



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

October 28, 2021

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

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

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the October 14, 2021 Meeting**

PRESENTATION

- 1. 2022 Budget Update**

BUSINESS

- 1. First Reading of Ordinance No. 1351 – Budget Amendment - Kirk Johnson, Finance Director**

The budget amendment totals \$369,000 in total appropriations and includes \$6,245,558 in additional revenue for 2021. Revenue increases include an updated forecast for retail sales and use taxes of \$1.4

million, a one-time revenue receipt from the State Legislature of \$45,654 to assist with increased expense related to police reform, and two small grants for \$8,904. Building permit fees and plan check fees will see an increase of \$1,000,000 total, REET revenue \$1.5 million, PIF \$800,000 and a developer pro rata share for traffic impacts of \$41,000. Water revenue will see an increase due to the high usage during the warm summer months of \$500,000 and meter installs will see an increase of \$50,000 in revenue. Appropriations include \$164,000 for street fund operations \$93,000 for additional personnel expense related to snow removal early in 2021 and crack seal work completed with the pavement preservation program. Additional street fund expense includes \$71,000 for operational work mainly related to the emergency repair of the Reiman Road guardrail and paving work at the Division Street rail crossing. Funding will come from a reallocation of existing General Fund expenses in the amount of \$164,000. Water fund appropriations for \$155,000 for additional water meter purchase to meet the permitting requests for installed meters and \$50,000 for additional water charges related to purchase of water supply from Clark Public Utility. Overall fund balance impact will be an increase of \$6,040,558.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1351 AS PRESENTED.

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

2. Second Reading of Ordinance No. 1349 – Amendment to Union Ridge Development Agreement - Steve Stuart, City Manager

The original development agreement was approved by Council Resolution No. 314 and signed by the City on June 30, 2006. The agreement was effective on June 30, 2006. Use designation for Union Ridge Master Plan adjusted lot 4 under the Union Ridge Master Plan was changed from Destination Retail/High Impact Commercial to Office/Industrial Park via PLZ-21-0049. The development agreement amendment formally integrates the adjusted lot 4 use designation into the Union Ridge Master Plan which is referenced and contained within the original development agreement. In addition to the change of uses being memorialized, the development agreement amendment adopts enhanced vegetative screening and façade standards to recognize the larger physical presence of the approved building on adjusted lot 4. Vegetative screening and façade design are memorialized in the development agreement amendment.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1349 AS PRESENTED.

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

3. Second Reading of Ordinance No. 1350 - Amendment to Ridgefield Heights Development Agreement - Steve Stuart, City Manager

The 2007 subdivision application (formerly “Kemper”) was approved by the Ridgefield Hearings Examiner for 200 lots. The decision also included a requirement that Kemper construct (at their expense) a connection to Pioneer Street / SR501 from S Bertsinger Road. Due to topography, environmental, road classification, and cost concerns, developer asked City to consider a Development Agreement for the subdivision (subsequently referred to as “Ridgefield Heights”) that would change the classification of S Bertsinger Rd to local access only, remove the replacement bridge required by the

2007 Final Order, not allow new trips from subdivision onto S Bertsinger Rd, not allow construction traffic to use S Bertsinger Rd, require developer contribution for the future extension of S 35th Ave from project area to Pioneer Street / SR501, and require developer improvement of S 10th Way between the eastern boundary of the subject property to the intersection of S 35th Place. The City agreed to plan, design, and construct improvements to S 35th Place, which would connect improvements on S 10th Way and S 15th Street. This amendment to the Development Agreement would change the requirements for improvement to S 35th Place from City to Developer responsibility and provide a process for City to reimburse those costs through Traffic Impact Fee Credits.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1350 AS PRESENTED.

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

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1352 – Fall 2021 Ridgefield Municipal Code Updates - Claire Lust, Community Development Director

Staff propose a series of amendments to Titles 13, 14, and 18 of the Ridgefield Municipal Code (RMC). The purpose of the proposed amendments is to keep the code up-to-date and to address current issues in order to better serve the Ridgefield community. The proposed amendments intend to update the code to address issues identified when applying the existing code and issues anticipated for future projects in Ridgefield. For this round of updates, staff identified three types of proposed code amendments: housekeeping updates, minor policy changes, and major policy changes related to land division.

City Council discussion.

Mayor Opened the Hearing: 7:39PM

No testimony received.

Mayor Closed the Hearing: 7:39PM

First reading only.

PUBLIC COMMENT

None.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended City Manager briefing, nature park update.

Council Member Coker - Attended School Board meeting.

Council Member Wells - Attended City Manager briefing, Port of Ridgefield meeting.

Council Member Aichele - Helped with Halloween Hall event, attended pre-application conference, Neighbors on Watch meeting.

Council Member Lindsay - Attended Budget Advisory committee meeting.

Council Member Chipman - Attended Budget Advisory committee meeting, Arts Association meeting, Halloween Hall event.

Mayor

Attended CCTA & Clark County Government Affairs Roundtable.

City Manager

City Manager Steve Stuart - Meeting with CRWWD and update provided, Halloween is this weekend lots going on in town.

Community Development Director Claire Lust - New employee update.

Public Works Director Bryan Kast - Royle road project update.

Police Chief John Brooks - Officer Morgan rescued a cat that was stuck behind a water heater and de-escalated the situation.

EXECUTIVE SESSION - COLLECTIVE BARGAINING

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

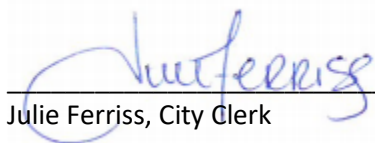
Mayor Stose announced that City Council will enter into Executive Session to discuss Collective Bargaining pursuant to RCW 42.30.140(4)(a) for approximately 20 minutes and no action is anticipated (7:58PM).

Attendees: City Council, City Manager Steve Stuart, Deputy City Manager Lee Knottnerus.

At 8:20PM, City Manager Steve Stuart announced an additional 5 minutes.

At 8:25PM, Mayor Stose reconvene the meeting and adjourn.

ADJOURN - [8:25 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor