



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

October 27, 2016

Regular Meeting - 6:30 PM

STUDY SESSION - 5:00 P.M.

YMCA Market Feasibility Study - Steve Stuart, City Manager

Four Square Research, Inc conducted a presentation on YMCA market feasibility study.

2. 2017 Preliminary Budget

Finance Director Kirk Johnson presented 2017 preliminary budget update.

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:31 PM](#)

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

None

PUBLIC COMMENT - [6:33 PM](#)

Barbara Wright - Resident.

Crosswalk issues in front of the High School - when the bond passes the crosswalk will be an important feature in that area.

Too small of signage, more crosswalk signage is needed.

Suggesting - flashing red light.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:36 PM](#)

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

1. Approval of Minutes from October 13, 2016 Meeting - [6:36 PM](#)

2. Approval of Claims And/Or Payroll - [6:36 PM](#)

PRESENTATION - [6:39 PM](#)

1. Quarterly Report - 3RD Quarter 2016

Finance Director Kirk Johnson presented 2016 3rd quarter report.

2. Complete Streets Update - [6:57 PM](#)

Public Works Director Bryan Kast conducted a presentation on complete streets update. Complete Streets refers to a policy and planning approach that ensures that streets are planned, designed, constructed and maintained in a way that accommodates users of all forms of transportation including pedestrians, cyclists and users of public transportation.

PUBLIC HEARING/BUSINESS

1. Public Hearing and Approval of Water Conservation Goal Setting - [7:05 PM](#)

The Department of Health requires that goals for water use efficiency are established every 6-years through a public forum. The City last established water use efficiency goals at a public meeting on July 9, 2009. Those goals were carried over in the 2013 Water System Plan that was adopted by council in 2013, however there was not a forum for public comment on the goals at that time. Staff recommends revising the water use efficiency goals to "Reduce average consumption to 191 gallons per day per ERU by 2022", and to "maintain distribution system leakage and loss below 10-percent". These goals are consistent with the City's Water System Plan and Department of Health Guidelines.

Mayor opened the Public Hearing 7:15PM

No testimony received

Mayor closed the Public Hearing 7: 15PM

MOTION: Adopt the water use efficiency goals as presented.

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

BUSINESS

1. Ordinance No. 1221 – First Reading of 2016 Budget Amendment -Kirk Johnson, Finance Director

The total budget amendment request is for \$534,926 which includes \$371,453 in new expenditures, \$109,750 in additional revenue recognition, and \$163,473 in net transfers from both special revenue and operating funds. The total fund balance reduction is \$261,703.

First reading conducted.

2. Ordinance No. 1219 - Second Reading of Ridgefield Mixed Use Overlay Approval - [7:27 PM](#)

The purpose of the Ridgefield Mixed Use Overlay is to encourage development of mixed-use nodes outside the central city in the Pioneer & 45th and Ridgefield Junction subareas. There is the potential to apply the proposed overlay elsewhere in the city on sites 10 acres or larger if requested by the property owner. Mixed-use sites are intended to combine commercial, residential and office uses on sites distinguished by high-quality architectural and site design that integrate common open areas, connections between uses and to adjacent sites, and a sensitive response to environmental features.

MOTION: Council member Darren Wertz moved to amend Ordinance No. 1219 - Addition of two parcels identified by Mr. Niten.

Council member John Main second the amendment.

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

Vote - No: None.

Passed.

MOTION: Council member Darren Wertz moved to amend the amended motion to include code language for "limited drive-thru" identified by Mr. Niten.

Council member Don Stose second the amendment.

Council conducted discussion regarding drive-thru, pros and cons regarding the amendment.

MOTION: Council member Darren Wertz moved to amend his amendment to include language on indoor uses/pedestrian access.

Council member Lee Wells second the amendment.

Vote - Yes: Council member Wertz, Stose, Day, Main, Taylor, Wells.

Vote - No: Mayor Onslow.

VOTE on the amend of the amendment.

Vote - Yes: Council member Taylor, Wells, Wertz.

Vote - No: Council Member Main, Day, Stose and Mayor Onslow.

Motion failed.

MOTION: Moved to adopt Ordinance No. 1219 as amended.

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

3. Ordinance No. 1220 – Second Reading of Commercial Design Standards Approval-Jeff Niten, Community Development Director

The purpose of the proposed Commercial Design standards is to develop regulations that ensure commercial property is developed in a way that suits Ridgefield's unique character and identity. The vision underlying these proposed design standards is one that lets citizens and visitors alike know they're in Ridgefield. The major themes of the proposed standards include working with the land, rather than clearing and leveling a site developers must work with the natural topography of a site, this is an important element because it helps retain the unique character of Ridgefield. Another highlight is maintaining a significant portion of the native vegetation. Site design must take into account the native vegetation present on the site and work to preserve as much of the site as practical. Walkability and architectural hierarchy is prevalent throughout the proposed design regulations, differing rooflines and

architectural breaks in the buildings create texture and produce buildings that are interesting and unique rather than bland. Material and color choices are limited in the proposal, however the Planning Commission and staff worked diligently to strike the right balance between requiring items necessary to produce what fits for Ridgefield while not stifling the creativity of individual design and construction teams. During the public hearing comments requesting a consistent architectural theme be incorporated into the proposed standards. This draft of the standards contains a requirement for exposed beam construction to be incorporated into the primary building on a site.

City Council conducted discussion.

Ordinance No. 1220 as amended:

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

Vote - No: None

MOTION: Council member John Main moved to amend Ordinance No. 1220 by including language regarding alternative fuel station options.

RESULT:	ADOPTED [5 TO 2]
MOVER:	John Main, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Wells, Stose, Wertz, Main, Day
NAYS:	Onslow, Taylor

4. Resolution No. 516 - Approval of Support for Ridgefield Outdoor Recreation Complex Project-Steve Stuart, City Manager

The City and the District both wish to expend the amount of land and facilities available within the City for ball fields, sports activities for youth, and recreational activities. City and District have collaborated on the proposed placement of a joint outdoor recreation complex adjacent to the planned site of the 5-8 middle school, with such complex expected to contain ball fields, parking, concession facilities, landscaping, field lighting, and other infrastructure to be known as the "Ridgefield Outdoor Recreation Complex". The City Council declares it's support for collaborating with the District in the design and construction of RORC adjacent to the 5-8 Middle School. City Council directs the City Manager to engage with the District in an effort to form an interlocal agreement providing for design, funding, construction, and maintenance of said RORC.

MOTION: Moved to adopt Resolution No. 516 as presented.

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

5. Motion - Approval of Bid Award for Sargent Street Storm Improvements Project - [8:26 PM](#)

The City's 2008 Stormwater management plan identifies the installation of a Storm sewer south of Sargent Street between S. 4th and S. 5th Avenue as the third priority project. Currently water collects in the back yards of homes north and south of Sargent Street in the winter and spring. This project will replace a non-functioning clay drain tile from the north side of Sargent street south to Shobert Street with inlets along the length of the project. The City contracted with Otak Inc to complete the design, and the project was advertised for bid on October 7th. Michael Green Construction of Washougal submitted the low bit at \$103,540.00.

MOTION: Moved to award the Sargent Street Stormwater Improvements Project to Michael Green Construction in the amount of \$103, 540.00”

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

PUBLIC COMMENT - [8:32 PM](#)

None Received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:32 PM](#)

Council Member Taylor - attended Clark College community open house, briefing with City Manager, will be out of town at November 17th City Council meeting.

Council Member Day - attended WA State trail coalition presentation with Lee Knottnerus.

Council Member Main - attended art association board meeting.

Council Member Wells - attended 5 meeting and Clark College community open house.

Council Member Stose - attended dinner action for the support of the school bond.

Council Member Wertz - attended briefing with City Manager.

Mayor - [8:40 PM](#)

Attended Clark College community open house, Ridgefield Business Association after hours event.

City Manager - [8:42 PM](#)

Kudos to Kirk Johnson on his presentation at the conference for participation on the LEAN panel, public hearing and resolution will be presented at the December 1st City Council meeting on the Ridgefield School bond support.

City Attorney Janean Parker - update provided regarding litigations.

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

Deputy City Manager Lee Knottnerus- Provided updated on upcoming events.

FROM THE COUNCIL

None

ADJOURN - [8:50 PM](#)


Julie Basarab, City Clerk


Ron Onslow, Mayor