.06%
Other Revenue	3,000	250	-91.67%
TIF Fund Revenue	923,920	3,610,800	290.81%
416 Water System Development Charge (WSDC) Fund			
Revenue			
Contributed Capital	1,521,750	1,298,586	-14.66%
Other Revenue	25,300	26,500	4.74%
WSDC Revenue	1,547,050	1,325,086	-14.35%



2019 Revenue Forecast Special Revenue Funds

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
<i>111 Drug Fund</i>			
<i>Revenue</i>			
Fines and Forfeits	1,000	1,000	0.00%
Other Revenue	75	75	0.00%
Drug Fund Revenue	1,075	1,075	0.00%



2019 Revenue Forecast

Debt Service Funds

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
<i>200 Debt Service Fund</i>			
<i>Revenue</i>			
Transfers In	535,824	808,499	50.89%
Other Revenue	7,100,000	-	-100.00%
Debt Service Fund Revenue	7,635,824	808,499	-89.41%



2019 Revenue Forecast

General Capital and ERF Funds

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
<i>300 General Capital Project Fund</i>			
<i>Revenue</i>			
Intergovernmental/Grant	3,134,069	470,280	-84.99%
Other Revenue	606,806	46,000	-92.42%
Transfers In	19,364,273	615,000	-96.82%
General Capital Fund Revenue	23,105,148	1,131,280	-95.10%
<i>501 Equipment Replacement Fund (ERF)</i>			
<i>Revenue</i>			
Other Revenue	100	100	0.00%
Transfers In	118,310	135,675	14.68%
ERF Revenue	118,410	135,775	14.67%



2019 Revenue Forecast

Water Utility and Storm Water Utility Capital Fund

Description	2018 Amended Budget	2019 Proposed Budget	Percentage Change
410 Water Utility Capital Projects Fund			
Revenue			
Other Revenue	10	-	-100.00%
Transfers In	2,781,080	2,481,181	-10.78%
Other Financing Sources	135,700	-	100.00%
Water Utility Capital Project	2,916,790	2,481,181	-14.93%
412 Stormwater Utility Capital Projects Fund			
Revenue			
Other Revenue	-	-	0.00%
Grants	129,900	150,000	15.47%
Transfers In	479,560	195,000	100.00%
Storm Utility Capital Project	609,460	345,000	-43.39%



2019 Baseline Budget Next Steps

- November
 - Property tax levy and utility rates 11/1 and 11/15 6:30 PM
 - Conduct public hearing on budget 11/15 6:30 PM
- December
 - Conduct public hearing on budget 12/6 6:30 PM
 - Adopt 2019 operating and capital budget 12/6 6:30 PM
 - Transmit 2019 budget to MRSC and State Auditor



THANK YOU

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018

ITEM:

AGENDA ITEM TITLE: Comprehensive Plan Amendment - Transportation Capital Facilities Plan

GOVERNING LEGISLATION: Revised Code of Washington Chapter 36.70A, Growth Management – Planning by Selected Counties and Cities

PREVIOUS COUNCIL ACTION TAKEN: Multiple ordinances and resolutions throughout the years; most recently Ordinance No. 1229 on April 13, 2017 adopting revisions to the Ridgefield Transportation Capital Facilities Plan as part of action amending the Ridgefield Urban Area Comprehensive Plan.

SUMMARY/BACKGROUND: The City of Ridgefield's Capital Facilities Plan (CFP) is used by the City to plan the future roadway network, establish requirements for developments and to plan, design, and fund City led transportation improvements.

The current CFP update evaluates the transportation system as a whole, reviews existing conditions with a focus on recent development activity, updates the transportation model to include completed and vested development, and identifies system expansion and transportation system needs to develop a list of projects to meet the current and future demand. Cost estimates were updated or developed for future projects and Traffic Impact Fees (TIF) were updated to meet future costs.

BUDGET/FINANCIAL IMPACTS: Changes in revenue is dependent upon the rate and type of development. The TIF proposed in the CFP update is \$751.21 per ADT for commercial developments, \$7,189.01 per single family dwelling unit, and \$4,402.04 per multifamily dwelling unit. This is an increase of \$443.30 per ADT for commercial developments, \$4,242.34 per single-family dwelling unit, and \$2,597.71 per multifamily dwelling unit.

TIFs are due at the rate in effect at the time of building permit issuance, and previously approved developments will be required to pay the updated TIF if they have not applied for individual building permits by the effective date of this ordinance.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct a first reading and Public Hearing of Ordinance No. 1274.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

CFP presentation to Council 11-1-18 (PPT)

Draft Classification Map (PDF)

Draft TIF Map (PDF)

Draft CFP Project List (PDF)

ORDINANCE NO. 1274

COMPREHENSIVE PLAN AMENDMENT - TRANSPORTATION 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 via adoption of Ordinance No. 1203 during a regularly scheduled meeting held on February 25, 2016; and

WHEREAS, the City of Ridgefield shall provide sufficient residential and non-residential lands to accommodate a forecasted 2035 population of 26,356 persons and 8,708 jobs based on a coordinated Clark County population forecast, adopted in Clark County Community Planning Issue Paper 4.2; and

WHEREAS, the City of Ridgefield reviewed its future vision, planning policies and map designations to accommodate projected population and jobs and developed Volume 1 of the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and the Zoning Map; and

WHEREAS, the Ridgefield Planning Commission conducted a public hearing on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on October 3, 2018 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 amendments to the Ridgefield Urban Area Comprehensive Plan; and,

WHEREAS, the Ridgefield City Council conducted two public hearings on the proposed amendments to the Ridgefield Urban Area Comprehensive Plan on October 11 and November 1, 2018 during which specific time was given for the public to give verbal and written input on the proposed amendments to the 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, consistent with WAC 197-11-340(2), on January 13, 2016 the City of Ridgefield issued a Determination of Non-significance (DNS, PROJ-18-0002 and 0003 and 0004) regarding the proposed amendments to the Ridgefield Urban Area Comprehensive Plan, including the Comprehensive Plan Map and Zoning Map, and the Ridgefield Capital Facilities Plan; and,

WHEREAS, the public comment period expired for PROJ-18-0002 and 0003 and 0004 on October 4, 2018 and the City did not receive any comments regarding the DNS; and,

WHEREAS, the City of Ridgefield submitted notice to the Washington State Department of Commerce on August 27, 2018 meeting the sixty (60) day State agency/public review process as prescribed by RCW 36.70A; and,

WHEREAS, the Ridgefield City Council conducted the second ordinance reading on the Ridgefield Urban Area Comprehensive Plan 2018 amendments during a regularly scheduled meeting held on November 15, 2018; and,

NOW THEREFORE, the City Council for the City of Ridgefield ordains 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 Ridgefield Urban Area Comprehensive Plan 2018 Amendments. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan attached hereto as Exhibit “A” superseding all previously adopted Comprehensive Plans.

Section 3. Adoption of the Updated Ridgefield Urban Area Comprehensive Plan Map. The City Council for the City of Ridgefield hereby adopts the updated Ridgefield Urban Area Comprehensive Plan Map attached hereto as Exhibit “B” superseding all previously adopted Comprehensive Plan Maps.

Section 4. Adoption of the Updated Ridgefield Zoning Map. The City Council finds that the updated Ridgefield Zoning Map is consistent with the updated Ridgefield Comprehensive Plan Map and hereby adopts the updated Ridgefield Zoning Map, attached hereto as Exhibit “C” superseding all previously adopted Zoning Maps.

Section 5. Adoption of the 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 “D” superseding all previously adopted Capital Facilities Plans.

Section 6. 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 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.

Section 8. 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 9. 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 10. Effective Date. This ordinance shall be in full force and effect as of January 1, 2019.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 15TH DAY OF NOVEMBER, 2018.

Don Stose, Mayor

ATTEST/AUTHENTICATED:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: October 11 and November 1, 2018

Second reading/Passage: November 15, 2018

Date of Publication:

Effective Date: January 1, 2019

2018 Transportation CFP Update

Ridgefield City Council
November 1, 2018

#



GOALS

#

Update Roadway Network

Consistency with planned development

#

Revise Project List

Remove completed projects and add newly identified projects

#

Update Cost Estimates

Adjust construction costs to reflect current prices

4

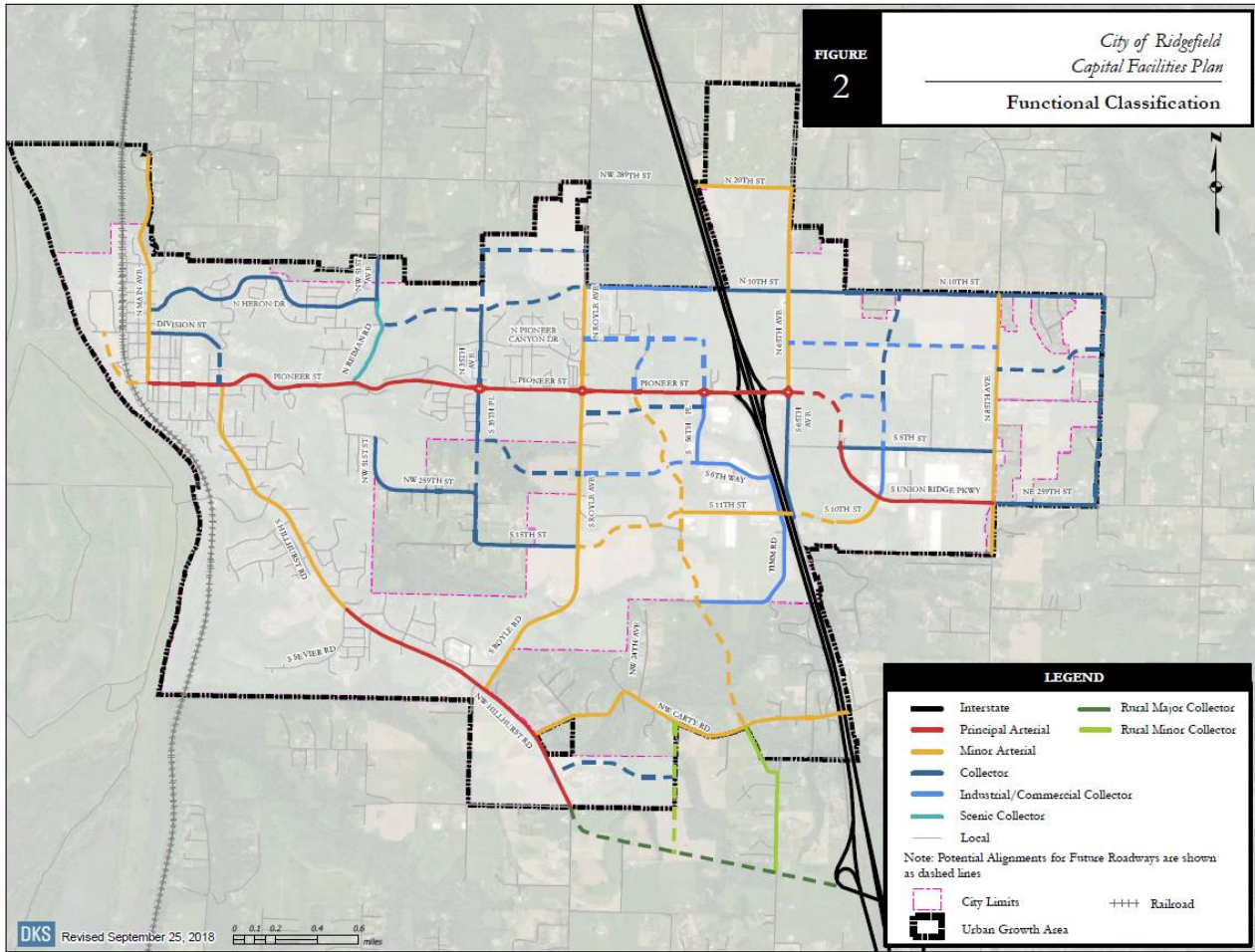
Update Traffic Impact Fee (TIF)

Adjust TIF to reflect updated costs and project list

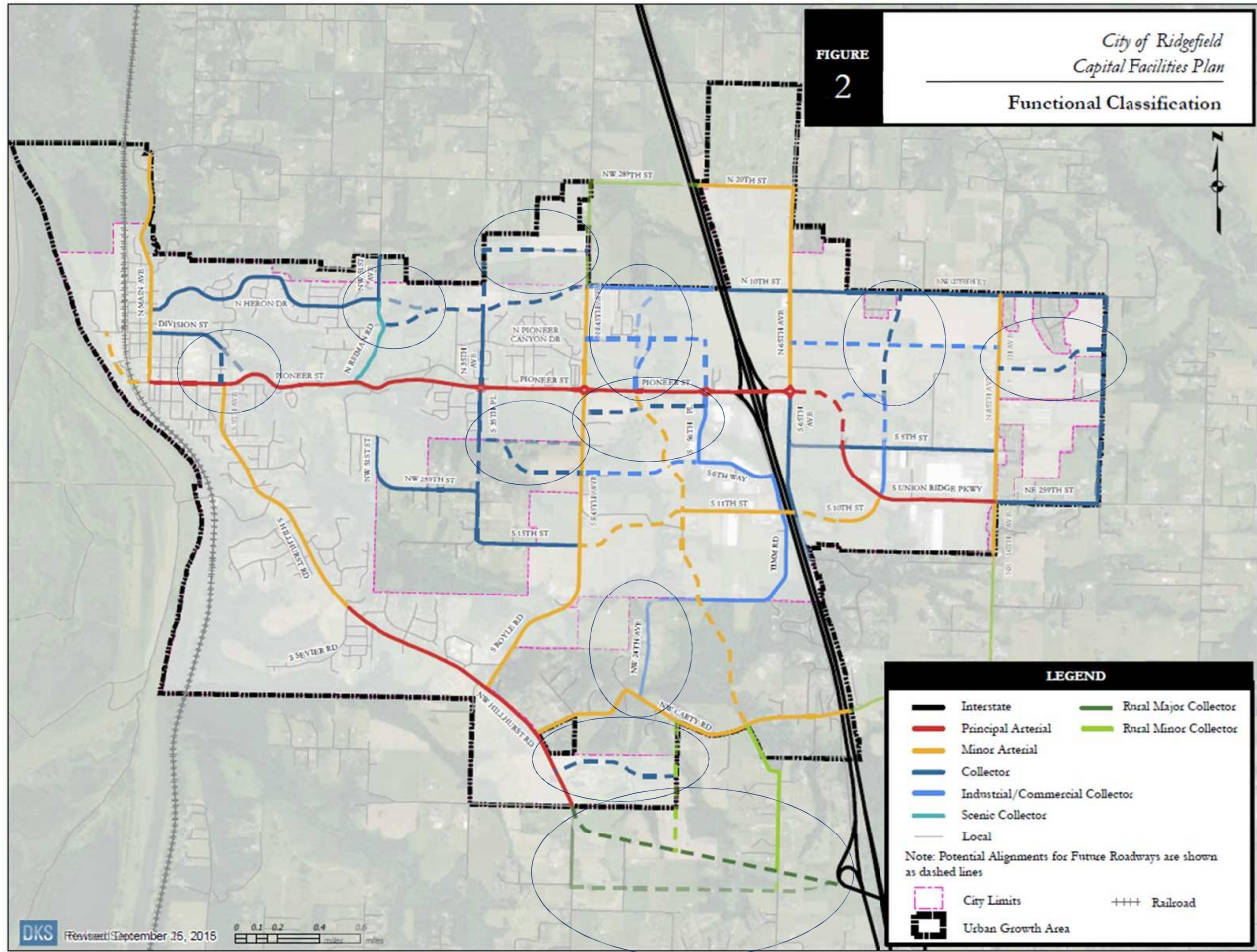




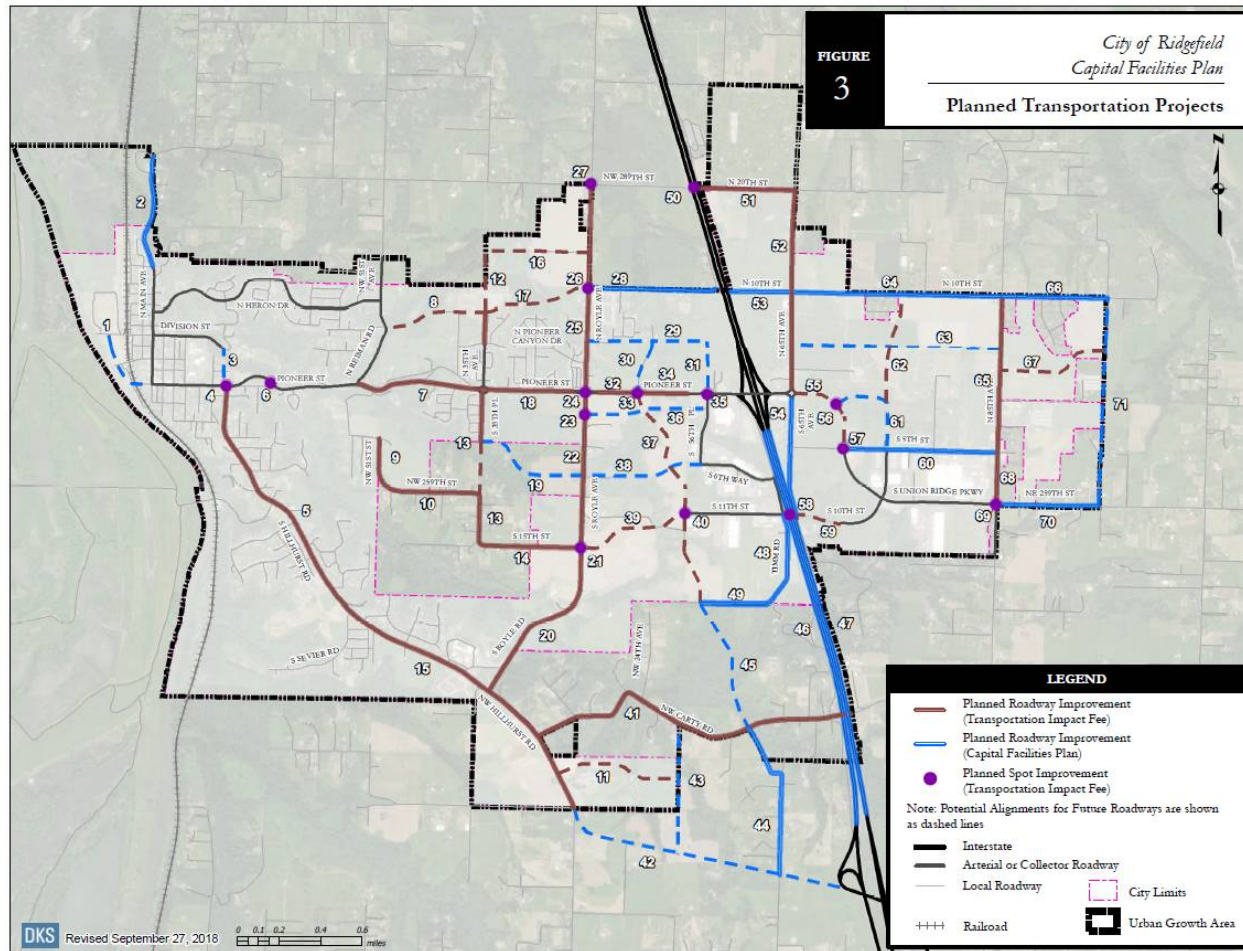
2018 Roadway Network



Changes to Roadway Network



TIF Project Map

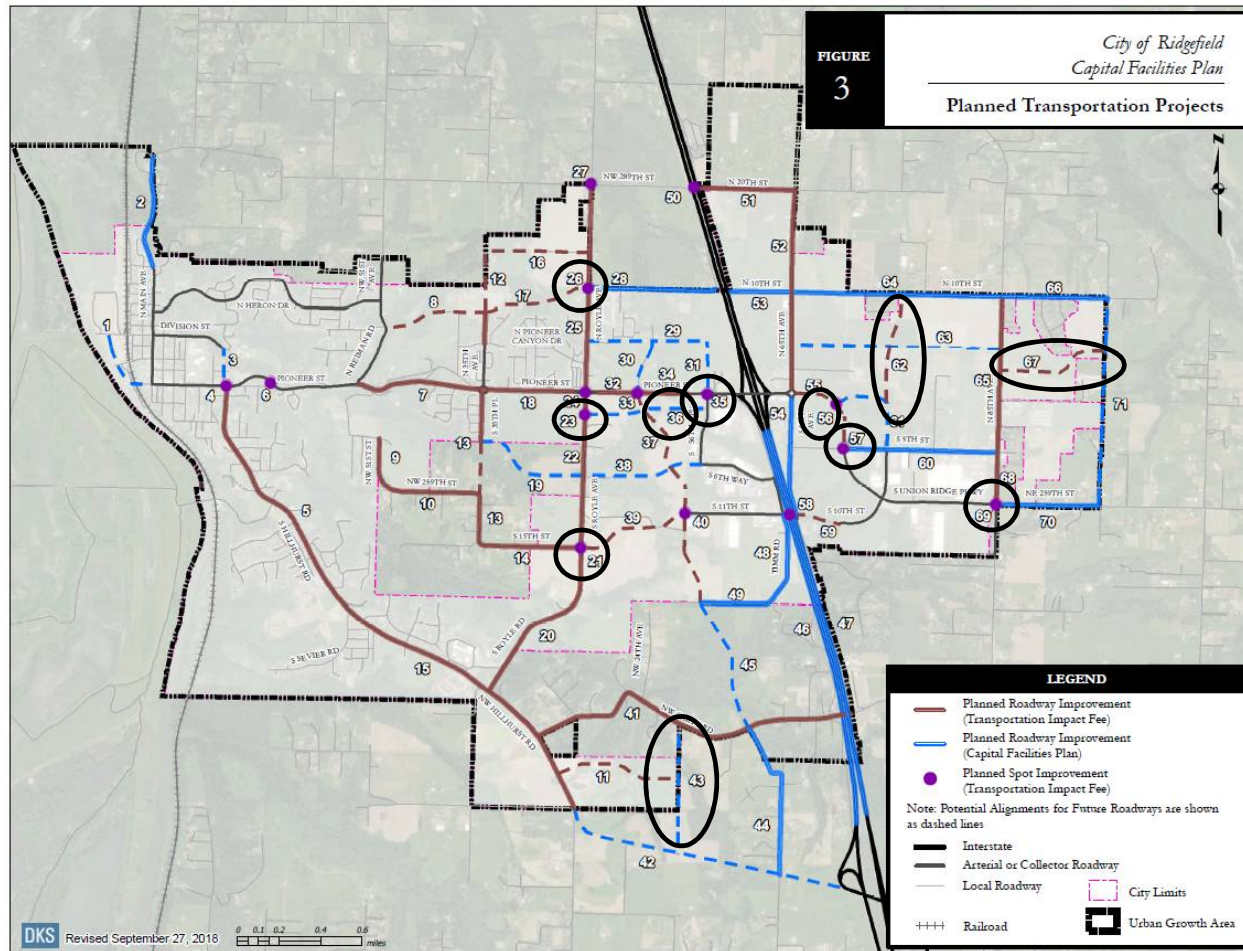


New Projects

2018 Project ID	Description	TIF Eligible	Project Cost	TIF Share
13	35th Extension (Previously N21, became TIF eligible)	Yes	7,420,000	2,968,000
21	Build a roundabout at Royle Road (45th Avenue) and S 15th Street	Yes	\$2,250,000	\$900,000
23	Build roundabout at Royle Road (45th Avenue) and new collector south of Pioneer Street (SR 501)	Yes	\$2,250,000	\$900,000
26	Build a signal or roundabout at N 10th Street and Royle Road (45th Avenue)	Yes	\$2,250,000	\$900,000
35	Build second northbound lane (right turn lane) at Pioneer Street (SR 501) and 56th Ave roundabout	Yes	\$800,000	\$320,000
36	Build new east-west collector roadway south of Pioneer Street (SR 501) (2 lanes)	Yes	\$4,300,000	\$1,720,000
43	Build new north-south rural minor collector roadway outside UGA (2 lanes)	No	\$3,500,000	\$0
56	Build a signal or roundabout at Union Ridge Parkway extension and 74th Place extension	Yes	\$2,500,000	\$1,000,000
57	Build a signal or roundabout at Union Ridge Parkway and S 5th Street	Yes	\$2,500,000	\$1,000,000
58	Build S 11th Street overcrossing over I-5 (3 lanes)	Yes	\$17,150,000	\$6,860,000
62	Build new north-south collector roadway (2 lanes)	Yes	\$4,000,000	\$1,600,000
67	Build new east-west collector roadway (2 lanes)	Yes	\$4,100,000	\$1,640,000
69	Build a signal or roundabout at Union Ridge Parkway and 85th Avenue	Yes	\$2,500,000	\$1,000,000



New Projects

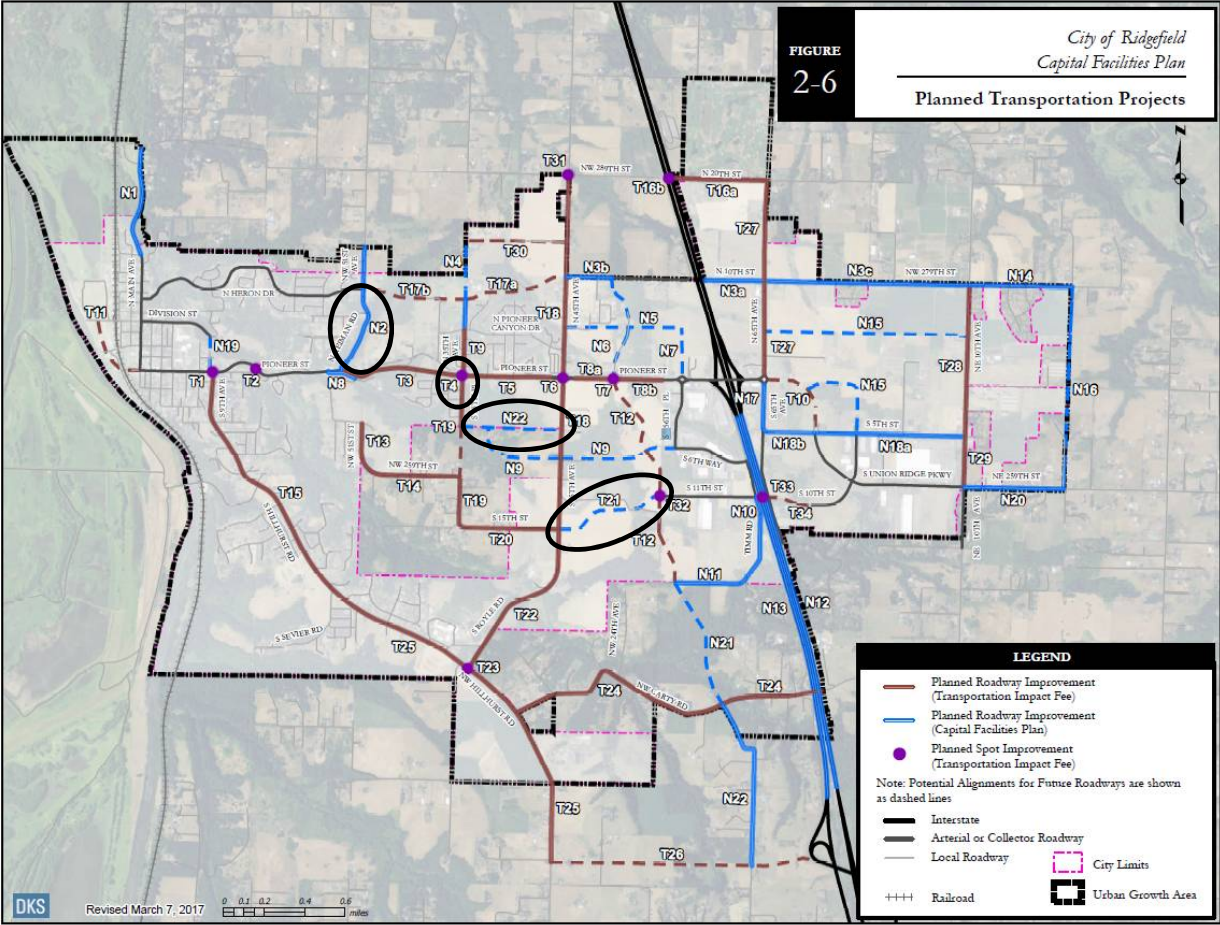


Removed Projects

2015 Project ID	Description	TIF Eligible	Project Cost	TIF Share	Reason Removed
T4	SR 501/Pioneer Street at 35th Avenue, 2-lane roundabout	Yes	\$1,444,000	\$866,400	Complete
N2	Widen Reiman Road	No	\$5,100,000		Infeasible
N23	S. 3rd/5th Street, new Ind/Comm Collector	No	\$7,470,000		Proximity to new project 23
N25	Build S 15th Street from 45th to 51st Street	No	\$7,535,000		Complete
T11	Pioneer Overpass	Yes	\$14,233,000	\$1,423,300	Fully funded
T26	219 th Extension (Removed from TIF eligibility)	Yes	\$3,177,00	\$1,270,800	No longer TIF eligible



Removed Projects- 2017 Map



Project Cost Comparison

Year	2015	Proposed 2018
Total Project Costs	\$324,017,807	\$337,670,000
TIF Eligible Projects Costs	\$188,831,807	\$195,950,000
TIF Share	\$60,574,270	\$68,510,428
TIF % of Eligible Project Costs	32%	35%
Number of New Trips	127,300	91,200



TIF Calculation

TIF Share ÷ New Daily Trips = TIF/Average Daily Trip

2015: \$60,574,270 ÷ 127,300 = \$475.84

Proposed: \$68,510,428 ÷ 91,200 = \$751.21

The decision was made in 2015 to keep the TIF at \$290, increasing for inflation index only.



TIF Rate

Current Rate:

\$307.91/Daily Trip
\$2,946.67/Single Family
\$1,804.33/Multi-family

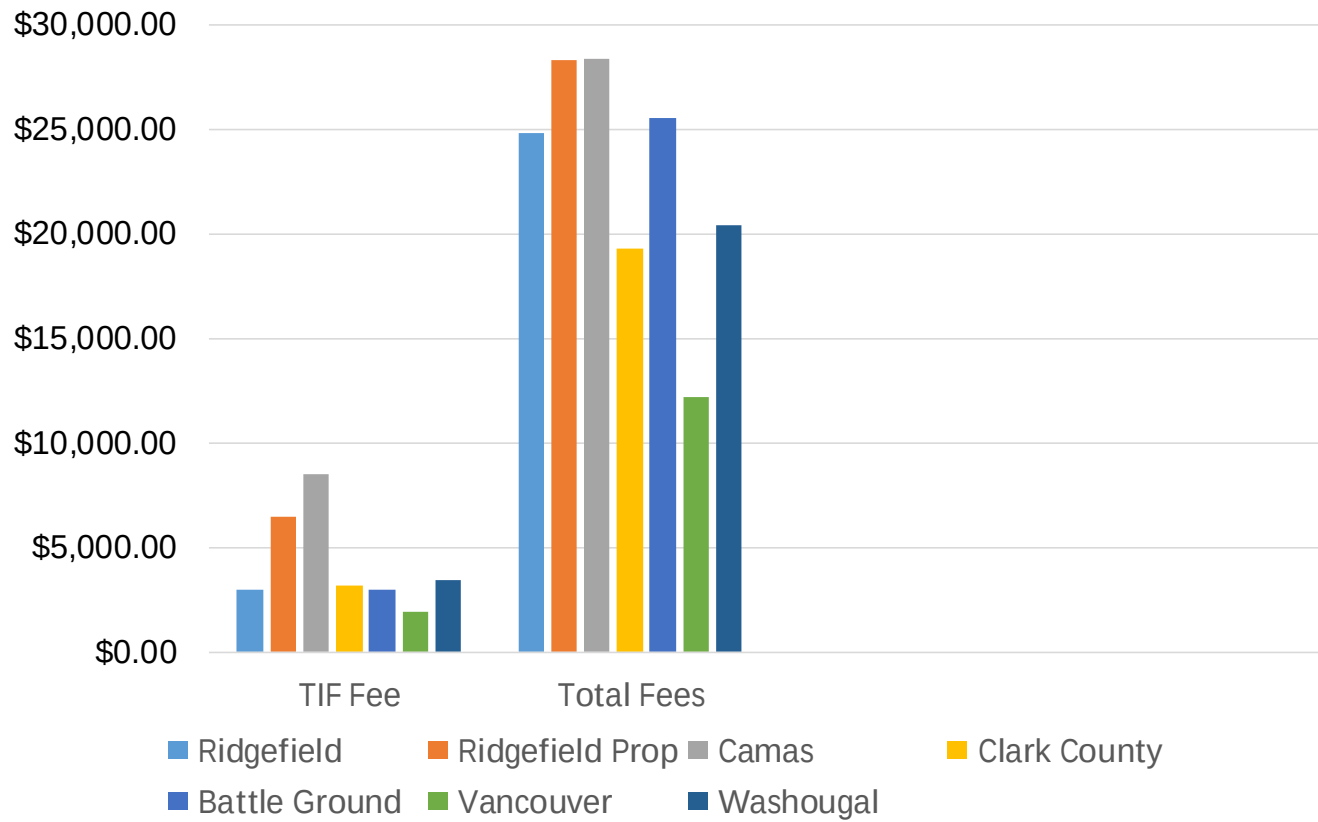
2018 Calculated Rate:

\$751.21/Daily Trip
\$6,457.09/Single Family
\$4,402.04/Multi family

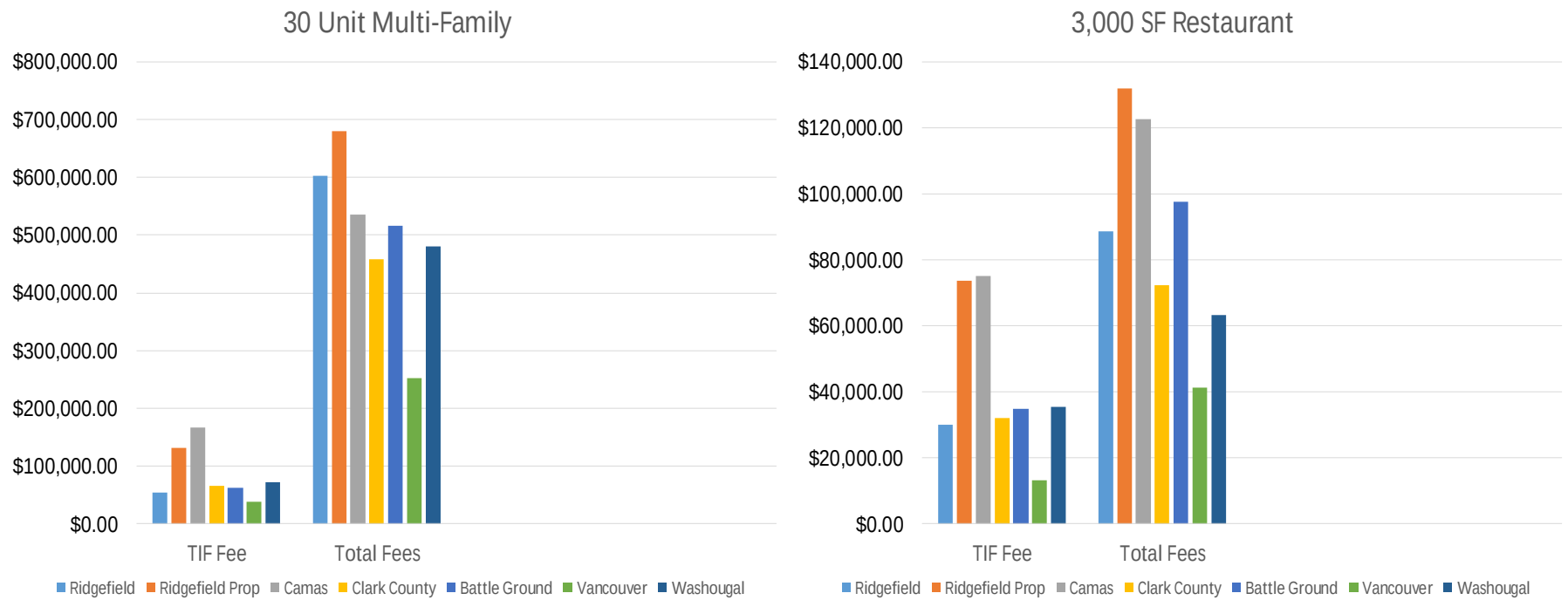


Residential Impact Fee Comparison

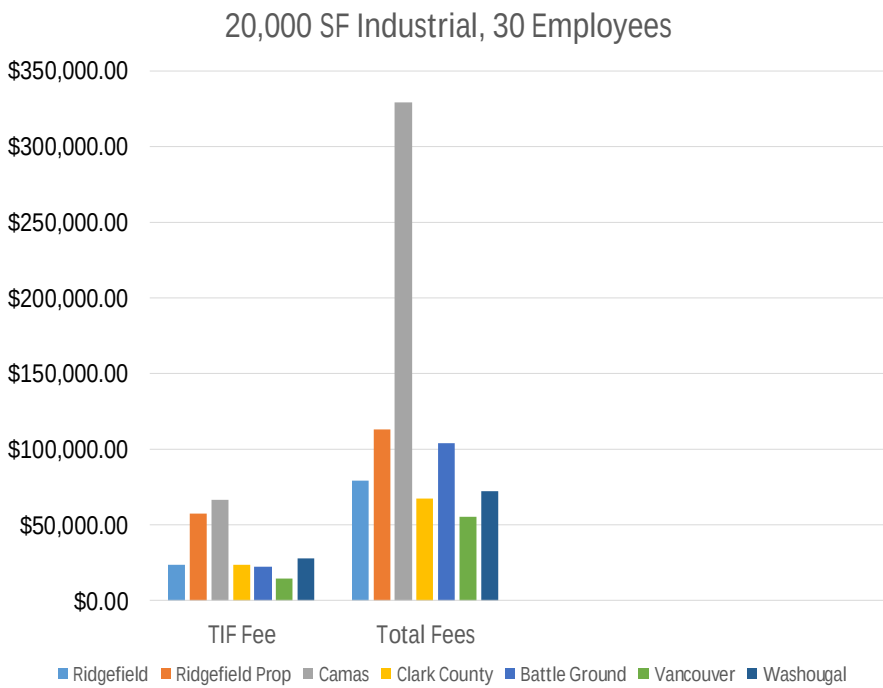
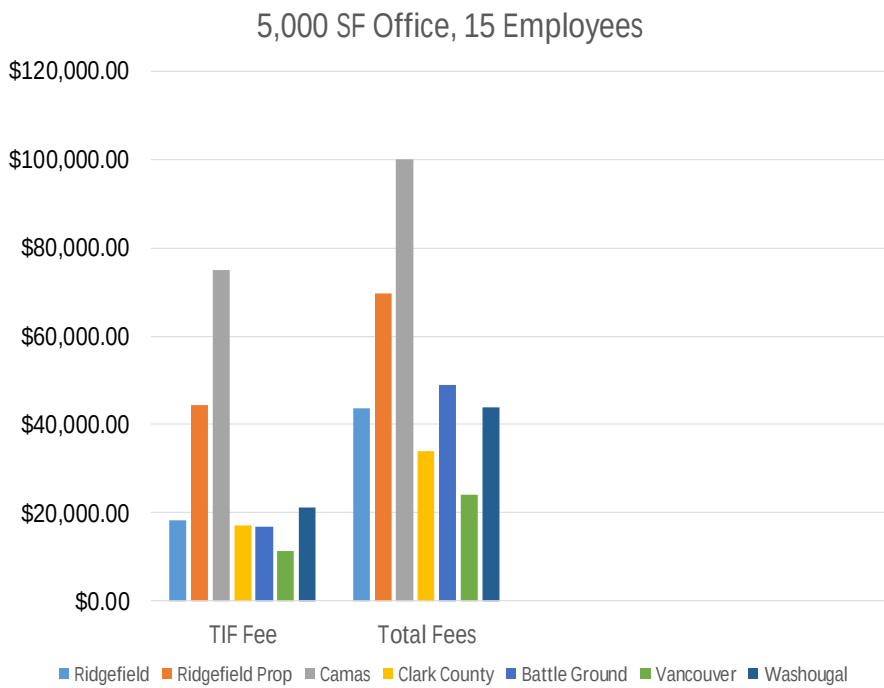
Single Family



Impact Fee Comparison



Impact Fee Comparison



Possible Actions

- Approve TIFs as modeled
- Set a TIF rate and request staff to remove projects from TIF eligibility to meet rate
- Choose individual projects to remove from TIF list



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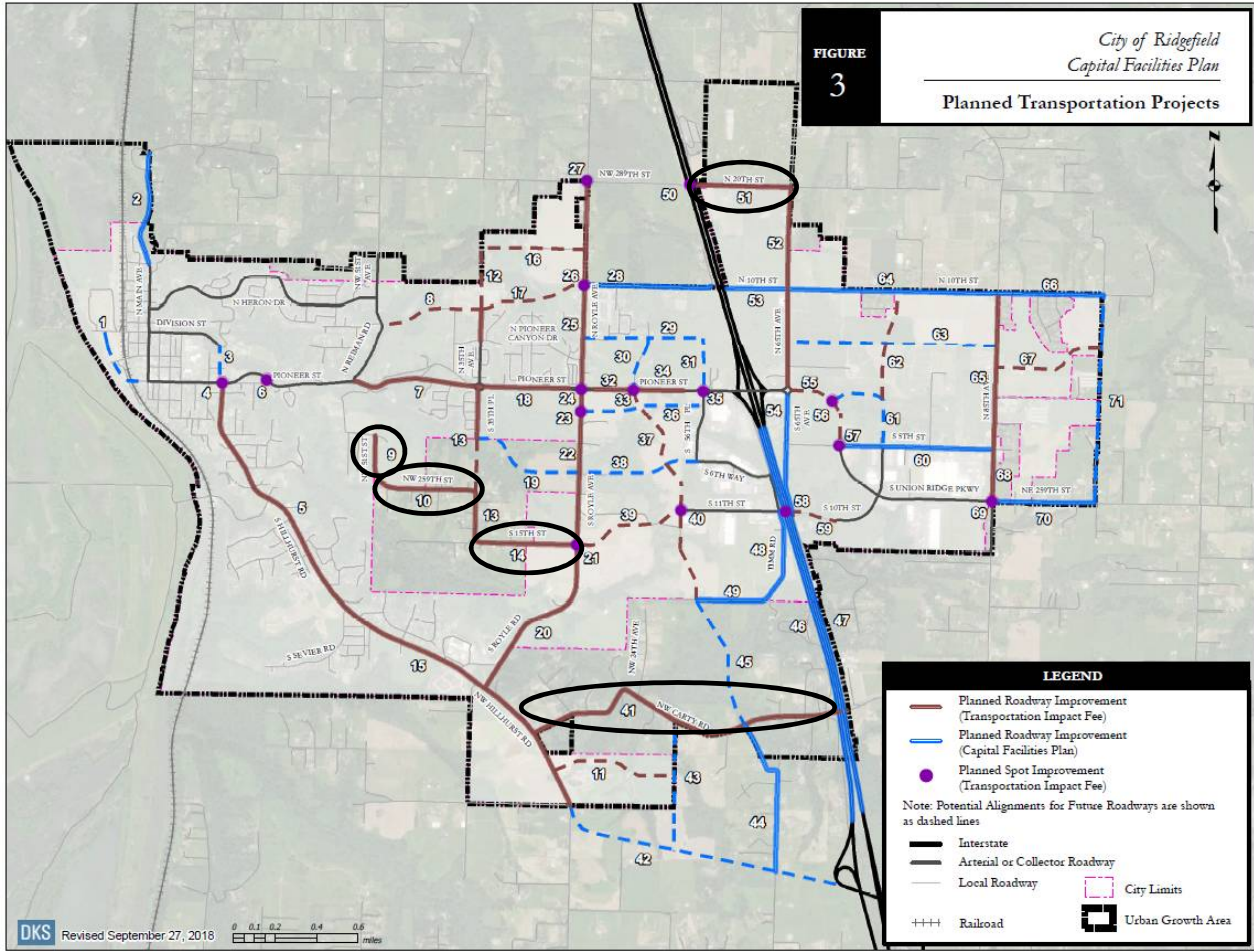


Staff Suggested Projects for Review

Project ID	Description	Project Cost	TIF Share
9	Rebuild S 25th Place as collector (2 lanes)	\$1,020,000	\$408,000
10	Rebuild S 10th Way as collector (2 lanes)	\$3,610,000	\$1,444,000
14	Rebuild S 15th Street (2 lanes)	\$4,830,000	\$1,932,000
41	Upgrade Carty Road to minor arterial (3 lanes)	\$15,270,000	\$3,054,000
51	Widen N 20th Street (NW 289th Street) to minor arterial (3 lanes)	\$2,860,000	\$858,000
58	Build S 11th Street overcrossing over I-5 (3 lanes)	\$17,150,000	\$6,860,000



Staff Suggested Projects for Review



##



#N ##### #####



Phone: (360) 887-3557

Fax: (360) 887-0861



Bryan Kast, PW Director: bryan.kast@ridgefieldwa.us

Brenda Howell, City Engineer:
brenda.howell@ridgefieldwa.us



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Ridgefield, WA 98642



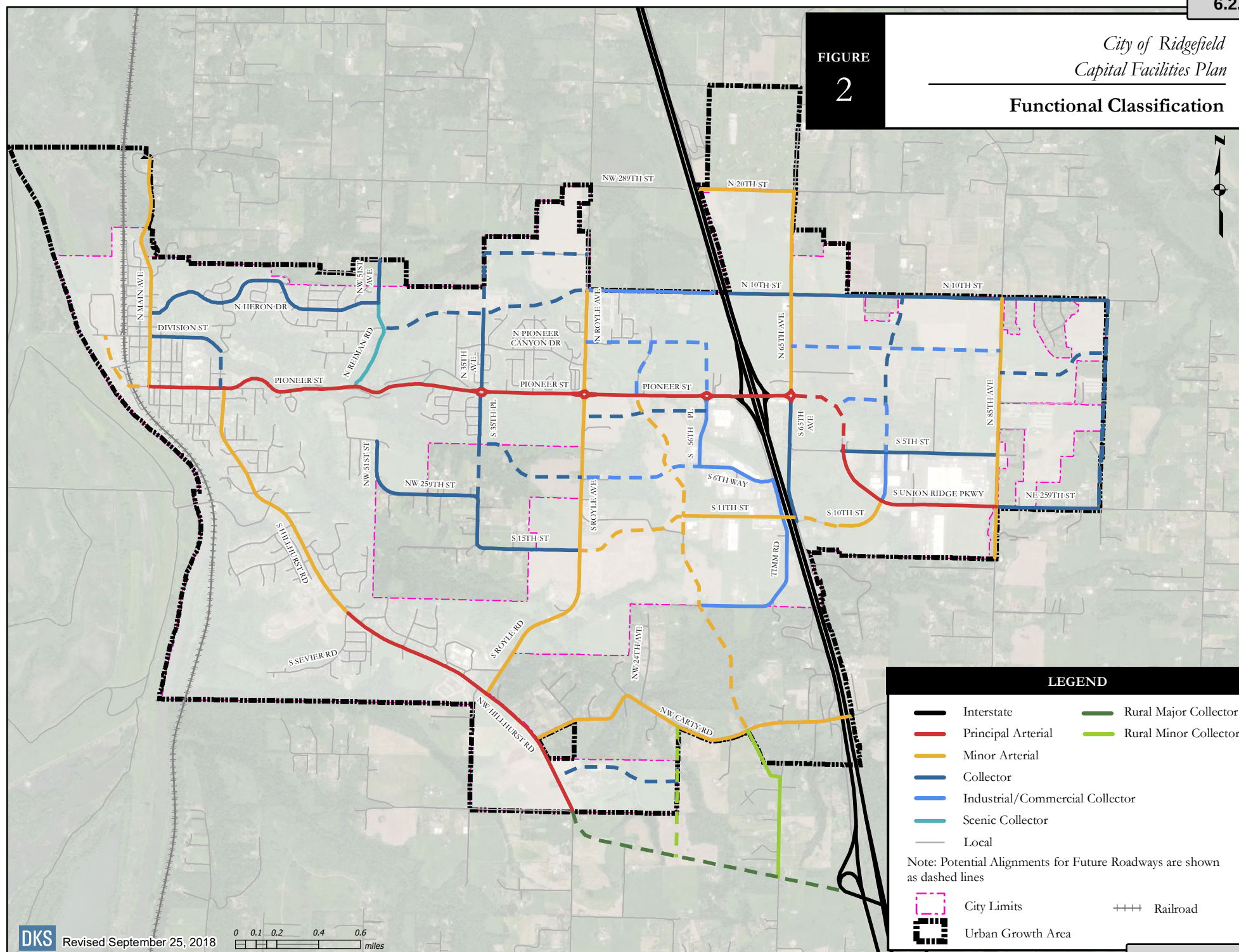
www.ridgefieldwa.us

www.facebook.com/CityofRidgefield/

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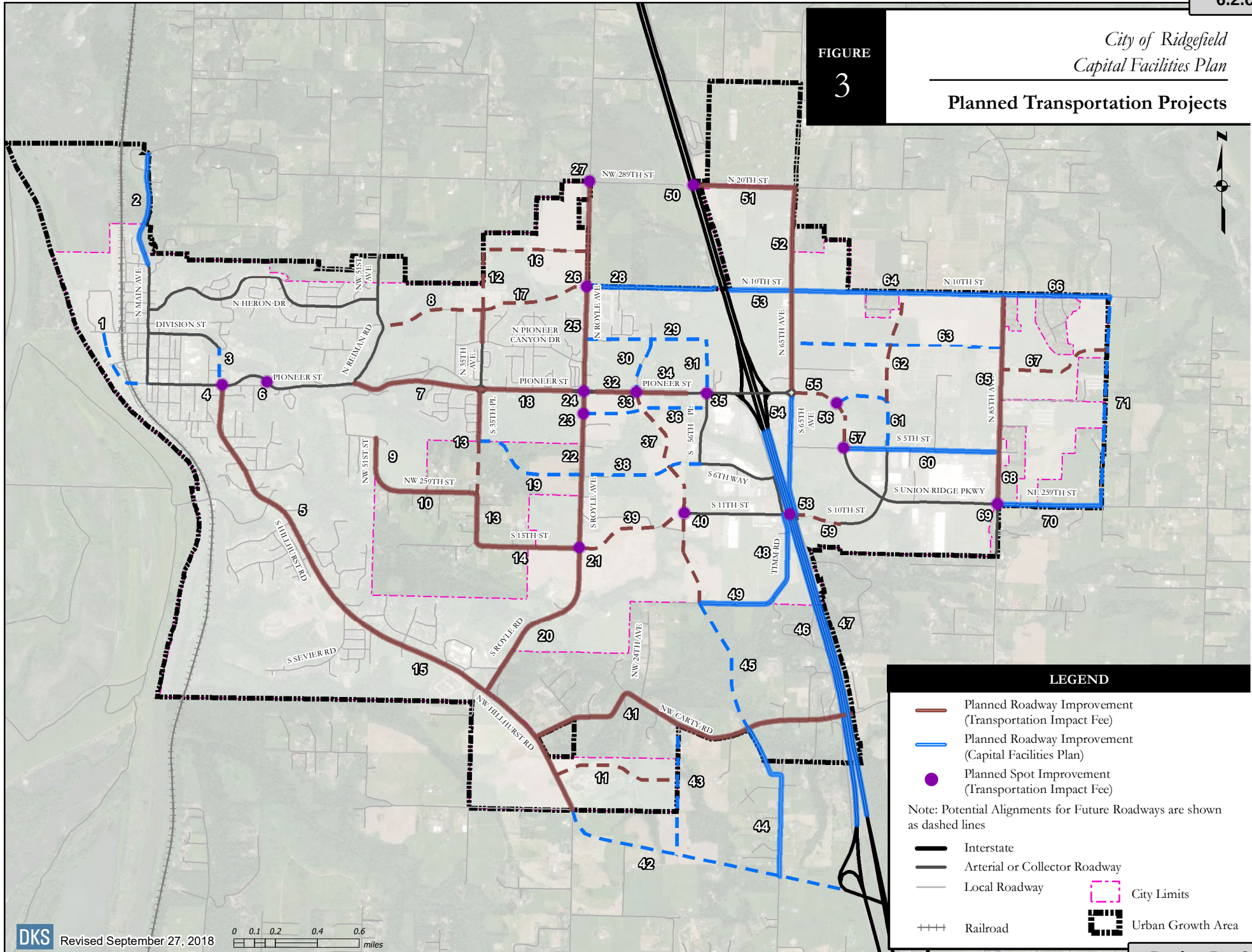
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City of Ridgefield
Capital Facilities Plan

FIGURE
3

Planned Transportation Projects



**Table 6: Transportation Capital Improvements**

Project ID	Project Description	Project Extents		Estimated Cost (2018 Dollars)	TIF Eligible
		From	To		
1	Extend Pioneer Street (SR 501) to Port of Ridgefield as minor arterial (3 lanes)	Division Street	Main Street	\$14,660,000	No
2	Upgrade Main Avenue to minor arterial (3 lanes)	Depot Street	North UGB	\$450,000	No
3	Extend Division Street as collector (2 lanes)	Pioneer Street (SR 501)	N Abrams Park Road	\$4,650,000	No
4	Construct signal at Pioneer Street (SR 501) and Hillhurst Road (9th Avenue)	-	-	\$400,000	Yes
5	Widen Hillhurst Road to minor arterial (3 lanes)	Pioneer Street (SR 501)	Sevier Road	\$6,350,000	Yes
6	Replace Pioneer Street (SR 501) bridge over Gee Creek	-	-	\$3,130,000	Yes
7	Widen Pioneer Street (SR 501) (3 lanes)	Reiman Road	35th Avenue Roundabout	\$6,550,000	Yes
8	Build N 10th Street as collector (2 lanes)	35th Avenue	Reiman Road at 5th Way	\$4,500,000	Yes
9	Rebuild S 25th Place as collector (2 lanes)	S 10th Way	S 4th Way	\$1,020,000	Yes
10	Rebuild S 10th Way as collector (2 lanes)	S 35th Place	S 25th Place	\$3,610,000	Yes
11	Build new east-west collector (2 lanes)	Hillhurst Road	new rural minor collector roadway	\$4,300,000	Yes
12	Extend N 35th Avenue as collector (2 lanes)	N Pioneer Canyon Drive	N 14th Street	\$3,300,000	Yes
13	Build/Rebuild S 35th Ave as collector (3 lanes)	Pioneer Street (SR 501)	S 15th Street	\$7,420,000	Yes
14	Rebuild S 15th Street (2 lanes)	S Royle Road (45th Avenue)	S 35th Avenue	\$4,830,000	Yes
15	Upgrade Hillhurst Road to principal arterial (5 lanes)	Sevier Road	UGA/Williams Road	\$10,000,000	Yes



16	Build N 14th Street as a collector (2 lanes)	N 35th Avenue	Royle Road (45th Avenue)	\$8,240,000	Yes
17	Build N 10th Street as collector (2 lanes)	Royle Road (45th Avenue)	35th Avenue	\$4,000,000	Yes
18	Widen Pioneer Street (SR 501) (4 lanes)	35th Avenue Roundabout	Royle Road (45th Avenue) Roundabout	\$4,140,000	Yes
19	Extend S 6th Way as collector (2 lanes)	Royle Road (45th Avenue)	35th Avenue	\$6,500,000	No
20	Widen S Royle Road to minor arterial (3 lanes)	Hillhurst Road	S 15th Street	\$3,500,000	Yes
21	Build a roundabout at Royle Road (45th Avenue) and S 15th Street	-	-	\$2,250,000	Yes
22	Widen Royle Road (45th Avenue) to minor arterial (3 lanes)	S 15th Street	Pioneer Street (SR 501)	\$4,200,000	Yes
23	Build roundabout at Royle Road (45th Avenue) and new collector south of Pioneer Street (SR 501)	-	-	\$2,250,000	Yes
24	Construct 2-lane roundabout at Pioneer Street (SR 501) at Royle Road (45th Avenue)	-	-	\$100,000	Yes
25	Widen Royle Road (45th Avenue) to minor arterial (3 lanes)	Pioneer Street (SR 501)	N 10th Street	\$3,300,000	Yes
26	Build a signal or roundabout at N 10th Street and Royle Road (45th Avenue)	-	-	\$2,250,000	Yes
27	Construct signal or roundabout at N 20th Street (NW 289th Street) and N Royle Road (45th Avenue)/NW 31st Avenue	-	-	\$1,030,000	Yes
28	Widen N 10th St to industrial/commercial collector (3 lanes)	Royle Road (45th Avenue)	west side of I-5	\$4,000,000	No
29	Build N 5th Street as industrial/commercial collector (3 lanes)	Royle Road (45th Avenue)	N 56th Place	\$3,700,000	No
30	Build N 51st Avenue as industrial/commercial collector (3 lanes)	Pioneer Street (SR 501)	N 5th Street	\$2,000,000	No



31	Build N 56th Avenue as industrial/commercial collector (3 lanes)	Pioneer Street (SR 501)	N 5th Street	\$1,590,000	No
32	Widen Pioneer Street (SR 501) (4 lanes)	Royle Road (45th Avenue) Roundabout	51st Avenue	\$2,570,000	Yes
33	Construct 2-lane roundabout at Pioneer Street (SR 501) at 51st Avenue	-	-	\$1,490,000	Yes
34	Widen Pioneer Street (SR 501) (4 lanes)	51st Avenue	56th Avenue	\$2,570,000	Yes
35	Build northbound right turn lane at Pioneer Street (SR 501) and 56th Ave roundabout	-	-	\$800,000	Yes
36	Build new east-west collector roadway south of Pioneer Street (SR 501) (2 lanes)	Royle Road (45th Avenue)	56th Avenue	\$4,300,000	Yes
37	Build S 51st Avenue as minor arterial (3 lanes)	Pioneer Street (SR 501)	S 20th Way	\$5,150,000	Yes
38	Extend S 6th Way as industrial/commercial collector (3 lanes)	S 56th Place	Royle Road (45th Avenue)	\$5,250,000	No
39	Build S 15th St as a minor arterial (3 lanes)	S Royle Road (45th Avenue)	S 11th Street	\$4,570,000	Yes
40	Construct roundabout at S 11th Street and S 51st Avenue extension	-	-	\$1,030,000	Yes
41	Upgrade Carty Road to minor arterial (3 lanes)	Hillhurst Road	I-5	\$15,270,000	Yes
42	Extend NW 219th Street as rural major collector outside UGA (2 lanes)	I-5	NW 31st Avenue/Hillhurst Road	\$18,820,000	No
43	Build new north-south rural minor collector roadway outside UGA (2 lanes)	NW Carty Road	NW 219th Street	\$3,500,000	No
44	Upgrade Ecklund Road/NW 11th Ave to rural minor collector outside UGA (2 lanes)	NW Carty Road	NW 219th Street	\$4,000,000	No



45	Build S 51st Avenue as minor arterial (3 lanes)	S 20th Way	NW Carty Road	\$4,000,000	No
46	Construct SB auxiliary lane along I-5	Pioneer Street (SR 501)	219th Street	\$9,260,000	No
47	Construct NB auxiliary lane along I-5	219th Street	Pioneer Street (SR 501)	\$10,120,000	No
48	Widen Timm Road to industrial/commercial collector (3 lanes)	S 11th Street	S 20th Way	\$2,330,000	No
49	Widen S 20th Way to industrial/commercial collector (3 lanes)	Timm Road	S 51st Avenue	\$2,980,000	No
50	Build N 20th Street (NW 289th Street) overcrossing over I-5	-	-	\$12,180,000	Yes
51	Widen N 20th Street (NW 289th Street) to minor arterial (3 lanes)	I-5	N 65th Avenue (NW 11th Avenue)	\$2,860,000	Yes
52	Widen N 65th Avenue (NW 11th Avenue) to minor arterial (3 lanes)	Pioneer Street (SR 501)	N 20th Street (NW 289th Street)	\$3,130,000	Yes
53	Widen N 10th Street to collector (2 lanes)	east side of I-5	N 65th Avenue	\$1,460,000	No
54	Widen S 65th Avenue (NW 11th Avenue) to collector (2 lanes)	Pioneer Street (SR 501)	S 10th Street	\$2,350,000	No
55	Extend Pioneer Street (SR 501) to Union Ridge Parkway (4 lanes)	65th Avenue Roundabout	S 5th Street	\$9,000,000	Yes
56	Build a signal or roundabout at Union Ridge Parkway extension and 74th Place extension	-	-	\$2,500,000	Yes
57	Build a signal or roundabout at Union Ridge Parkway and S 5th Street	-	-	\$2,500,000	Yes
58	Build S 11th Street overcrossing over I-5 (3 lanes)	Timm Road	Dolan Road	\$17,150,000	Yes
59	Extend S 10th Street as minor arterial (3 lanes)	S 10th Street	I-5 overpass	\$2,290,000	Yes
60	Widen S 5th Street to collector (2 lanes)	Union Ridge Parkway	N 85th Avenue	\$3,080,000	No



61	Build new industrial/commercial collector (3 lanes)	Union Ridge Parkway	S 5th Street	\$7,820,000	No
62	Build new north-south collector roadway (2 lanes)	N 10th Street	new collector to 74th Place	\$4,000,000	Yes
63	Build new east-west industrial/commercial collector (3 lanes)	N 65th Avenue	N 85th Avenue	\$7,820,000	No
64	Upgrade N 10th Street to collector (2 lanes)	N 65th Avenue	N 85th Avenue	\$4,930,000	No
65	Widen 85th Avenue to minor arterial (3 lanes)	S 5th Street	NE 279th Street	\$4,230,000	Yes
66	Upgrade N 10th Street to collector (2 lanes)	N 85th Avenue	105th Ave (NE 20th Avenue)	\$4,700,000	No
67	Build new east-west collector roadway (2 lanes)	N 85th Avenue	new local roadway	\$4,100,000	Yes
68	Widen S 85th Avenue to minor arterial (3 lanes)	NE 259th Street	S 5th Street	\$1,090,000	Yes
69	Build a signal or roundabout at Union Ridge Parkway and 85th Avenue	-	-	\$2,500,000	Yes
70	Upgrade NE 259th Street to collector (2 lanes)	N 85th Avenue	105th Avenue (NE 20th Ave)	\$4,700,000	No
71	Build 105th Ave (NE 20th Avenue) as collector (2 lanes)	N 10th Street	NE 259th Street	\$7,050,000	No
Total Project Costs				\$337,670,000	
Total TIF Eligible Project Costs				\$195,950,000	
Total Non-TIF Eligible Project Costs				\$141,720,000	

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance 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, 2019 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.

SUMMARY/BACKGROUND:

The 2019 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 2018 levy amount was \$1,139,742. The statutory 1% increase would raise the property tax levy \$11,397. In addition to the 1% increase the Clark County Assessor's office has determined that the City assessed value for new construction will add approximately \$107 million to the City assessed values. The Department of Revenue is still in the process of valuing state assessed utilities. These numbers should be available shortly. The value for the 2018 tax roll for state assessed utilities was \$11.9 million.

To date the estimated 2019 taxable assessed values for Ridgefield is \$1,447,272,463. The Assessor must certify the assessed values by November 14, 2018. The City must hold a revenue hearing and certify a property tax levy to the County by November 30, 2018. The City's current forecast for the 2019 property tax levy is \$1,260,000, an increase of \$115,000 from the 2018 budget. The estimate is for the City of Ridgefield levy amount to be 86.6 cents per \$1,000 assessed value a decrease of 7.1 cents from 2018.

The 2019 General Fund operating expense budget has increased 9% over the 2018 operating expense budget to account for contractual and inflationary increases. Adoption of the 1% property tax levy increase does not match current inflation, but the increase is needed to maintain a balanced budget.

BUDGET/FINANCIAL IMPACTS:

The 2019 property tax receipts will increase \$115,000 when compared with the 2018 budget. The total property tax levy is estimated to be \$1,260,000.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct the first reading of Ordinance 1277.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

ORDINANCE NO. 1277

AN ORDINANCE 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, 2019 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 2019 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 2018 was \$1,139,742 and the increase in the regular property tax levy amount for 2019 is \$11,397 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 2019 tax year in the amount of the maximum 1% allowed by law from the previous year, estimated to be \$11,397. This increase is exclusive of additional revenue resulting from new construction, improvements to property, and any increase in the value of state assessed property.

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 15TH DAY OF NOVEMBER, 2018 IN AN OPEN PUBLIC MEETING.

City of Ridgefield:

Don Stose
Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First reading:	November 1, 2018
Second reading:	November 15, 2018
Publication date:	November 21, 2018
Effective date:	November 26, 2018

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018

ITEM: BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Amending Ridgefield Municipal Code Chapter 13.35 and Ordinance Number 1248 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. 1248 on November 16, 2017.

SUMMARY/BACKGROUND:

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

As a result of the study, it was determined that rates for 2019 should increase at a rate of 3%, to account for inflation. The rate model has been updated through 2018 to include growth for both new accounts and water usage. The city was able to buy down the rate increase in 2016 and 2017 to 0% and 2018 to 1.5% due to the high growth rate for new accounts and usage.

The rate model calls for a 3% increase for inflationary factors in 2019. For a household using an average of 1,600 cf of water the rate increase would be approximately \$1.65 per bi-monthly billing cycle including utility tax. Due to the recommended rate increase and projected usage in 2019, rate revenue is expected to increase 11.47% over the 2018 budget. Expenses for the water utility fund are expected to increase 8.08% in 2019 over the 2018 budget. The expenses include 5% of rate revenues being set aside into a reserve fund for repair and replacement of existing water system infrastructure. The 2019 proposed budget is recommending the use of \$235,896 in reserves to complete two capital repair and replacement projects.

Per the rate model future increases are recommended at an inflationary factor for the remaining 8 years. Staff will continue to update the model with available data and to make recommendations during the budget process each year.

The Budget Advisory Committee is recommending we implement the 3% increase in the rate as a result of the study conducted. This increase is lower than the West Region Average Consumer Price Index for Urban Consumers (CPI-U) for the twelve months July 1, 2017 through June 30, 2018. The CPI-U was 3.6% 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
\$43.28	Up to 1,000	\$0.0059
	>= 1,001 - 2,000	\$0.0230
	>= 2,001 - 4,000	\$0.0254
	Over 4,000	\$0.0289

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	\$43.28	No Minimum	\$0.0293
1.5 inch	\$86.55		
2 inch	\$138.49		
3 inch	\$259.66		
4 inch	\$432.79		
6 inch	\$865.55		
8 inch	\$1,384.89		
10 inch	\$4,976.95		
12 inch	\$9,304.72		

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 \$0.0490 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	\$0.0490

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 revenues in 2019 of approximately \$1.85 million and incur operating and capital maintenance expenses of \$2.1 million. The City will transfer an estimated \$78,465 into the capital repair and replacement reserve based on estimated rate revenues received in 2018.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council conduct the first reading of Ordinance No. 1278.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Exhibit A Chapter 13.35 Water Rate Changes - Clean (DOC)
Exhibit A Chapter 13.35 Water Rate Changes (DOC)

ORDINANCE NO. 1278

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON AMENDING RIDGEFIELD MUNICIPAL CODE CHAPTER 13.35 AND ORDINANCE NUMBER 1248 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, the City deemed it appropriate to incorporate the promotion of water conservation and good business practices into the water rate charge structure; and,

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

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

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

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

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

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

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

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

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

Section 6. Effective date. This ordinance shall be in full force and effect on January 1, 2019. Passed by the City Council of the City of Ridgefield, Washington this 15th day of November, 2018.

By: _____
Don Stose,
Mayor

ATTEST:

Julie Ferriss,
City Clerk

APPROVED AS TO FORM:

Janean Parker,
City Attorney

First Reading: November 1, 2018
Second Reading: November 15, 2018
Date of Publication: November 21, 2018
Effective Date: January 1, 2019

Exhibit “A”

Chapter 13.35 - WATER RATES

13.35.010 - Water rates for metered customers.

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

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

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

Meter Type or Size	Two-Month Base Rate	Volume Charge	
		Volume Used (cf)	\$/cf
1 inch and under	\$43.28	No Minimum	\$0.0293
1.5 inch	\$86.55		
2 inch	\$138.49		
3 inch	\$259.66		
4 inch	\$432.79		
6 inch	\$865.55		

8 inch	\$1,384.89		
10 inch	\$4,976.95		
12 inch	\$9,304.72		

- 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)

13.35.020 - Optional water rates for residential customers.

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

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

- 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)

13.35.030 - Water rates for customers beyond corporate limits.

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

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

13.35.040 - Multiple residential users on a single meter.

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

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

13.35.050 - Low income citizen water rate credit.

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

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

Exhibit “A”

Chapter 13.35 - WATER RATES

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	\$42.02 <u>43.28</u>	0—1,000	\$0.0057 <u>0.0059</u>
		1,001—2,000	\$0.0223 <u>0.0230</u>
		2,001—4,000	\$0.0247 <u>0.0254</u>
		Over 4,000	\$0.0281 <u>0.0289</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	\$42.02 <u>43.28</u>	No Minimum	\$0.0284 <u>0.0293</u>
1.5 inch	\$84.03 <u>86.55</u>		
2 inch	\$134.46 <u>138.49</u>		
3 inch	\$252.10 <u>259.66</u>		
4 inch	\$420.18 <u>432.79</u>		
6 inch	\$840.34 <u>865.55</u>		

8 inch	\$1,344.55 <u>1,384.89</u>		
10 inch	\$4,831.99 <u>4,976.95</u>		
12 inch	\$9,033.71 <u>9,304.72</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)

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	\$0.0476 <u>0.0490</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)

13.35.030 - Water rates for customers beyond corporate limits.

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

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

13.35.040 - Multiple residential users on a single meter.

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

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

13.35.050 - Low income citizen water rate credit.

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

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

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018

ITEM: BUSINESS

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

GOVERNING LEGISLATION:

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

PREVIOUS COUNCIL ACTION TAKEN:

Ordinance No. 883, forming a Storm Water Utility, was adopted by City Council at the August 25, 2005 regular council meeting and Ordinance No. 884 was adopted by City Council establishing the initial rate structure of the utility. Multiple Ordinances have been adopted to set the bi-monthly rate, with the most recent adoption Ordinance No. 1249 by the City Council on November 16, 2017, to update the bi-monthly rate to \$17.50 per equivalent dwelling unit.

SUMMARY/BACKGROUND:

The public storm water collection and treatment systems located within the City of Ridgefield must be maintained and repaired by the City Public Works Department. The Storm Water Utility was created in 2005 with the plan that the fees charged would be used to perform the required long-term management, maintenance and repair to the storm water systems providing good stewardship of the environment, while correspondingly reducing the financial burden on the City's General Government Fund. Ordinance No. 1279 provides an amendment in the rate structure and a step toward generating the necessary revenue to assist in funding the Storm Water Utility.

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

As a result, of estimated expenses the rate model calls for a 3% inflationary increase to revenues to support estimated expenditures. Please refer to the following table for additional information on budget/financial impacts for both options.

The 2019 expense budget is expected to increase 14% over the 2018 budget, including \$33,850 for capital outlays \$27,450 transferred to the capital repair & replacement reserve and \$29,668 transferred to the equipment replacement fund. Per the rate model the estimate is that 6% of rate revenues would be set aside for capital projects in 2018. The percentage of rate revenue targeted for capital averages an increase of 3-5% per year over the following 8 years covered by the model.

Ordinance No. 1279 proposes a 3% rate increase per bi-monthly billing, per Equivalent Dwelling Unit (EDU).

BUDGET/FINANCIAL IMPACTS:

Refer to the following table for impacts:

Rate Change	Bi-Monthly Rate	Base Revenue	Increased Revenue	Total Revenue	Increase from 2018
3% Increase	18.05	641,883	19,257	661,140	3%

RECOMMENDED ACTION OR MOTION:

Staff recommends conducting the first reading of Ordinance No. 1279.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: Exhibit A Chapter 13.75.060 Stormwater Rate Change - Clean (DOC)
Exhibit A Chapter 13.75.060 Stormwater Rate Change (DOC)

ORDINANCE NO. 1279

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

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

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

WHEREAS, the Ridgefield City Council finds that it is now necessary to amend the rates and charges by increasing the rate to \$18.05 per bi-monthly billing period per equivalent dwelling unit to cover the cost and expense of operating said Utility; and,

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

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

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

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

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

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

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

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

Section 6. Effective date. This ordinance shall be in full force and effect on January 1, 2019.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 15TH DAY OF NOVEMBER, 2018.

By: _____
Don Stose,
Mayor

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	November 1, 2018
Second Reading:	November 15, 2018
Date of Publication:	November 21, 2018
Effective Date:	January 1, 2019

Exhibit “A”

Chapter 13.75

Stormwater Utility

13.75.060 - Stormwater service charge rates.

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

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

Exhibit “A”

Chapter 13.75

Stormwater Utility

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 ~~seventeen~~ **eighteen dollars and fifty-five cents** per two months per EDU multiplied by the number of EDUs determined by the utility to be contained in such parcel.
- B. All property subject to charges of the stormwater management program shall be billed based on the property characteristics existing one month prior to billing.
- C. All stormwater service charges and all other stormwater fees or charges hereafter established by the city shall be deemed to be levied upon real property.

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

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CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: November 01, 2018

ITEM:

AGENDA ITEM TITLE: Eagle Ridge Development Agreement

PREVIOUS COUNCIL ACTION TAKEN:

RCW 36.70A

SUMMARY/BACKGROUND:

Eagle Ridge Estates is proposed for parcels 215877-000 and 215818-000 which contain approximately 10.0 acres.

The agreement, if approved, would bind the city to pursue a change to the zoning designation from Residential Low Density 4 (RLD-4) to Residential Low Density 8 (RLD-8). The agreement will also require larger lots be located adjacent to Hillhurst Road. Additionally, the agreement would require dedication of approximately 5.0 acres of open space to the city, and require that all homes constructed in the development be constructed using the adopted National Green Building Standards.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends Council adopt Ordinance No. 1276 by making the following motion:

“I move to adopt Ordinance No. 1276, as presented.”

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: Development Agreement - City Ridgefield and Troy Developers
(DRAFT 2018.08.17) JN (DOCX)
Exhibit B - Parcel Maps (002) 2 (PDF)
Legal description APN 215877000 DRAFT (PDF)
Legal description APN 215818000 DRAFT (PDF)

ORDINANCE NO. 1276

EAGLE RIDGE DEVELOPMENT AGREEMENT

ORDINANCE NO. 1276

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A CONCOMITANT AGREEMENT WITH TROY DEVELOPERS, LLC.

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 Development Agreements pursuant to RCW 36.70B.170 which provides:

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 cost of development; and,

WHEREAS, Troy Developers, LLC ("Applicant") has controlling interests in the Property Owners own 10.0 acres of property located at 2361 and 2363 S. Hillhurst Rd. in the City of Ridgefield; and

WHEREAS, the City Council conducted a public hearing of the proposed Development Agreement at a regular scheduled meeting held on October 25, 2018; and

WHEREAS, the City Council conducted a first reading of this ordinance on October 25, 2018; and

WHEREAS, the City and the Applicant have reached agreement regarding the terms and conditions of a Development Agreement related to the development of the Project, which Development Agreement, together with its Exhibits A through C, is 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 the applicant. Execution of this Agreement will generally: Promote efficient development patterns; provide for architectural design standards, and necessary road improvements.

Section 2. **Development Agreement Approved.** The City Council for the City of Ridgefield hereby approves the Development Agreement ("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 1st DAY OF NOVEMBER 2018.

Mayor , Don Stose

ATTEST/AUTHENTICATED:

Julie Ferriss
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker
City Attorney

Public Hearing:	October 25, 2018
First Reading:	October 25, 2018
Second Reading/Passage:	November 1, 2018
Date of Publication:	
Effective Date:	

MAIL TAX STATEMENTS TO:

AFTER RECORDING RETURN TO:
Jordan Ramis PC
Attn: James D. Howsley
1499 S.E. Tech Center Place, Suite 380
Vancouver, WA 98683

This space provided for recorder's use.

INSTRUMENT TITLE: CONCOMITANT REZONE AGREEMENT

GRANTOR(S): Troy Developers LLC, a Washington limited liability company; [Andrew and Gwendolen Stephenson, husband and wife]

GRANTEE: City of Ridgefield, a Washington municipal corporation

ABBREVIATED LEGAL DESC: #82 SEC 29 T4N R1EWM 5.00A
#23 SEC 29 T4N R1EWN 5.A

FULL LEGAL DESC: See **EXHIBIT A** to This Document

ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBER(S): 215877000; 215818000

REFERENCE NUMBER OF
RELATED DOCUMENTS: None

CONCOMITANT REZONE AGREEMENT

This CONCOMITANT REZONE AGREEMENT ("Agreement") is made and entered into as of _____, 2018 (the "Effective Date"), by and between the CITY OF RIDGEFIELD, a Washington municipal corporation (the "City"), and TROY DEVELOPERS, LLC, a Washington limited liability company ("Troy Developers") (collectively, the "Parties").

RECITALS

WHEREAS, pursuant to City Municipal Code ("RMC") 18.320.080, the City has the authority to enter into a concomitant rezone agreement with a developer to provide for specific development standards to apply and govern certain property subject to rezone approval;

WHEREAS, Troy Developers is the owner of certain real property generally located at 2361 and 2363 S. Hillhurst Rd., in Ridgefield, Clark County, Washington, Parcel Nos. 215877000 and 215818000 (individually referenced by Parcel Nos., and collectively referred to as the "Properties"), which is legally described and depicted in the attached **Exhibit A**; and

WHEREAS, Troy Developers desires to change the zoning designation of the Properties from Residential Low Density District RLD-4 to RLD-8, as defined in RMC 18.210, in order to develop single family residential homes that are consistent with the surrounding neighborhood developments and the City of Ridgefield Urban Area Comprehensive Plan ("RUACP"); and

WHEREAS, as part of the consideration to this Agreement, Troy Developers agrees to establish and donate a specified acreage of open space on the Properties, as depicted in the attached **Exhibit B**; and

WHEREAS, the City desires to change the zoning designation of the Properties and agrees to the proposed dedication of open space to allow for the development of the Properties consistent with the neighborhood, the Residential Low Density District purposes and development standards, and the RUACP; and

WHEREAS, pursuant to RMC 18.320.080, the Parties agree to modify of zoning district for the Properties, establish open space acreage on the Properties, and implement the development conditions and design standards as outlined within this Agreement; and

WHEREAS, the City Council held a public hearing on _____, 2018, and approved this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals Incorporated by Reference. The Recitals set forth above are true and correct and incorporated herein by this reference.

2. Land Use Zone Designation. The Properties shall be zoned Residential Low Density RLD-8. The permitted land uses and development and design standards for the Properties shall be in accordance with CMC 18.210. After the Properties are fully developed consistent with the terms of this Agreement, the Properties will continue to be governed by and subject to the applicable land uses and development and design standards as provided for in the RLD-8 zone under CMC 18.210, or other applicable code sections governing RLD-8 zones. The designation of the Properties as RLD-8 is consistent with the City's Urban Area Comprehensive Plan. The lots along Hillhurst will be larger than the lots in the interior of the development.

3. Dedication of Open Space. Troy Developers agrees to dedicate approximately 5 total acres of open space on the Properties, as depicted in the [Amended Plat Map] attached hereto as **Exhibit D**. Approximately four (4) acres of open space will be designated on Parcel No. 215818000, and approximately one (1.5) acres of open space will be designated on Parcel No. 215877000. Within twelve (12) months of the Effective Date of this Agreement, Troy Developers will record an [Amended Plat Map] for the Properties providing for the dedication and management of the open space.

4. National Green Building Standard. Troy Developers agrees to build all of the homes to the National Green Building Standard (NGBS).

5. Term. This Agreement shall commence on the Effective Date and will remain in effect for [] years, unless extended, amended, or terminated by mutual written consent of the Parties; or, this Agreement shall be considered terminated when Troy Developers dedicates open space in accordance with Section 3 and has completed development of its Properties in accordance with the permitted uses and development standards as applied under Section 2. Further, this agreement shall not take effect until ownership of all parcels are consolidated under single ownership.

6. Vested Rights. Development of the Properties shall be vested to and governed by the City's development regulations in effect as of the Effective Date of this Agreement and all rights, obligations, terms, and conditions specified in this Agreement.

7. Reserved Authority. Pursuant to RCW 36.70B.170(4), the County retains the authority to impose new or different regulations to the extent required by a serious threat to public health and safety. The City acknowledges that subject matter of this Agreement, the rezoning and designating open space on the Properties, is not a serious threat to public health and safety, and to the extent that the City chooses to exercise its authority under RCW 36.70B.170(4) to impose new or different regulations, it will only take such action by legislative act of the City Council, subject to appropriate public process.

8. Inconsistencies. If any provisions of the City's Municipal 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 under Section 7.

9. Notices. All notices or written communications made under this Agreement shall be deemed to have been properly given upon delivery (if delivered in person), upon facsimile or email

transmission, or within three (3) business days after having been deposited in any post office or mail depository regularly maintained by the U.S. Postal Service and sent by registered or certified mail, postage prepaid, to the following addressees:

Troy Developers

Troy Johns
1004 W 13th Street
Vancouver, WA 98660

With a copy to:

James D. Howsley
1499 SE Tech Center Pl #380
Vancouver, Wa 98683

City of Ridgefield

Steve Stuart, City Manager
230 Pioneer Street
Ridgefield, WA 98642

With a copy to:

Janean Parker
P.O. Box 298
Adna, WA 98522

10. Authority. 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.

11. Recordation; Binding. This Agreement will be recorded within the real property records of Clark County, Washington, and the terms and provisions of this Agreement will run with the land and be binding upon and shall inure to the benefit of the heirs, successors, and assigns of the Parties.

12. Entire Agreement. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, whether oral or written, express or implied, between the Parties with respect to such subject matter.

13. Severability. If any portion of this Agreement is determined to be invalid or unenforceable to any extent by any court of competent jurisdiction, the remaining provisions of this Agreement shall not be affected and will remain viable and in full force and effect.

14. Counterparts. This Agreement may be executed in counterparts; however all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument.

15. Governing Law; Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for enforcement of this Agreement shall be the Superior Court of Clark County.

(Signatures on next page.)

By: _____

Its: _____

By: _____

Its: _____

State of Washington)
) ss.
County of)

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 _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2018.

(Seal or stamp)

Signature _____

My Commission Expires: _____

State of Washington)
) ss.
 County of)

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 City of Ridgefield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2018.

 Signature

My Commission Expires: _____

(Seal or stamp)

Approved as to form:

 City Attorney

EXHIBIT INDEX

EXHIBIT A – LEGAL DESCRIPTION

EXHIBIT B – PROPERTY MAP WITH OPEN SPACE DEDICATION

EXHIBIT C – **AMENDED PLAT MAP**

DRAFT

EXHIBIT A

Legal Description

DRAFT

EXHIBIT B

Property Map with Open Space Dedication

DRAFT

EXHIBIT C

Amended Plat Map

DRAFT

EXHIBIT "B"

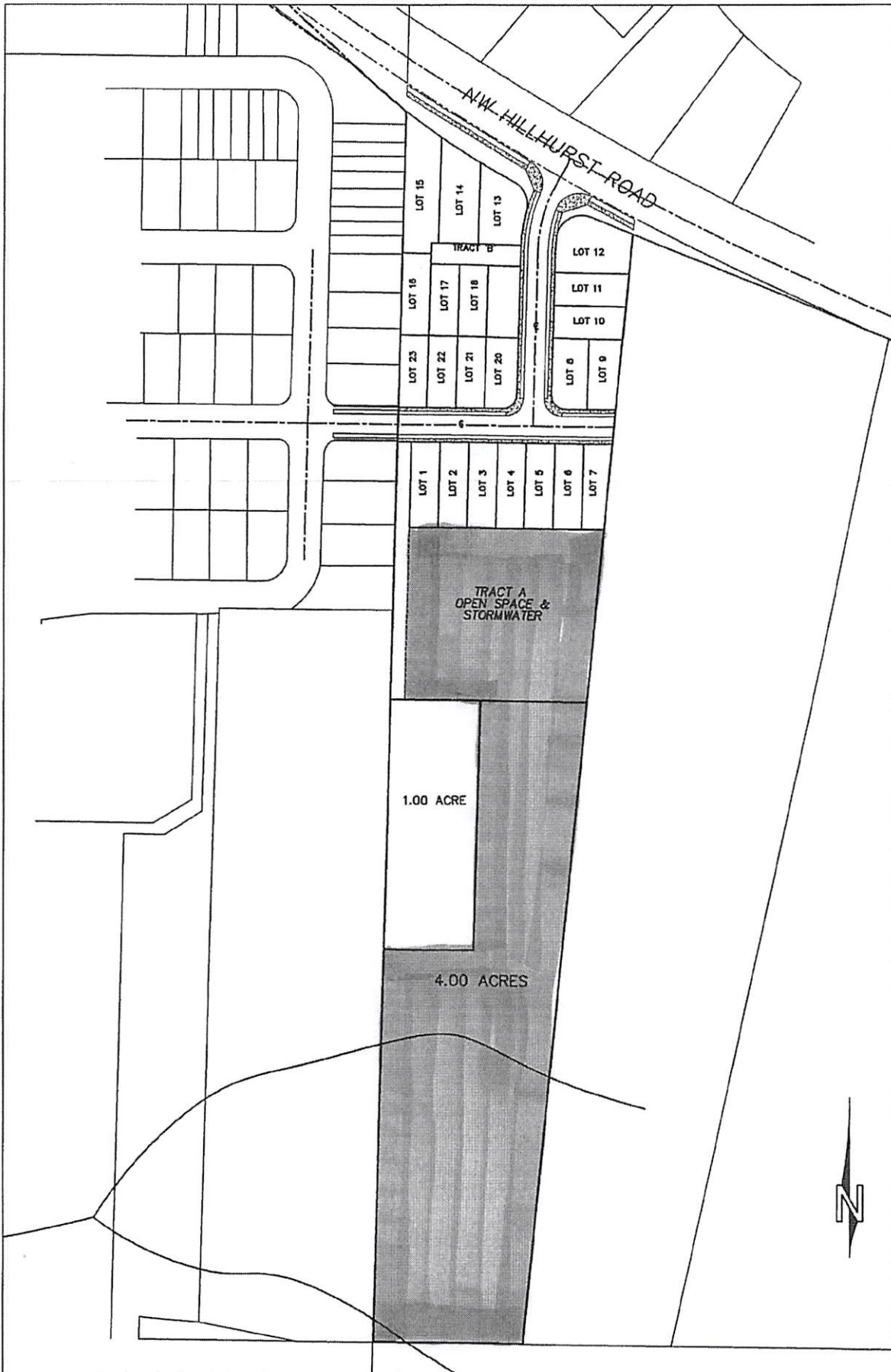


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH BEARS NORTH 89°30'18" WEST 2365.45 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 4°59'23" EAST 1561.84 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF COUNTY ROAD NO. 15; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF COUNTY ROAD NO. 15 A DISTANCE OF 362.33 FEET; THENCE SOUTH 0°52'57" WEST 1724.08 FEET; THENCE SOUTH 89°30'18" EAST 209 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, WHICH BEARS NORTH 89°30'18" WEST, 2365.45 FEET FROM THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO WALTER J. GARRISON, ET AL, BY DEED RECORDED UNDER AUDITOR'S FILE NO. G602589; THENCE NORTH 4°59'23" EAST, ALONG THE EAST LINE OF SAID GARRISON TRACT, 905.10 FEET; THENCE NORTH 89°30'18" WEST, 273.83 FEET, TO THE WEST LINE OF SAID GARRISON TRACT; THENCE SOUTH 0°52'57" WEST, ALONG SAID WEST LINE, 902.34 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°30'18" EAST, 209.00 FEET TO THE POINT OF BEGINNING.

EXCEPT PUBLIC ROADS

TOGETHER WITH A NON-EXCLUSIVE 30 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, BEING EAST OF AND MEASURED PERPENDICULAR TO AND PARALLEL WITH THE WEST LINE OF THE ABOVE DESCRIBED TRACT FROM COUNTY ROAD 15 TO THE NORTH LINE OF TRACT OF LAND BEING EXCEPTED ABOVE.

SITUATE IN THE CITY OF RIDGEFIELD, COUNTY OF CLARK, STATE OF WASHINGTON.

Attachment: Legal description APN 215877000 DRAFT (Eagle Ridge Development Agreement)

Exhibit "A"

That portion of the Southwest quarter of Section 29, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the South line of said Southwest quarter, which bears North 89°30'18" West, 2365.45 feet from the Southeast corner thereof, said point being the Southeast corner of that tract conveyed to Walter J. Garrison, et al, by deed recorded under Auditor's File No. G 602589; thence North 4°59'23" East, along the East line of said Garrison tract, 905.10 feet; thence North 89°30'18" West, 273.83 feet, to the West line of said Garrison tract; thence South 0°52'57" West, along said West line 902.34 feet to the Southwest corner thereof; thence South 89°30'18" East, 209.00 feet to the Point of Beginning.

Attachment: Legal description APN 215818000 DRAFT (Eagle Ridge Development Agreement)