



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

November 1, 2018

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

Preliminary 2019 Legislative Agenda Discussion - Mike Burgess, City Lobbyist

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	Absent	
Jen Lindsay	Councilor	Present	

MOTION: Council member David Taylor moved to excuse Council member Sandra Day from the meeting.

SECOND: Council member Darren Wertz.

Vote-Yes: Council member Taylor, Wertz, Onslow, Lindsay, Wells and Mayor Stose.

Vote-No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

None.

PUBLIC COMMENT

None received.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

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

PRESENTATION

1. Road Maintenance Funding

PUBLIC HEARING/BUSINESS

1. Public Hearing on 2019 Property Tax Levy and Revenues

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.

City Council conducted discussion.

Mayor opened Public Hearing: 7:24PM

Carsten Koldsbaek - Resident

Discovery ridge shopping center taxable sales tax.

Stormwater fund, HOA is currently paying for maintenance of the pond. What the City is doing that is not done by the HOA control?

Are there bond money that is being used for police radios?

Mayor closed Public Hearing: 7:26PM

Staff address questions provided during public hearing.

2. Public Hearing and First Reading of Ordinance No. 1274 - Comprehensive Plan Amendment - Transportation Capital Facilities Plan - Brenda Howell, City Engineer

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.

City Council conducted discussion.

Mayor opened Public Hearing: 7:59PM

Pat Jeffries - JB Homes/Developer

Increase of impact fees affects the construction of new homes, it costs over 40K to receive a building permits.

Please consider that before increasing fees.

Mayor closed Public Hearing: 8:00PM

BUSINESS

1. First Reading of Ordinance No. 1277 – 2019 Property Tax Levy - Kirk Johnson, Finance Director

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.

City Council conducted discussion.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1277 AS PRESENTED.

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

2. First Reading of Ordinance No. 1278 - 2019 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

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

City Council conducted discussion.

MOTION: MOVED TO WAIVE THE SECOND READING OF ORDINANCE NO. 1278.

RESULT:	DEFEATED [3 TO 3]
MOVER:	Lee Wells, Councilor
SECONDER:	Jen Lindsay, Councilor
AYES:	Wells, Stose, Lindsay
NAYS:	Onslow, Taylor, Wertz
ABSENT:	Day

3. First Reading of Ordinance No. 1279 - 2019 Storm Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

City staff contracted with FCS group, one of the most preeminent consultants in our region, to conduct a rate analysis as required by the City's Budget Policy. The rate analysis was 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.

City Council conducted discussion.

4. Second Reading of Ordinance No. 1276 - Eagle Ridge Development Agreement - Jeff Niten, Community Development Director

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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1276 AS PRESENTED.

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

PUBLIC COMMENT - [8:35 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council member Taylor - Attended City Manager briefing.
 Council member Lindsay - Attended business meeting.
 Council member Wells - Attended business meeting.
 Council member Onslow - Attended City Manager briefing.
 Council member Wertz - Attended City Manager briefing.

Mayor

Attended event with first responders performing "Kindness Sting" for Wyatt Draper who has inoperable brain tumor.

City Manager

City Manager Steve Stuart - West Coast League update provided.

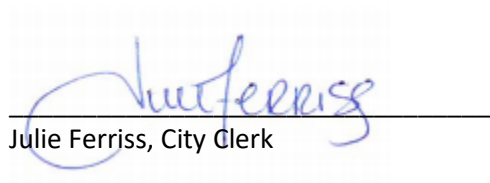
Public Works Director Bryan Kast - Ridgefield Outdoor Recreation complex construction update provided.

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

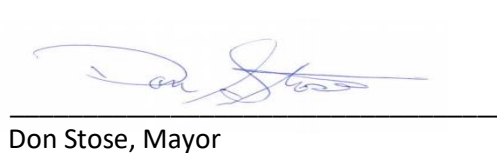
Deputy City Manager Lee Knottnerus - Wine and Chocolate event is November 3rd.

Police Chief John Brooks - Extra patrol was out during Halloween trick-or-treat.

ADJOURN - [8:42 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor