



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, September 8, 2016
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

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

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

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding items not on the agenda 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.

III. CONSENT AGENDA

- 1. Approval of Minutes from August 25, 2016 Meeting**
- 2. Approval of Claims And/Or Payroll**
- 3. Approval of Donations**

IV. PRESENTATION

- 1. Parks Board Quarterly Update on 2016 Work Plan - Bryan Kast, Public Works Director**
- 2. Water and Stormwater Rate Study Final Draft Update - Bryan Kast, Public Works Director**

V. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading on Ordinance No. 1218 - Stephenson Vista Development Agreement - Jeff Niten, Community Development Director**

VI. BUSINESS

The public is invited to comment on business items at the conclusion of Council discussion prior to the vote. In cases where public record has been closed, no additional comments may be received.

- 1. Ordinance 1216 - Second Reading on Petition to Annex - Brown - Jeff Niten, Community Development Director**
- 2. Motion - Approval of Amendment to the Comprehensive Plan Map - Jeff Niten, Community Development Director**
- 3. Motion - Approval of Contract for Construction of N. 4Th Place Project - Bryan Kast, Public Works Director**

The public meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities can be arranged with a two week advance notice by calling the City Clerk at (360) 887-3557. For other formats or special language needs, contact the City Clerk at (360) 887-3557.

4. **Motion - Approval of Bid Award for Reiman Guardrail Project - Bryan Kast, Public Works Director**
5. **Motion-Approval of Bid Award for Division Street Storm Project - Bryan Kast, Public Works Director**

VII. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding items not on the agenda 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.

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. **Council**
2. **Mayor**
 - Appointment of Parks Board Member, Position No. 7**
 - Proclamation: Legendary Teacher Day**
 - Proclamation: Constitution Week**
3. **City Manager**

IX. FROM THE COUNCIL

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from August 25, 2016 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 Basarab, City Clerk

ATTACHMENTS: 08-25-2016 (PDF)

Approved to be placed on City Council Agenda:



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
August 25, 2016

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Study Session - Introduction to the 2017 Baseline Budget - [5:33 PM](#)

Finance Director Kirk Johnson presented baseline budget to City Council.

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:30 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	Absent	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

3. Motion to excuse Council Member Darren Wertz from the meeting

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

LATE CHANGES TO THE AGENDA

City Manager Steve Stuart - Add appointment of new Planning Commission Member, Position No. 1 under Mayor's report.

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

Tim Dawdy - Clark County Fire & Rescue

Provided an update on fires around the City that occurred in the past few weeks.

Drowning at the Lewis River, young girl passed away - need to reinforce kids to wear life-jackets.

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

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

- 1. Approval of Minutes from the Following Meeting of the Council: August 11, 2016 - [6:36 PM](#)**
- 2. Approval of Claims And/Or Payroll - [6:36 PM](#)**

PRESENTATION

- 1. Salary Commission Presentation - [6:37 PM](#)**

Salary Commission Chair David Kelly presented salary commission update to City Council.

- 2. Second Quarter 2016 Financial Report - [6:40 PM](#)**

Finance Director Kirk Johnson presented second quarter financial report.

PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading on Ordinance No. 1216 - Petition to Annex the Brown Property - [6:58 PM](#)**

Petition to Annex the Brown Property: City received Notice of Petition to Annex on June 22, 2016. The annexation notice is for 107.28 acres (111.42 acres with adjacent right of way) contains within 18 parcels. Staff provided the Petition to Annex to the Clark County Assessor's Office for review, Assessor's Office issued a certificate of sufficiency certifying that the signatures represent 60% of the assessed property value within the annexation area, which meets the state annexation minimums.

Mayor opened the hearing - 7:01PM

Newt Rumble - Clark County Resident

Asking to delay action on the annexation for some period of time, at least until hearing board - January 2017.

We need transition zones to add cultural acres.

What is being proposed is not a reasonable transition zone.

This project is a little bit ahead of its time.

Letter was submitted from the City to Clark County back in 2014, wishing not to extend the urban boundaries.

Why do we need to extend the urban boundaries now?

Asking to reconsider this annexation.

Kay Hendrickson - Clark County Resident 7:07PM

We don't get to elect you even though you get to make decision for us.

These meeting are just a legal protocol.

Are you telling us we don't have a choice of how we take care of our own property?

City advantage - you already made the decision.

Schools and roads are overrun.

Delay the annexation.

Barbara Kusik - Clark County Resident 7:10PM

Written comments submitted from Ridgefield neighbors, please refer to them.

Comments are short and to the point.

18 Ridgefield neighbors have signed letters.
 4th points that are mentioned - Need for land, Traffic impact, school capacity, agricultural land.
 We are all Ridgefield neighbors.
 Proceed with caution on this annexation.

George Cook - Clark County Resident 7:12PM
 Thank you for allowing us to comment on this annexation tonight.
 Addressing comment that were submitted with the packet.
 Summary of traffic issues presented.
 Safety and quality of life.
 Significate growth expected.
 Support issues.
 Inconsistent speed limit signs on NW 31st Avenue.

Beverly Leadingham - Clark County Resident 7:20PM
 Support everything that was presented by Newt Rumble.

Cynthia Carlson - Clark County Resident 7:21PM
 Letter submitted into the record -what is being proposed is conversion of land from rural/agricultural to urban land.
 Part of GMA is to protect the encroachment of urban lands into rural lands.
 Ridgefield wildlife refuge is a treasure.
 Mitigation plans will need to be made for the wildlife corridors
 Geologic and hydrologic concerns.
 Light pollution is concern.

Jamie Howsley - Attorney for Mr. Brown 7:27PM
 Submitted packet into the record.
 This property has been evaluated.
 Appropriate place for the future growth of Ridgefield.
 Development agreement addresses some of the concerns.
 Request that council support the annexation.

Rebecca Duval - Clark County Resident 7:31PM
 Concern - Allen Canyon creek runs through our property - seen coho salmon in the creek.
 Stormwater concerns.
 Wildlife concerns.

Mayor closed the hearing 7:32PM

First Reading of Ordinance No. 1216 - Petition to Annex the Brown property - no action will be taken.

BUSINESS

1. Ordinance No. 1213 - Second Reading on Brown Development Agreement - 7:33 PM

The City, during the development of the 2016 Ridgefield Urban Area Comprehensive Plan, requested the subject area be considered by Clark County for an Urban Growth Area expansion. The Clark County Board of Councilors considered the requested expansion for inclusion and ultimately granted the request at a duly noticed public hearing on June 21, 2016. Clark County Ordinance 2016-06-12 was adopted by the County on June 28, 2016 and is effective ten (10) days following adoption, or July 8, 2016. The development agreement proposes a number of items that will control development of the property.

MOTION: Moved to adopt Ordinance No. 1213 as presented.

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

2. Ordinance No. 1214 – Second Reading to Authorize Condemnation Processing -Steve Stuart, City Manager

The City of Ridgefield has determined that current facilities for the public library no longer meet the needs of a growing community. As a result the City has been looking for property for an expanded public library facility that will meet the needs of the community now and into the future. The only remaining site vetted by the City Council as a potential location for expansion of the Ridgefield Community Library, based on the needs analysis, site evaluation, and community input , is properties located at the corner of Mill and Main, and extending west along Mill to Railroad Ave. The City has every intention of working with the current property owners of the selected location to come to an agreement on purchase of the property. City has mailed notice to the property owner of record via certified mail to provide required notification per RCW 8.25.290.

MOTION: Moved to adopt Ordinance No. 1214 as presented.

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

3. Ordinance No. 1217 – First Reading of Repealing Ordinance No. 753 - Ridgefield Municipal Code Chapter 3.64 (Water/Sewer Capital Facilities and Equipment Replacement Fund)-Kirk Johnson, Finance Director

City Council approved RMC 3.64 to set aside funds in the water and sewer funds for the purpose of repairing and replacing existing capital facilities. At the time of approval, rates collected for these services, were used to support operations and maintenance. It was determined that 5% of rates needed to be set aside to repair and replace the existing infrastructure. The City transferred the sewer collection system to Clark Regional Wastewater District in 2014 and the treatment system to Discovery Clean Water Alliance in 2015. The City is no longer responsible for repair and replacement of the capital facilities for sewer. Staff is requesting to repeal Ordinance 753 removing the requirement from code.

MOTION: Moved to waive second reading and adopt Ordinance No. 1217 as presented.

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

4. Resolution No. 512 Approval of Amendment to Financial Management Policies-Kirk Johnson, Finance Director

Approval of Amendment to Financial Management Policies: Finance staff recommends removing all

reference from code relating to reserve policies and incorporating applicable reserve policies in the financial management policy document approved by Council. A companion recommendation, Ordinance No. 1217, has been submitted to Council to repeal RMC 3.64 Water/Sewer Capital Facilities and Equipment Replacement Fund.

MOTION: Moved to adopt Resolution No. 512 as presented.

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

5. Resolution No. 513 - Approval of Debt Management Policies -Kirk Johnson, Finance Director

Approval of Debt Management Policies: Industry standards and best practices for debt management policies suggest a comprehensive policy document that addresses all aspects of issuance and management of City issued debt. The Finance Department has developed a document that addresses the purpose and objectives for debt management for the City of Ridgefield.

MOTION: Moved to adopt Resolution No. 513 as presented.

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

6. Motion - Approval of City Manager 2016-17 Employment Compensation Agreement - [7:55 PM](#)

Approval of City Manager 2016-17 Employment Compensation Agreement: City's employment agreement with the City Manager provides the City Council with the option of granting the City Manager a bonus based on his previous year's performance and the extent to which his performance exceeds established goals and specific criteria. The agreement calls for the Council to assess the City Manager's performance in these areas no later than the end of April 2017. Council will use the results of the assessment, along with the City Manager's annual performance evaluation, to determine any compensation adjustment effective in April 2017 for 2017-18.

MOTION: Moved to approve City Manager Performance Compensation Agreement for 2016-17.

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

7. Motion - Approval of Land Purchase for Ridgefield Outdoor Recreation Complex - [7:57 PM](#)

Approval of Land Purchase for Ridgefield Outdoor Recreation Complex: City Council approved an amended 2008 development agreement with the Kennedy family and Urban NW Holdings, LLC that includes a provision to purchase 5 acres of land and receive 2.5 acres of land by donation. The City will be using the 7.5 acres of land for the Ridgefield Outdoor Recreation Complex. The purchase is being funded through a combination of Park Impact Fees (\$755,000) and Real Estate Excise Taxes (\$370,000). The City

has added a claim for the full purchase amount, which includes \$100,000 in earnest money and the remaining \$1,025,000 due at closing, to the claims and payroll consent agenda.

MOTION: Moved to approve the City's purchase of parcel 986039417 for a purchase price of \$1,125,000 and authorize the City Manager to take all steps necessary to close the sale.

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

PUBLIC COMMENT - [8:03 PM](#)

John McCarthy - Non Resident
Concerns regarding Carty Road construction.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:06 PM](#)

Council member Taylor - Attended City Manager briefing.
Council member Stose - attended Ridgefield School District convocation celebration event.
Council member Main - Attended CREDC luncheon, North County Leadership Meeting, City Manager briefing.
Council member Wells - Attended CRWWD meeting, DCWA meeting, two pre-application conference meetings, City Manager briefing, Port of Ridgefield meeting.
Council member Day - Attended budget advisory meeting, CRWWD meeting, school board meeting, Ridgefield School District convocation celebration event, tour with reporters from the Reflector, Clark College vision meeting, City Council meeting tonight.

Mayor - [8:12 PM](#)

Attended CREDC luncheon, tour with the reporters from the Reflector, Ridgefield School District convocation celebration event, North County Leadership Meeting.

Appointment of new Planning Commission Member, Position No. 1 - Paul Young.

Paul Young - Resident
Family moved from Kelso - love the community.
Thanked City Council for appointment to the commission.

3. Motion to confirm Mayor's appointment of Paul Young to the Planning Commission as presented.

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

City Manager - [8:16 PM](#)

City Manager Steve Stuart - Welcomed Mr. Young to the Planning Commission, Farm to Table dinner event is this Saturday, off leash dog park ribbon cutting ceremony is August 31st, Heritage day event is first Saturday in September, Octoberfest event is second Saturday in September.

Community Development Director Jeff Niten - CDD report provided.

Public Works Director Bryan Kast - Wells are working overtime, tips to conserve water are available on the website.

FROM THE COUNCIL

ADJOURN - [8:19 PM](#)

Julie Basarab, City Clerk

Ron Onslow, Mayor

Attachment: 08-25-2016 (1073 : Approval of Minutes)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016
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: Julie Basarab, City Clerk

ATTACHMENTS: September 08, 2016 - Claims Report (PDF)

Approved to be placed on City Council Agenda:

City of Ridgefield

Claims Payment Report

For Approval on: September 8, 2016

Vendor #	Vendor Name	Invoice No.	Description	Contract No.	Resp. Dept	Amount
9	ACCURATE AUTOMOTIVE*	4155	PD VEHICLE MAINT - '08 INTERCEPTOR		Pub Safety	89.35
						89.35
15	ADVANTAGE PROTECTION INC*	236331	PORT PUMP STATION QUARTERLY MONITORING		Pub Wrks	228.84
15	ADVANTAGE PROTECTION INC*	236336	CEMETERY RESERVOIR QUARTERLY MONITORING		Pub Wrks	228.84
						457.68
17	AIRGAS USA, LLC*	9054610805	OXYGEN & ACTYLENE CYL LEASE RENEWAL		Genl Govt	385.90
						385.90
2569	ANDERSON SIGNS, INC.*	32774	PUBLIC NOTICE SIGNS		Com Dev	375.00
						375.00
32	ARAMARK UNIFORM SERVICES*	862484894	FLOOR MATS - CITY HALL/PW/CDD/PD		Genl Govt	19.39
32	ARAMARK UNIFORM SERVICES*	862484895	UNIFORM SERVICES		Genl Govt	64.16
32	ARAMARK UNIFORM SERVICES*	862495360	FLOOR MATS - CITY HALL/PW/CDD/PD		Genl Govt	19.39
32	ARAMARK UNIFORM SERVICES*	862495361	UNIFORM SERVICES		Genl Govt	64.16
32	ARAMARK UNIFORM SERVICES*	862505783	FLOOR MATS - CITY HALL/PW/CDD/PD		Genl Govt	19.39
32	ARAMARK UNIFORM SERVICES*	862505784	UNIFORM SERVICES		Genl Govt	55.77
						242.26
2444	BUCKETS*	1018	MEALS - VOLUNTEERS AT F2T		Genl Govt	112.19
						112.19
92	CITY OF BATTLE GROUND*	200-2016	2016 SUMMER PLAYGROUND PROGRAM		Pub Wrks	2,475.00
92	CITY OF BATTLE GROUND*	851	COURT COSTS - JULY 2016		Judicial	695.00
						3,170.00
102	CLARK COUNTY*	130007689	UPPER DAYBREAK EF-20		Pub Wrks	181.08
102	CLARK COUNTY*	140005652	LAB ANALYSIS & BIOSOLIDS DISPOSAL		Pub Wrks	4,559.94
102	CLARK COUNTY*	220004493	SUPERVISIONS & PRETRIALS - JULY 2016		Judicial	119.06
102	CLARK COUNTY*	730011953	FIRE INSPECTION		Com Dev	132.00
						4,992.08
110	CLARK PUBLIC UTILITIES*	20160901-1	ELECTRICITY - 116 N MAIN AVE		Pub Safety	202.31
110	CLARK PUBLIC UTILITIES*	20160901-10	ELECTRICITY - 109 W DIVISION ST		Pub Wrks	2,526.63
110	CLARK PUBLIC UTILITIES*	20160901-2	ELECTRICITY - 214 S RIVERVIEW DR		Pub Wrks	361.14
110	CLARK PUBLIC UTILITIES*	20160901-3	ELECTRICITY - 109 W DIVISION ST		Pub Wrks	124.44

Attachment: September 08, 2016 - Claims Report (1077 : Approval of Claims And/OR Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: September 8, 2016

Vendor #	Vendor Name	Invoice No.	Description	Contract No.	Resp. Dept	Amount
110	CLARK PUBLIC UTILITIES*	20160901-4	ELECTRICITY - 230 PIONEER AVE		Genl Govt	271.36
110	CLARK PUBLIC UTILITIES*	20160901-5	ELECTRICITY - 301 N 3RD AVE		Com Dev	209.33
110	CLARK PUBLIC UTILITIES*	20160901-6	ELECTRICITY - N 1ST CIR & N 65 PARK & RIDE		Pub Wrks	63.31
110	CLARK PUBLIC UTILITIES*	20160901-7	ELECTRICITY - 400 N ABRAMS PARK RD		Pub Wrks	1,454.00
110	CLARK PUBLIC UTILITIES*	20160901-8	ELECTRICITY - CITY PARK/WATER WELL		Pub Wrks	5,208.12
110	CLARK PUBLIC UTILITIES*	20160901-9	ELECTRICITY - MUNICIPAL LIGHTING LEASE		Pub Wrks	8,650.12
						19,070.76
116	COLUMBIAN PUBLISHING*	3112079	NOTICE OF PLANNED FINAL ACTION-N MAIN AVE		Com Dev	158.33
						158.33
2271	COMCAST BUSINESS*	201609-01	CDD/PW FAX LINE		Com Dev	64.90
						64.90
128	CURLY'S LOCK & KEY*	82521	CDD BACK DOOR REPAIR		Com Dev	264.50
						264.50
133	DAILY JOURNAL OF COMMERCE*	742890298	N. 4TH PLACE IMPROVEMENTS PROJECT BID	P1005	Pub Wrks	308.10
						308.10
134	DAN'S TRACTOR*	957987	PARKS MOWER MAINTENANCE		Pub Wrks	46.80
						46.80
154	DEPARTMENT OF LICENSING*	201609-01	CPL FEES - WILLIAM JOHNSON		Admin	18.00
154	DEPARTMENT OF LICENSING*	201609-02	CPL FEES - PAULA JOHNSON		Admin	18.00
						36.00
153	DEPARTMENT OF TRANSPORTATION*	RE44JD15670L006	35TH AVE ROUNDABOUT REVIEW/INSPECTION	P1006	Pub Wrks	2,317.40
						2,317.40
2011	DISCOVERY FINANCIAL SERVICES*	20160827-1	COLLECTION FEES - BEAU ROBERTS		Admin	155.30
						155.30
2595	ECODIGITAL MEDIA, LLC*	713	PORTABLE SYSTEM MIC ADDITION		Genl Govt	1,512.18
						1,512.18
2646	ENTEK CORPORATION*	201609-01	PARK REFUNDABLE DEPOSIT		Admin	50.00
						50.00
2374	EWING, VANCOUVER*	2030656	PARKS OPERATIONAL SUPPLIES		Pub Wrks	450.51
						450.51
2639	FAR WEST TURF FARM, LLC*	6127	TURF FOR STORM FACILITIES		Pub Wrks	946.68

Attachment: September 08, 2016 - Claims Report (1077 : Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: September 8, 2016

Vendor #	Vendor Name	Invoice No.	Description	Contract No.	Resp. Dept	Amount
						946.68
2364	GLORIA KOPMAN*	201609-01	PARK REFUNDABLE DEPOSIT		Admin	50.00
						50.00
207	GRAY AND OSBORNE INC*	15263.00.14A	1.0 MG RESERVOIR CM	P1018	Pub Wrks	22,883.52
207	GRAY AND OSBORNE INC*	15263.00.14B	JUNCTION WELL	P1019	Pub Wrks	14,331.50
207	GRAY AND OSBORNE INC*	15272.00.11	CEMETERY BOOSTER STATION UPGRADE	P1020	Pub Wrks	4,586.95
207	GRAY AND OSBORNE INC*	16246.00.3	ENGINEERING REVIEW - BELLA NOCHE PUD SUB.		Com Dev	213.33
						42,015.30
210	GROVER ELECTRIC AND PLUMBING*	HA34093	PW RESTROOM SUPPLIES		Pub Wrks	25.85
						25.85
1678	HARPER HOUF PETERSON RIGHELLIS INC.*	38460	N. 4TH PLACE IMPROVEMENTS	P1005	Pub Wrks	2,880.88
1678	HARPER HOUF PETERSON RIGHELLIS INC.*	38462	DIVISION ST STORM DRAIN IMPROVEMENTS	P1022	Pub Wrks	223.73
						3,104.61
224	HDJ DESIGN GROUP*	HDJ4083.002.7	35TH & PIONEER ROUNDABOUT DESIGN PH 2	P1006	Pub Wrks	17,512.92
						17,512.92
223	HONEY BUCKETS*	0550116817	DAVIS PARK PORT-A-POTTY		Pub Wrks	298.00
						298.00
1755	INDX, INC.*	2016902	SEPTEMBER 2016 STORAGE UNIT RENTAL		Genl Govt	450.00
						450.00
1458	INTERSTATE BATTERIES*	79946	PW VEHICLE MAINT - CHEV. LIFT GATE TRUCK		Genl Govt	137.73
						137.73
558	J.L. STOREDAHL & SONS*	193358	CRUSHED ROCK - STOCK PILE		Genl Govt	170.81
						170.81
660	JACKIE JAMISON*	201609-01	PARK REFUNDABLE DEPOSIT		Admin	50.00
						50.00
1682	JAMES H BARHITTE*	201609-01	PARK REFUNDABLE DEPOSIT		Admin	50.00
						50.00
2640	JAMES MCPPHEE*	201609-01	REIMBURSEMENT - FLOWERS FOR F2T		Genl Govt	350.00
2640	JAMES MCPPHEE*	201609-02	REIMBURSEMENT - F2T SERVER PAYMENT		Genl Govt	300.00
						650.00
2249	JEFF NITEN*	201609-01	MEALS PER DIEM - AWC PLANNING CONFERENCE		Com Dev	100.00

Attachment: September 08, 2016 - Claims Report (1077 : Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: September 8, 2016

Vendor #	Vendor Name	Invoice No.	Description	Contract No.	Resp. Dept	Amount
						100.00
2643	JEFFREY SIMPSON*	001	MUSIC FOR F2T		Genl Govt	1,200.00
						1,200.00
1578	JERILYNN GREGG*	201609-01	PARK REFUNDABLE DEPOSIT		Admin	50.00
						50.00
2099	JESSICA KIPP*	201609-01	F2T EVENT ERRANDS MILEAGE		Genl Govt	74.42
						74.42
2197	LYNCH JANITORIAL & CLEANING, LLC*	01664	AUGUST 2016 JANITORIAL SERVICES		Genl Govt	639.67
						639.67
285	MALLORY SAFETY & SUPPLY LLC*	4129620	PW SAFETY VESTS		Genl Govt	118.97
						118.97
567	MARK O BROWN*	2016-09	AUGUST 2016 LOBBYIST		Genl Govt	1,500.00
						1,500.00
301	MOTOROLA SOLUTIONS, INC.*	41226257	APX6500 SINGLE BAND MOBILE RADIO -PD 59463D		Pub Safety	4,630.31
						4,630.31
1185	MUNICIPAL CODE CORP.*	00274558	CODIFICATION		Genl Govt	365.48
						365.48
498	NAPA AUTO PARTS*	927918	PW PUMICE CLEANER		Pub Wrks	28.50
498	NAPA AUTO PARTS*	928667	PW VEHICLE MAINT.		Genl Govt	31.25
498	NAPA AUTO PARTS*	928844	WATER OPERATIONAL SUPPLIES		Pub Wrks	22.69
498	NAPA AUTO PARTS*	929374	PW SHOP OPERATIONAL SUPPLIES		Genl Govt	71.26
						153.70
1019	NORTHSTAR CHEMICAL, INC.*	90737	SODIUM HYDROXIDE		Pub Wrks	2,397.75
						2,397.75
522	NORTHWEST STAFFING*	4065838	TEMP SERVICES - WEEK ENDING 8/14/2016		Com Dev	361.92
522	NORTHWEST STAFFING*	4066112	TEMP SERVICES - WEEK ENDING 8/21/2016		Com Dev	361.92
						723.84
794	NW OCCUPATIONAL MEDICAL CENTER*	40894	DOT EXAM - BROOKS		Pub Safety	124.00
						124.00
1599	OFFICEMAX, INCORPORATED*	771958	FINANCE/CDD/CITY HALL OFFICE SUPPLIES		Genl Govt	207.07
1599	OFFICEMAX, INCORPORATED*	772725	FINANCE OFFICE SUPPLIES		Finance	18.59
1599	OFFICEMAX, INCORPORATED*	778342	GENERAL OFFICE SUPPLIES		Genl Govt	6.75

Attachment: September 08, 2016 - Claims Report (1077 : Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: September 8, 2016

Vendor #	Vendor Name	Invoice No.	Description	Contract No.	Resp. Dept	Amount
						232.41
1701	OFFICIAL PAYMENTS CORPORATION*	INVINT000041549	UTILITIES E-PAY		Pub Wrks	1,033.50
						1,033.50
2641	PACIFIC MOBILE STRUCTURES*	1	UTIL REFUND 500 2016002		Admin	271.10
						271.10
1099	PARKS FOUNDATION OF CLARK COUNTY*	10574	ANNUAL MEMBERSHIP CONTRIBUTION 8/2016-8/2017		Pub Wrks	250.00
						250.00
2644	PATRICIA THOMPSON*	201609-01	F2T REIMBURSEMENT		Genl Govt	275.85
						275.85
348	POSTMASTER*	201609-01	FIRST CLASS PRESORT #40 RENEWAL FEE		Genl Govt	215.00
						215.00
369	REFLECTOR*	I1182061	INVITATION TO BID - N. 4TH PL IMPROV.	P1005	Pub Wrks	218.21
369	REFLECTOR*	I1182062	ORDINANCE NO. 1210		Com Dev	45.51
369	REFLECTOR*	I1182063	ORDINANCE NO. 1215		Com Dev	43.36
369	REFLECTOR*	I1182064	PUB. HRG. NOTICE - STEPHENSON VISTA		Com Dev	35.06
369	REFLECTOR*	I1184611	NOTICE OF PLANNED FINAL ACTION		Com Dev	114.52
369	REFLECTOR*	I1184612	CODE AMENDMTS-COMM. & MIXED USE STANDARDS		Com Dev	71.24
						527.90
1662	RICOH USA, INC.*	5044010037	PD ADDITIONAL IMAGES		Pub Safety	7.73
						7.73
1688	SENVOY, LLC*	97711	COURIER SERVICES		Finance	32.32
						32.32
1554	SKAMANIA COUNTY SHERIFF'S OFFICE*	201609-01	JAIL BEDS		Pub Safety	330.00
						330.00
417	SOUTHWEST CLEAN AIR AGENCY*	201609-01	2016 BUDGET ASESSMENT SHARE		Com Dev	1,991.55
						1,991.55
2367	THE CITY OF PORTLAND*	10223443	2016-2017 REGJIN ANNUAL BILLING		Pub Safety	4,208.16
						4,208.16
964	THE PARR COMPANY*	26329277	RETURNED - DOG PARK SUPPLIES	P1014	Pub Wrks	-20.03
964	THE PARR COMPANY*	26329303	DOG PARK SUPPLIES	P1014	Pub Wrks	50.27
964	THE PARR COMPANY*	26329650	DOG PARK SUPPLIES	P1014	Pub Wrks	50.27

Attachment: September 08, 2016 - Claims Report (1077 : Approval of Claims And/Or Payroll)

City of Ridgefield

Claims Payment Report

For Approval on: September 8, 2016

Vendor #	Vendor Name	Invoice No.	Description	Contract No.	Resp. Dept	Amount
964	THE PARR COMPANY*	26330164	STREETS SUPPLIES		Pub Wrks	7.35
964	THE PARR COMPANY*	26330343	WWTP LAB SIDING REPAIR		Pub Wrks	126.73
964	THE PARR COMPANY*	26330346	RETURN - WWTP LAB SIDING REPAIR		Pub Wrks	-4.67
964	THE PARR COMPANY*	26330353	WWTP LAB SIDING REPAIR		Pub Wrks	33.48
964	THE PARR COMPANY*	26330359	WWTP LAB SIDING REPAIR		Pub Wrks	105.48
964	THE PARR COMPANY*	26330404	WWTP LAB SIDING REPAIR		Pub Wrks	8.26
964	THE PARR COMPANY*	26330607	WWTP LAB & PW TRAILER REPAIR		Pub Wrks	20.34
964	THE PARR COMPANY*	26330710	WWTP LAB SIDING REPAIR		Pub Wrks	15.25
964	THE PARR COMPANY*	26330773	WWTP LAB & PW TRAILER REPAIR		Pub Wrks	35.59
964	THE PARR COMPANY*	26331062	FARM TO TABLE SUPPLIES		Genl Govt	301.57
964	THE PARR COMPANY*	26331090	FARM TO TABLE SUPPLIES		Genl Govt	16.26
964	THE PARR COMPANY*	26331815	SUPPLIES - TEMP PARKING LOT		Genl Govt	16.21
						762.36
431	TLC TOWING*	95250	VEHICLE TOWING -2000 MAC WATER TRUCK (SEWER)		Genl Govt	229.81
						229.81
809	TRACY BLEHM*	201609-01	MILEAGE REIMBURSEMENT			85.09
						85.09
1819	UNIT PROCESS COMPANY*	10035292	CHEMICAL FEED PUMP - CHLORINE SYSTEM		Pub Wrks	1,335.54
						1,335.54
462	WASHINGTON STATE CRIMINAL JUSTICE*	201126883	CRIMINAL JUSTICE TRAINING - TURKOV		Pub Safety	50.00
						50.00
2645	WSU VANCOUVER VETERANS CLUB*	201609-01	PARK REFUNDABLE DEPOSIT		Admin	50.00
						50.00
Total All Vendors						123,687.60

Attachment: September 08, 2016 - Claims Report (1077 : Approval of Claims And/Or Payroll)

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 08, 2016

ITEM: CONSENT AGENDA

AGENDA ITEM TITLE: Approval of Donations

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35.21.100
Chapter 3.80 of the Ridgefield Municipal Code approved by Ordinance 964

PREVIOUS COUNCIL ACTION TAKEN:

Revised Code of Washington Chapter 35.21.100
Chapter 3.80 of the Ridgefield Municipal Code approved by Ordinance 964

SUMMARY/BACKGROUND:

RCW 35.21.100 states that the City has the authority to accept donations by ordinance and that it must carry out the terms of the donations within its powers granted by law. If no terms or conditions are attached to the donation, the City may expend or use it for any municipal purpose.

Chapter 3.80 to the Ridgefield Municipal Code requires Council approval of donations of money or property valued at greater than \$100.00. City Council shall approve acceptance of the donation by motion through approval of the consent agenda at a regular council meeting. Authority to accept any donations of money or property valued at less than \$100.00 was granted to the City Manager.

The City has received donations in the amount of \$15,272.80 as outlined in the attachment.

BUDGET/FINANCIAL IMPACTS:

Acceptance of the donations will reduce the impact on the City's General Government Fund by \$11,931.19.

RECOMMENDED ACTION OR MOTION:

A recommended motion is "I move to approve the consent agenda as presented"

Approved to be placed on City Council Agenda:

STAFF CONTACT: Julie Basarab, City Clerk
ATTACHMENTS: Donations (PDF)

DONATED CASH	VALUE
National Night Out	
Avery Emma, Inc. / Sun Country Homes	500.00
Papa Pete's Pizza	500.00
New Tradition Homes	500.00
Banner Bank	500.00
Peacehelth SW Medical Center	500.00
Columbia Credit Union	500.00
Clark College Foundation	500.00
Krippner Homes	500.00
IQ Credit Union	150.00
JB Homes, Inc.	500.00
Comcast	500.00
Legacy	500.00
Burgerville	1,123.80
	6,773.80
Farm to Table	
3Peaks	1,500.00
NWCPA	500.00
Urban NW Homes	2,400.00
Cascade West Development	500.00
	4,900.00
Big Paddle	
Port of Ridgefield	257.39
	257.39
TOTAL CASH DONATION	11,931.19

Attachment: Donations (1074 : Approval of Donations)

DONATED ITEMS	DESCRIPTION	VALUE	EVENT
Target	Cookies and condiments	100.00	NNO
Franz Bakery	Hot dog buns	200.00	NNO
Corwin Beverage	Sodas	250.00	NNO
Costco	Paper plates & napkins	75.00	NNO
Frito-Lay	20 cases of chips	250.00	NNO
Burgerville, LLC	Lemonade	940.00	NNO
Parr Lumber	Construction materials	550.00	F2Table
Port of Ridgefield	Tent rental	300.00	Big Paddle
Port of Ridgefield	Water bottles	442.61	Big Paddle
Dog Paws	Biodegradable Dog Waste Bags	234.00	Parks
TOTAL ITEM DONATION VALUE		3,341.61	

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 08, 2016

ITEM: PRESENTATION

AGENDA ITEM TITLE: Parks Board Quarterly Update on 2016 Work Plan

GOVERNING LEGISLATION:

Chapter 2.56 (Ridgefield Parks Advisory Board) of the Ridgefield Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

Approval of the 2016 Parks Board Work Plan on January 28, 2016

SUMMARY/BACKGROUND:

The Ridgefield Parks Board has been working on an ambitious work program in 2016 and is pleased to report its progress on a wide range of initiatives.

In the second quarter of 2016 the Board was active in developing planning and policy initiatives, including:

- Development of trail design standards.
- Developing policies for Little Free Libraries.
- Defining desired functions and features of Community Parks.
- Implementation of Parks Donation and Memorial Policy
- Continued exploration and discussion on innovative park ideas

The Board is continuing to develop standards for trails and neighborhood parks, and the boards recommendations will be brought to council later this year for adoption.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Approved to be placed on City Council Agenda:

Staff recommends that City Council review Parks Board progress in and provide feedback.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 08, 2016

ITEM: PRESENTATION

AGENDA ITEM TITLE: Water and Stormwater Rate Study Final Draft Update

GOVERNING LEGISLATION:

Revised Code of Washington Chapter 35.92, Municipal Utilities

PREVIOUS COUNCIL ACTION TAKEN:

Multiple ordinances and resolutions throughout the years; most recently Ordinance No. 1203 on February 25, 2016 adopting an update to the Ridgefield Comprehensive Plan, and ordinance 1197 on December 3rd 2015 adopting the 2016 Budget.

SUMMARY/BACKGROUND:

The City's financial policies require that the City evaluate utility rates and system development charges every 5-years. In 2016 the City contracted with FCS Group to evaluate the City's Water and Stormwater Utility rates, Water System Development Charge (SDC) and explore a System Development charge for the Stormwater Utility. FCS evaluated the Utility Operating budgets, Capital Improvement Programs, growth and cost escalation projections and the City's Fiscal Policies. The proposed rates are intended to cover all revenue necessary to fund the operation, debt service, capital improvements and financial policies such as required reserves of the Utility.

The study found that the City's Water rates will require only inflationary rate increases over the next 10-years. The City's Stormwater rate requires an increase of \$1.46 per bi-monthly billing in 2017 to meet required cash flows. After 2017 inflationary rate increases will be required to maintain the Storm Utility fund. The Current Water SDC rate was found to be 2.8-percent higher than necessary, however it is the City's policy to index system development charges annually to account for inflation. Maintaining the current water SDC rate for 2017 will allow the rate to be in line with the study's findings, with inflationary increases beginning in 2018.

Approved to be placed on City Council Agenda:

BUDGET/FINANCIAL IMPACTS:

None at this time. Any changes to Utility rates and System Development Charges will be included in the draft 2017 City Budget.

RECOMMENDED ACTION OR MOTION:

This presentation is for informational purposes only. Staff requests that the Council discuss the proposed rates and provide feedback to staff.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Utility Rate and System Development Charge Update (PDF)

City of Ridgefield



Final Report for UTILITY RATE AND SYSTEM DEVELOPMENT CHARGE UPDATE

September 2016

FCS GROUP

Washington Office

7525 166th Avenue NE, Suite D-215
Redmond, WA 98052
T: 425.867.1802 | F: 425.867.1937

Oregon Office

4000 Kruse Way Place, Building 1, Suite 220
Lake Oswego, OR 97035
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This entire report is made of readily recyclable materials, including the bronze wire binding and the front and back cover, which are made from post-consumer recycled plastic bottles.

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SECTION I: INTRODUCTION

This section describes the policy context and project scope upon which the body of this report is based. This report provides a financial plan that will allow the City of Ridgefield (City) water and stormwater utilities to implement their respective capital improvement plans while meeting their other financial obligations and policy objectives.

A. PROJECT

In January, 2016, the City contracted with FCS GROUP to perform a revenue requirement and system development charge (SDC) update for its water and stormwater utilities. We conducted the study using the following general approach:

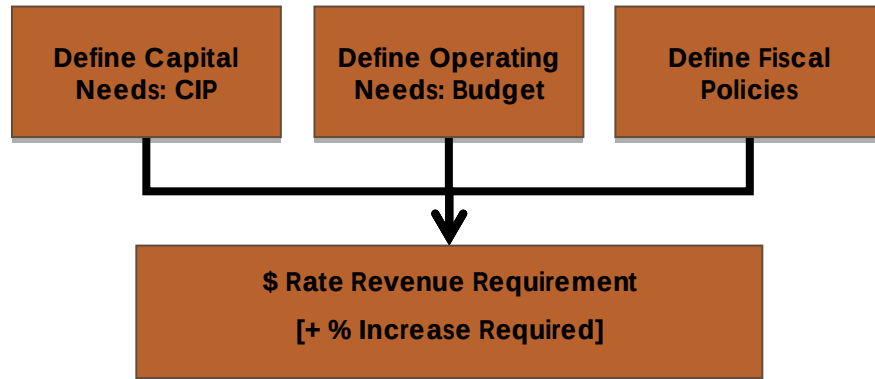
- ◆ **Framework for Charges.** In this step, we worked with City staff to identify and agree on the approach to be used and the components to be included in the analysis.
- ◆ **Technical Analysis.** In this step, we worked with City staff to perform a detailed financial analysis and project utility revenue requirements.
- ◆ **Presentation and Report Documentation.** In this step, we presented findings to the City Council and documented the study.

B. RATE REVENUE REQUIREMENT

The revenue requirement analysis determines the amount of rate revenue needed to meet a utility's annual financial obligations. Prudent fiscal management requires that utility rates be set as low as possible, yet sufficient to provide for the long-term sustainability of each utility. We determine the rate revenue necessary to accomplish these goals in this report in the context of two revenue sufficiency tests:

- ◆ **Cash Flow Test:** The cash flow test requires that annual revenues be sufficient to fund all known cash requirements for each year of the planning period. Typically these include O&M expenses, debt service payments, rate-funded capital outlays, and any additions to reserve balances.
- ◆ **Coverage Test:** The coverage test requires that each utility meet its applicable bond coverage requirements, as specified by the City's bond covenants and internal debt policies. The City's existing bond covenants require that the City maintain a coverage ratio equal to 1.25 times maximum annual debt service – put differently, the City's utilities have to generate enough revenue to pay O&M expenses plus 125% of annual revenue bond debt service. This test focuses on annual performance and coverage calculations generally do not consider use of reserves, so meeting the applicable coverage requirements may result in the generation of excess cash flow that can be used for funding capital projects or any other utility purpose.

The rate analyses for water and stormwater follow a common process, which we show graphically in **Exhibit 1.1**.



We begin by defining the resource needs for the utility being analyzed. To define the operating needs, we forecast future operating expenditures as a function of the current operating budget and a set of escalation rates agreed upon with City staff. To define the capital needs, we forecast future capital expenditures as a function of the current capital improvement plan and an escalation rate for capital project costs agreed upon with City staff. To define fiscal policies, we discuss target reserve levels with City staff and incorporate agreed-upon objectives into the cash needs of each utility.

Based on the resulting multi-year forecast of resource needs and the City's demand projections, we calculate the percent adjustments to rates that would be required to meet all resource needs. If feasible and desirable, we also include the issuance of new debt in our calculations as a means to mitigate rate increases.

All rate adjustments recommended or contemplated in this report apply to all components of the utility's pricing. In other words, if we recommend a 3.0 percent increase in a utility's rates, we are recommending that the fixed and volumetric rates all increase by 3.0 percent.

C. SYSTEM DEVELOPMENT CHARGE

Authorized by RCW 35.92.025, the City can impose SDCs on development as a condition of utilizing its water and/or stormwater utilities. RCW 35.92.025 requires that connection charges such as SDCs be based on a proportionate share of system costs, but does not specify an explicit methodology for computing them. At the most basic level, SDCs are computed by dividing the cost of the system by the number of customer equivalents the system can serve. As allowed by law, the "cost of the system" can include both existing assets and future projects, the latter of which should be identified in an adopted comprehensive plan. Only future customers pay the SDC; existing customers have already paid through rates and previously paid SDCs.

SECTION II: COMMON ASSUMPTIONS

This section summarizes the assumptions that are applicable to both utilities: customer growth, cost escalation, fiscal policies, capital financing, etc.

A. COST ASSUMPTIONS

◆ Annual Customer Growth.

- Account and Consumption Growth: 7.50 percent. This escalator applies to rate revenues prior to any scheduled rate increases. We further assume that per-capita consumption will remain constant into the future.

◆ Annual Cost Escalation.

- General Cost Escalation: 2.00 percent. This escalator applies to materials and services expenditures.
- Capital Cost Escalation: 3.00 percent. This escalator applies to capital expenditures.
- Labor Cost Escalation: 2.50 percent. This escalator applies to salary and wage expenditures.
- Benefit Cost Escalation: 5.00 percent. This escalator applies to employee benefit expenditures.
- Interfund Administrative Services are escalated by a weighted average of the total increase in personnel costs.

◆ Franchise Fees.

- The City maintains an eight percent franchise fee on the water utility and does not implement a franchise fee on the stormwater utility. This is charged as a pass-through fee collected on the bill and separated from rate revenue and has therefore not been reflected in the analysis.

B. RESERVE POLICIES

Reserves protect the utility from unforeseen financial impacts such as low sales, regulatory changes, economic cycles, and mid-year contract changes. We assume the following reserve structure.

- ◆ Operating Reserve - This study incorporates target operating reserves of 90 days of cash operating expenses (about 25 percent of annual reserves). Operating reserves are designed to provide a liquidity cushion and ensure that adequate cash working capital will be maintained to deal with significant cash balance fluctuations. This includes seasonal billings and receipts, unanticipated cash operating expenses, and/or lower than expected revenue collections. In any year where cash reserves exceed the target, we recommend using the excess to help pay for capital projects.

- ♦ Capital Contingency Reserve - The capital fund holds debt proceeds, system reinvestment funding from rates, if any, and any transfers from the operating fund. A capital contingency reserve is also intended to provide a cushion against unanticipated capital projects and/or capital cost overruns. Common industry practice is to maintain a minimum balance in the capital fund equal to one percent to two percent of system-fixed assets or an amount equal to the five year annual average of the capital program. A contingency reserve of one percent of each utility's fixed assets was used for this study.
- ♦ Bond Reserve - When issuing revenue bonds, bond underwriters require that a utility establish a restricted cash reserve, typically equal to one-year's debt service payment (principal and interest) for each bond issue. The reserve can be used to fund the final year's debt service payment for each issue. This study incorporates the City's existing required reserve and incorporates additional reserve funding for any proposed new bond issues throughout the study period.

C. CAPITAL FINANCING POLICIES

The City has examined two capital financing strategies: issue bonds to cover some capital expenditures or use rate revenue to wholly fund construction on a pay-as-you-go basis. After discussions with staff, the City has chosen to fund all projects without debt for the stormwater utility and issue revenue bond debt to cover a portion of capital costs for the water utility.

Debt service payments are assumed to start in the fiscal year issued.

- ♦ Bonds will have a 20 year repayment period, a four percent interest rate, issuance costs equal to one percent of the debt, and a bond reserve equal to one year's principal and interest payment.
- ♦ When bonds are issued, the utility will maintain a minimum debt service coverage ratio of 1.25, net of SDCs.

SECTION III: WATER

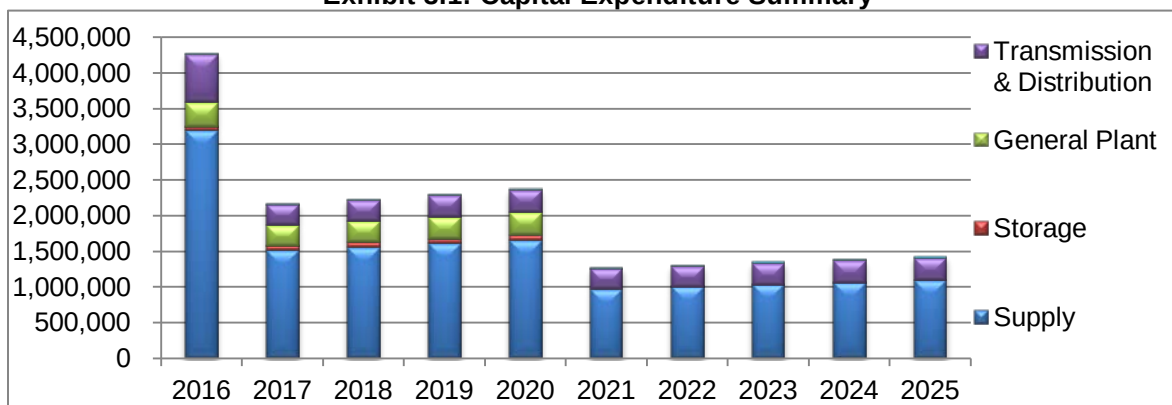
This section provides a summary of the revenue requirement analysis for the water utility. Costs for the utility consist of operations and maintenance (O&M) expenditures, capital expenditures, payments on existing debt, and costs of issuing new debt.

A. WATER INPUTS

In addition to the common assumptions stated in **Section II**, City staff provided O&M requirements and a capital project list for the water utility. O&M costs include personnel as well as materials and services. After discussions with staff, adjustments were made for one-time and new expenditures. New expenditures include the utility's share of additional staffing costs, retirement payouts for workers, and ongoing replacement. Resulting total O&M for 2017 is \$1,436,157. New expenditures constitute a \$59,250 increase from the previous year. Two expenditures totaling \$262,942 were moved from the capital budget to O&M starting in 2017 based on their programmatic, recurring nature. Expenditures increase annually by an average of about \$55,000.

Capital expenditures are based on the projects identified by City staff and the master plan capital facilities plan. Construction costs over the next 10 years total over \$20.2 million. Annual costs are based on the number of projects in the given year as shown in **Exhibit 3.1**. 2016 has the largest amount of capital expenditures, totaling \$4.3 million. The City is partially funding projects in the first five years of the period with a Drinking Water State Revolving Fund (DWSRF) loan. This loan covers \$3.8 million of capital expenditures in the analysis period, including \$2.1 million in the first year. Expenditures decrease in a stair step fashion over the analysis period, averaging \$2.3 million from 2017 to 2020 and \$1.4 million from 2021 to 2025. Please see **Appendix A** for a complete list of projects and project costs.

Exhibit 3.1: Capital Expenditure Summary



The City has no existing debt obligations for the water utility. The utility had outstanding debt, but decided to retire a portion of the debt this year and transfer the remaining liability to the sewer utility.

B. PROJECTIONS

A graphic summary of cash operating expenses, new debt service, rate-funded capital, and revenue under existing and projected rates is displayed in **Exhibit 3.2**. **Exhibit 3.3** shows a table summary of O&M expenditures, capital expenditures, revenues, rate levels, and fund balances. See **Appendix A** for full details.

Current rates are nearly sufficient to cover the operating expenses, financial requirements, and debt service during the analysis period. However, without an increase in rates, the City will not meet its debt service coverage requirements for new debt issued. As noted above, the City has decided to issue debt to mitigate capital pressure on rate increase. To complete the CIP, the utility is projected to issue \$3.3 million in debt over the next 10 years. Rates cover future costs because the annual growth rate of the customer base, and rate revenue, is 7.5 percent per year whereas costs escalate at a slower pace. This results in additional revenue above operating expenses each year as shown in **Section II**.

Exhibit 3.2: Cash Flow Summary

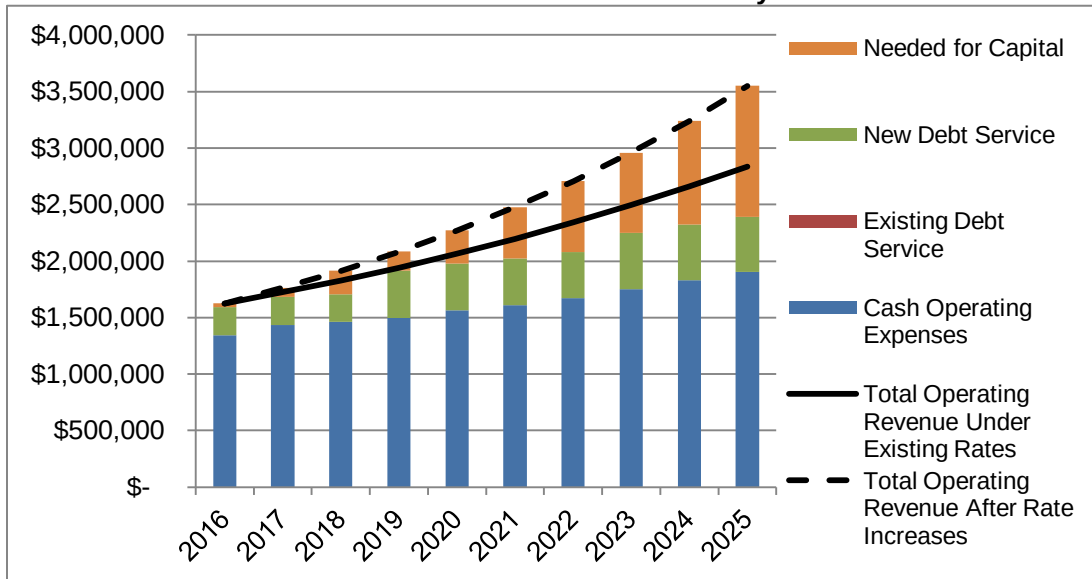


Exhibit 3.3: Water Fund Summary

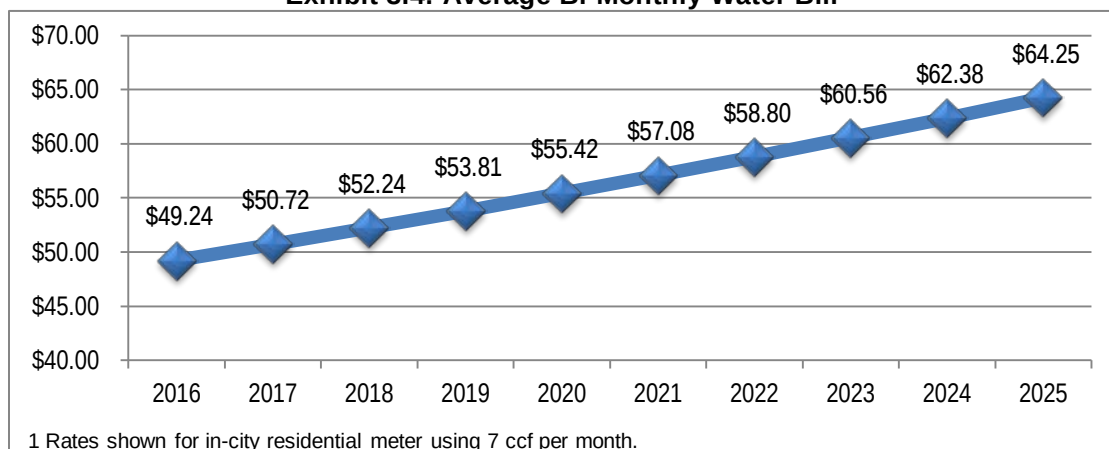
Revenue Requirement	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues @ Existing Rates										
Rate Revenues Under Existing Rates	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719
SDC Revenue Towards Debt Service	251,747	248,842	245,937	243,032	240,127	237,223	234,318	231,413	228,508	225,604
Non-Rate Revenues	91,384	96,611	100,331	106,322	113,055	119,994	127,442	135,453	144,218	153,478
Total Revenues	\$ 1,625,558	\$ 1,724,062	\$ 1,828,273	\$ 1,942,509	\$ 2,065,825	\$ 2,198,306	\$ 2,340,931	\$ 2,494,475	\$ 2,659,906	\$ 2,837,800
Expenses										
Cash Operating Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,495,825	\$ 1,563,435	\$ 1,609,569	\$ 1,668,850	\$ 1,752,638	\$ 1,827,810	\$ 1,902,018
Existing Debt Service	-	-	-	-	-	-	-	-	-	-
New Debt Service	251,747	248,842	245,937	419,676	416,772	413,867	410,962	496,379	493,474	490,570
Rate Funded Capital	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 1,594,054	\$ 1,684,999	\$ 1,707,445	\$ 1,915,501	\$ 1,980,206	\$ 2,023,436	\$ 2,079,812	\$ 2,249,017	\$ 2,321,284	\$ 2,392,587
Net Surplus (Deficiency)	\$ 31,504	\$ 39,063	\$ 120,828	\$ 27,008	\$ 85,618	\$ 174,871	\$ 261,120	\$ 245,458	\$ 338,622	\$ 445,213
Additions to Meet Coverage	-	-	-	(41,511)	(40,032)	(42,273)	(42,304)	(64,065)	(61,582)	(60,616)
Total Surplus (Deficiency)	\$ 31,504	\$ 39,063	\$ 120,828	\$ (14,503)	\$ 45,586	\$ 132,598	\$ 218,816	\$ 181,392	\$ 277,041	\$ 384,596
Annual Rate Increase	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cumulative Rate Increase	0.00%	3.00%	6.09%	9.27%	12.55%	15.93%	19.41%	22.99%	26.68%	30.48%
Rate Revenues After Rate Increase	\$ 1,282,427	\$ 1,419,967	\$ 1,572,259	\$ 1,740,884	\$ 1,927,593	\$ 2,134,328	\$ 2,363,234	\$ 2,616,691	\$ 2,897,331	\$ 3,208,070
Incremental Rate Revenues (Compared with 2015)	\$ -	\$ 41,358	\$ 90,254	\$ 147,728	\$ 214,952	\$ 293,238	\$ 384,063	\$ 489,082	\$ 610,151	\$ 749,352
Additional Taxes from Rate Increase	\$ -	\$ 2,080	\$ 4,539	\$ 7,429	\$ 10,810	\$ 14,747	\$ 19,315	\$ 24,596	\$ 30,685	\$ 37,685
Net Cash Flow After Rate Increase	31,504	78,341	206,543	167,307	289,760	453,361	625,868	709,944	918,089	1,156,879
Coverage After Rate Increase: w/ SDCs	n/a	n/a	n/a	7.11	8.20	9.53	10.95	8.27	9.41	10.69
Coverage After Rate Increase: w/o SDCs	n/a	n/a	n/a	1.96	2.66	3.58	4.55	3.69	4.48	5.39
Sample Residential Bi-Monthly Bill [a]	\$ 49.24	\$ 50.72	\$ 52.24	\$ 53.81	\$ 55.42	\$ 57.08	\$ 58.80	\$ 60.56	\$ 62.38	\$ 64.25
Bi-Monthly Average Increase (\$)	\$ -	\$ 1.48	\$ 1.52	\$ 1.57	\$ 1.61	\$ 1.66	\$ 1.71	\$ 1.76	\$ 1.82	\$ 1.87

[a] Average 3/4" Residential Bi-Monthly Bill; In-City; 7 CCF consumption

Fund Balance	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING FUND										
Ending Balance	\$ 1,473,691	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
Minimum Target Balance	\$ 330,980	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
CAPITAL FUND										
Ending Balance	\$ 3,476,297	\$ 3,043,890	\$ 1,609,862	\$ 2,331,207	\$ 970,198	\$ 951,315	\$ 1,145,108	\$ 2,565,459	\$ 3,151,943	\$ 4,037,415
Minimum Target Balance	\$ 169,728	\$ 191,471	\$ 213,867	\$ 236,934	\$ 260,694	\$ 273,461	\$ 286,611	\$ 300,156	\$ 314,107	\$ 328,477

C. SUMMARY

Provided that the City's growth rate of 7.5 percent per year holds over the 10 year period, the City will only require modest inflationary rate increases in the analysis period. Any decrease in this robust growth will jeopardize the utility's fiscal health without rate increases. We therefore recommend inflation-level rate increases during the analysis period as shown in **Exhibit 3.2**. If the City's growth is consistent with expectations, then the rate increases will reduce the total amount of debt to be issued. **Exhibit 3.4** shows the year to year monthly bill for an average single family residence.

Exhibit 3.4: Average Bi-Monthly Water Bill¹

SECTION IV: STORMWATER

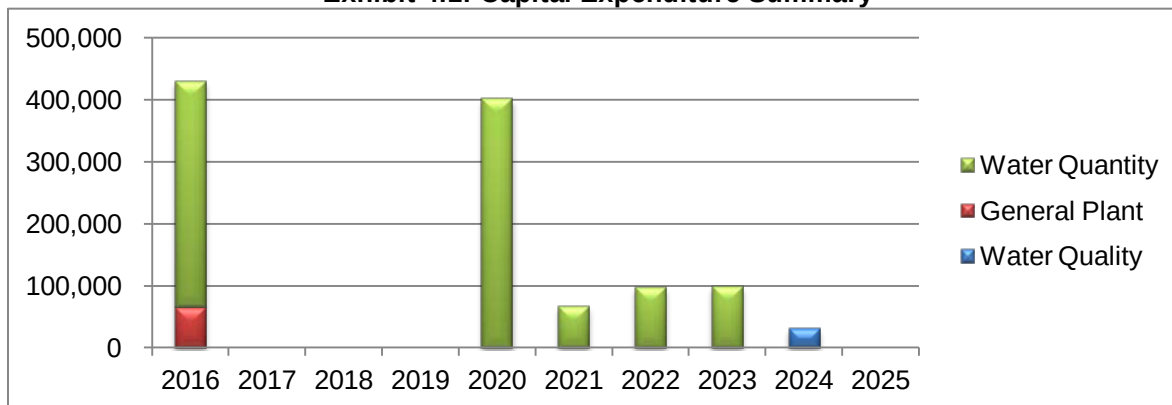
This section provides a summary of the revenue requirement analysis for the stormwater utility. Costs for the utility consist of operations and maintenance (O&M) expenditures, capital expenditures, payments on existing debt, and costs of issuing new debt.

A. STORMWATER INPUTS

In addition to the common assumptions stated in **Section II**, City staff provided O&M requirements and a capital project list for the stormwater utility. O&M costs include personnel as well as materials and services. After discussions with staff, adjustments were made for one-time and new expenditures. New expenditures include the utility's share of additional staffing costs and retirement payouts for workers. Interfund services costs will increase by \$50,000 between 2016 and 2017 based on new estimates by City staff. Resulting total O&M for 2017 is \$450,020. Expenditures increase annually by an average of about \$14,000.

Capital expenditures are based on the projects identified by City staff and the master plan capital facilities plan. Construction costs over the next 10 years total over \$1.12 million. Annual costs are based on the number of projects in the given year as shown in **Exhibit 4.1**. Years 2016 and 2020 have a majority of total capital expenditures totaling \$800,000. These expenditures are disparate and not related to one specific large project. The City does not have any capital projects planned for 2017, 2018, 2019, or 2025. Please see **Appendix B** for a complete list of projects and project costs.

Exhibit 4.1: Capital Expenditure Summary



The City has no existing debt obligations for the stormwater utility.

B. PROJECTIONS

A graphic summary of cash operating expenses, new debt service, rate-funded capital, and revenue under existing and projected rates is displayed in **Exhibit 4.2**. **Exhibit 4.3** shows a table summary of

O&M expenditures, capital expenditures, revenues, rate levels, and fund balances. See **Appendix B** for full details.

Overall, new expenditures and increased indirect costs for 2017 cause an immediate revenue deficiency. This requires near-term rate increases of 9.75 percent in 2017 and 5.25 percent in 2018. From 2019 onward, growth generates enough revenue to cover operating expenses, financial requirements, and debt service. The capital fund balance dips below the financial requirement in 2020 because of the large capital expenditures in that year. However, the City satisfies its financial requirements in the following year.

Because of the relatively small CIP for stormwater, the utility will not need to issue debt to complete the CIP. Rates are sufficient to cover costs after 2019 because the annual growth rate of the customer base is 7.5 percent per year. Resulting utility rate revenue is going to more than double in the next 10 years. As shown in **Section II**, costs escalate at a slower pace resulting in more revenue above operating expenses each year.

Exhibit 4.2: Cash Flow Summary

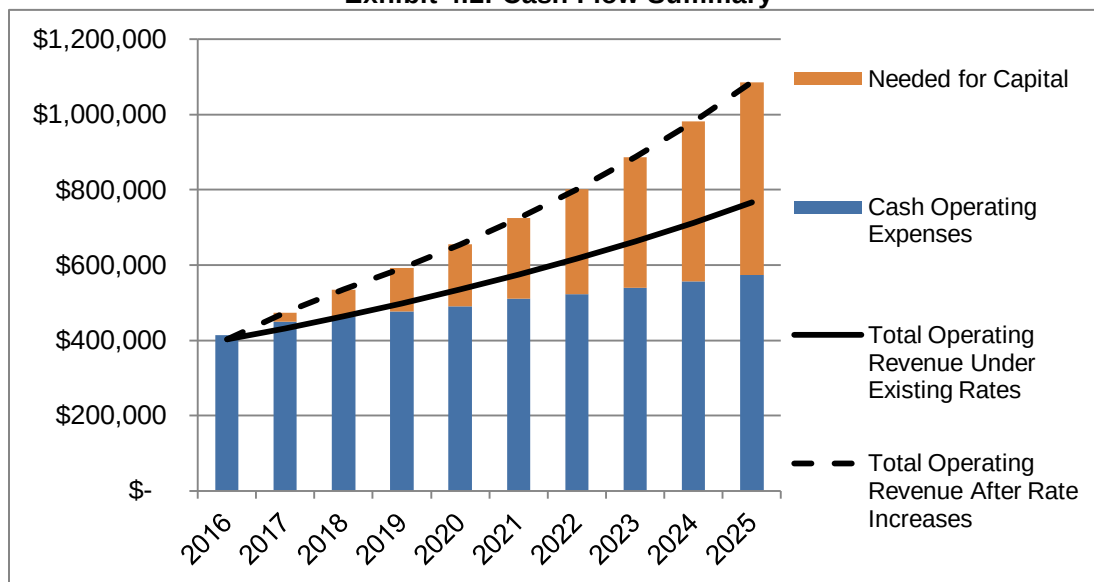


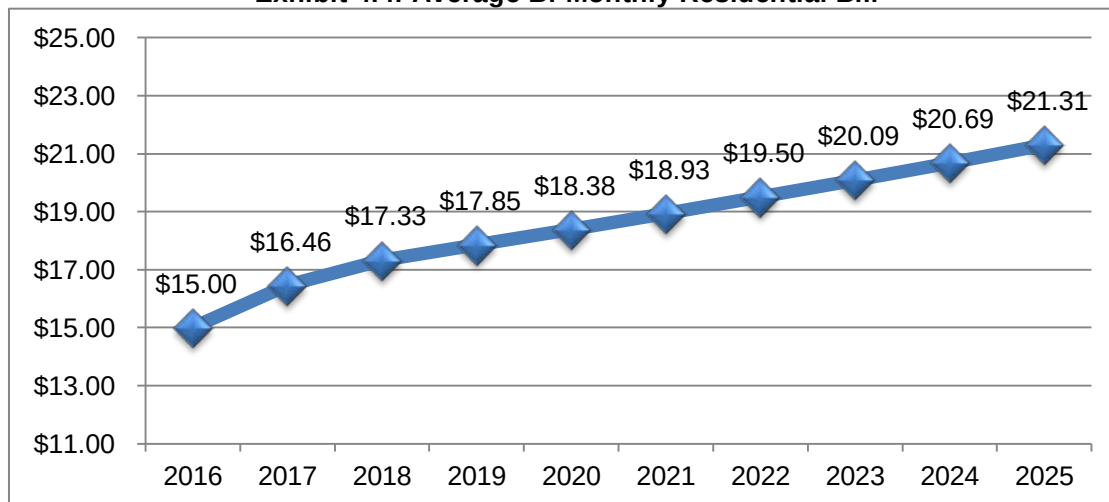
Exhibit 4.3: Stormwater Fund Summary

Revenue Requirement	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues @ Existing Rates										
Rate Revenues Under Existing Rates	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971
SDC Revenue Towards Debt Service	-	-	-	-	-	-	-	-	-	-
Non-Rate Revenues	5,886	5,153	5,166	5,171	5,176	5,181	5,189	5,193	5,199	5,205
Total Revenues	\$ 402,796	\$ 431,831	\$ 463,845	\$ 498,251	\$ 535,237	\$ 574,997	\$ 617,740	\$ 663,686	\$ 713,079	\$ 766,177
Expenses										
Cash Operating Expenses	\$ 414,091	\$ 450,020	\$ 463,139	\$ 476,155	\$ 490,988	\$ 510,775	\$ 522,291	\$ 538,809	\$ 555,936	\$ 573,700
Existing Debt Service	-	-	-	-	-	-	-	-	-	-
New Debt Service	-	-	-	-	-	-	-	-	-	-
Rate Funded Capital	19,846	13,834	-	28,478	31,533	34,914	38,659	42,805	47,396	52,479
Total Expenses	\$ 433,937	\$ 463,854	\$ 463,139	\$ 504,634	\$ 522,521	\$ 545,690	\$ 560,951	\$ 581,614	\$ 603,332	\$ 626,179
Net Surplus (Deficiency)	\$ (31,141)	\$ (32,022)	\$ 707	\$ (6,383)	\$ 12,716	\$ 29,307	\$ 56,790	\$ 82,072	\$ 109,747	\$ 139,998
Additions to Meet Coverage	-	-	-	-	-	-	-	-	-	-
Total Surplus (Deficiency)	\$ (31,141)	\$ (32,022)	\$ 707	\$ (6,383)	\$ 12,716	\$ 29,307	\$ 56,790	\$ 82,072	\$ 109,747	\$ 139,998
Annual Rate Increase	0.00%	9.75%	5.25%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cumulative Rate Increase	0.00%	9.75%	15.51%	18.98%	22.55%	26.22%	30.01%	33.91%	37.93%	42.07%
Rate Revenues After Rate Increase	\$ 396,910	\$ 468,279	\$ 529,829	\$ 586,653	\$ 649,572	\$ 719,238	\$ 796,376	\$ 881,788	\$ 976,359	\$ 1,081,074
Incremental Rate Revenues (Compared with 2015)	\$ -	\$ 41,601	\$ 71,150	\$ 93,573	\$ 119,510	\$ 149,422	\$ 183,825	\$ 223,295	\$ 268,479	\$ 320,103
Additional Taxes from Rate Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow After Rate Increase	(31,141)	9,579	71,856	87,190	132,227	178,730	240,615	305,367	378,226	460,100
Coverage After Rate Increase: w/ SDCs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Coverage After Rate Increase: w/o SDCs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sample Residential Bi-Monthly Bill	\$ 15.00	\$ 16.46	\$ 17.33	\$ 17.85	\$ 18.38	\$ 18.93	\$ 19.50	\$ 20.09	\$ 20.69	\$ 21.31
Bi-Monthly Average Increase (\$)	\$ -	\$ 1.46	\$ 0.86	\$ 0.52	\$ 0.54	\$ 0.55	\$ 0.57	\$ 0.59	\$ 0.60	\$ 0.62

Fund Balance	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING FUND										
Ending Balance	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
Minimum Target Balance	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
CAPITAL FUND										
Ending Balance	\$ 47,276	\$ 61,901	\$ 130,615	\$ 243,269	\$ 1,301	\$ 143,386	\$ 321,653	\$ 566,812	\$ 957,551	\$ 1,467,185
Minimum Target Balance	\$ 60,733	\$ 60,733	\$ 60,733	\$ 60,733	\$ 64,758	\$ 65,424	\$ 66,408	\$ 67,402	\$ 67,718	\$ 67,718

C. SUMMARY

The stormwater utility must raise rates in the near term to maintain adequate cash flow. After 2018, provided that the City's growth rate of 7.5 percent holds over the 10 year period, the City will not require any rate increases. However, as noted for the water utility, any decrease in customer growth will precipitate a rate increase. We therefore recommend inflation-level rate increases for the remainder of the analysis period as shown in **Exhibit 4.2**. This way, the utility can maintain a healthy financial status if growth does not occur as expected. **Exhibit 4.4** shows the year to year bi-monthly bill for a single family residence.

Exhibit 4.4: Average Bi-Monthly Residential Bill

SECTION V: SDC ANALYSES

This section describes the methodology used for the SDC analyses.

A. METHODOLOGY

There are a variety of methods of computing SDCs, each of which uses a different approach to define an equitable share of system costs. We have used two methods to determine the equitable share of system costs, as illustrated in **Exhibit 3.1**: the average-cost method and the buy-in-plus-growth method.

Exhibit 3.1: SDC Methodologies

Average-Cost SDC Methodology

$$\text{SDC} = \frac{\text{Existing System Cost} + \text{Future Project Costs: Common Benefit} + \text{Future Project Costs: Capacity Expansion}}{\text{Existing Customer Base} + \text{Future Growth Served}}$$

Buy-In + Growth SDC Methodology

$$\text{SDC} = \frac{\text{Existing System Cost}}{\text{Existing Customer Base} + \text{Future Growth Served}} + \frac{\text{Future Project Costs: Growth Share}}{\text{Future Growth Served}}$$

The average-cost method divides the aggregate cost of the system (including existing assets and future projects) by the total customer base to be served, including both existing customers and planned growth. This approach is commonly used in the industry because of its relative simplicity and its tendency to result in moderate charges that are stable over time (especially for mature systems).

The buy-in-plus-growth approach determines the equitable cost of existing capacity and then adds the unit cost of investment in system expansion to determine the SDC. The existing system cost is divided by the entire projected customer base and an expansion charge is calculated by dividing the expansion portion of future capacity investments by the projected growth. This methodology recognizes that the new customer is not fully served by the existing system, as evidenced by the need to make additional expansion investments, and isolates the future costs to only those which serve growth.

The ensuing sections discuss the elements of the SDC calculations in further detail.

B. EXISTING COST BASIS

The SDC cost basis includes costs associated with existing assets to recognize that those assets will provide benefit to new customers. This cost basis is adjusted to reflect the following provisions.

- ◆ **Developer-Funded Assets.** Assets funded by developer contributions are excluded from the cost basis on the premise that the SDC should only recover costs actually incurred by City ratepayers.
- ◆ **Interest.** In addition to the documented cost of existing assets, RCW 35.92.025 allows the City to recover interest accrued on assets. Conceptually, this interest provision (which is limited to ten years of interest accrual on each asset) attempts to account for opportunity costs that the City's customers incurred by supporting investments in infrastructure rather than having the money available to invest or use otherwise.
- ◆ **Provision for Asset Retirements.** The City's CIP includes projects that involve rehabilitating or replacing existing infrastructure. Since the existing asset base includes the original cost (plus interest) for the assets being replaced, including both in the cost basis would arguably be charging twice for capacity in the same facility. There are two primary ways to address this issue in the SDC calculation:
 - Exclude replacement projects from the SDC cost basis to recognize that it includes the cost of the original asset until the replacement asset is put into service. The buy-in-plus-growth methodology uses this approach.
 - Include replacement projects in the SDC cost basis, adjusting the cost of existing assets (and related interest) to account for assets being replaced by these projects. Absent specific cost data for the facilities being replaced, asset retirement is estimated using the ENR Construction Cost Index. The replacement project capital cost is reduced based on the assumed service life of an identical asset it would replace. For example, project costs for a 2017 main replacement project with an assumed 40-year life would be reduced by multiplying the main replacement project cost by the ratio of the 1977 ENR Construction Cost Index to the (estimated) 2017 value. The average cost methodology uses this approach.
- ◆ **Net Outstanding Debt Principal.** When a new customer connects to the City's system and becomes a ratepayer, they will pay for a proportionate share of the annual debt service payments associated with the City's outstanding debt. To recognize this and avoid double charging customers for assets through SDCs and rates, the cost basis reflects a deduction for outstanding debt principal net of available cash balances.

C. FUTURE COST BASIS

The City may also recover costs associated with future capital projects, which are typically documented in adopted system plans and CIPs. The SDC cost bases includes future projects provided by the City. Similar to the existing cost basis, the future cost basis only includes projects that are expected to be funded by the utility. Consistent with the Governmental Accounting Standards Board (GASB) Rule No. 51, the cost basis excludes projects that are not expected to produce a tangible asset (e.g. system plan update, transfer to Street Fund).

D. CUSTOMER BASE

A key objective in defining the customer base is to provide an equitable allocation of costs through the SDC. To this end, the metrics used to recover capacity-based costs should be related to demand and provide proportionality that relates to system capacity requirements.

For the water utility, we use meter-capacity equivalents (MCEs) to characterize a customer's capacity requirements in terms of the maximum continuous flow capacity of their water meter. For the stormwater utility, we use impervious surface area measured in equivalent dwelling units (EDUs) to measure the customer's impact on the stormwater system. The City's current EDU definition is 3,500 square feet of impervious surface area.

E. WATER SDC CALCULATION

Exhibit 3.2 summarizes the updated SDC calculations:

Exhibit 3.2: Water SDC Methodology

EXISTING COST BASIS		Buy-In + Growth	Average Cost
Plant-In-Service			
Utility Capital Assets	\$ 12,695,331	\$ 12,695,331	
less: Meters & Services Assets	(49,180)	(49,180)	
less: Contributed Capital	-	-	
plus: Interest on Non-Contributed Capital	5,524,348	5,524,348	
less: Provision for Capital Retirements		(46,850)	
less: Net Debt Principal Outstanding [a]	-	-	
Total Existing Cost Basis	\$ 18,170,499	\$ 18,123,649	
[a] Net Debt Principal Calculation			
Outstanding Debt Principal (beg. 2015)	\$ -	\$ -	
Cash Balances (beg. 2015)	(4,820,672)	(4,820,672)	
	\$ -	\$ -	
FUTURE COST BASIS		Buy-In + Growth	Average Cost
Capital Improvement Plan (2015-2034)			
Upgrade / Expansion Projects	\$ 16,512,589	\$ 16,512,589	
less: Meters & Services Projects	-	-	
less: Contributed Assets & Grants	-	-	
Repair / Replacement Projects		1,715,464	
less: Meters & Services Projects		-	
Total Future Cost Basis	\$ 16,512,589	\$ 18,228,053	

SDC CALCULATION - MCE BASIS		Buy-In + Growth	Average Cost
Customer Base			
Existing Customer Base - # of Units		2,657 MCEs	2,657 MCEs
Future Customer Base (Incremental # of Units)		7,842 MCEs	7,842 MCEs
Total Customer Base		10,499 MCEs	10,499 MCEs
Calculation			
Existing Cost Component			
Total Costs	\$ 18,170,499	\$ 18,123,649	
Allocable Customer Base	10,499 MCEs	10,499 MCEs	
SDC per Unit - Existing Cost	\$ 1,731	\$ 1,726	

Future Cost Component			
Total Costs	\$ 16,512,589	\$ 18,228,053	
Allocable Customer Base	7,842 MCEs	10,499 MCEs	
SDC per Unit - Future Cost	\$ 2,106	\$ 1,736	
Total SDC per MCE	\$ 3,836	\$ 3,462	

SDC Comparison	Current	Buy-In + Growth	Average Cost
Per Meter Capacity Equivalent	\$3,950	\$3,836	\$3,462

Exhibit 3.2 shows that the water SDC will be reduced by either \$114 or \$488 dependent on the SDC methodology chosen. The existing cost component varies by five dollars depending on the methodology to reflect the inclusion/exclusion for capital asset retirement. The important difference in the methodology is the calculation of the future cost component.

The buy-in-plus-growth methodology future cost component is higher than in the average cost methodology. The buy-in-plus-growth methodology isolates the CIP costs related to upgrade and expansion and divides that by the future customer base. This contrasts with the average cost methodology, which includes all CIP costs and therefore the existing and future customer base. Because so much of the CIP is intended for future growth, the smaller customer base in the buy-in + growth methodology results in a higher SDC per MCE. The calculated charges shown in **Exhibit 3.2** represent a maximum justifiable charge allowed under RCW 35.92.025, but the City is free to adopt lower charges at its discretion.

F. STORMWATER SDC CALCULATION

Exhibit 3.3 summarizes the updated SDC calculations:

Exhibit 3.3: Stormwater SDC Methodology

EXISTING COST BASIS	Buy-In + Growth	Average Cost
Plant-In-Service		
Utility Capital Assets	\$ 5,642,579	\$ 5,642,579
less: Contributed Capital	(376,900)	(376,900)
plus: Interest on Non-Contributed Capital	1,592,925	1,592,925
less: Provision for Capital Retirements		(7,746)
less: Net Debt Principal Outstanding [a]	-	-
Total Existing Cost Basis	\$ 6,858,604	\$ 6,850,857

[a] Net Debt Principal Calculation

Outstanding Debt Principal (beg. 2015)	\$ -	\$ -
Cash Balances (beg. 2015)	<u>(591,426)</u>	<u>(591,426)</u>
	\$ -	\$ -

FUTURE COST BASIS	Buy-In + Growth	Average Cost
Capital Improvement Plan (2015-2034)		
Upgrade / Expansion Projects	\$ 684,002	\$ 684,002
less: Contributed Assets & Grants	-	-
Repair / Replacement Projects		231,748
Total Future Cost Basis	\$ 684,002	\$ 915,750

SDC CALCULATION - EDU BASIS		Buy-In + Growth	Average Cost
Customer Base			
Existing Customer Base - # of Units		4,436 ERUs	4,436 ERUs
Future Customer Base (Incremental # of Units)		14,408 ERUs	14,408 ERUs
Total Customer Base		18,845 ERUs	18,845 ERUs
Calculation			
Existing Cost Component			
Total Costs	\$	6,858,604	\$ 6,850,857
Allocable Customer Base		18,845 ERUs	18,845 ERUs
SDC per Unit - Existing Cost	\$	364	\$ 364
Future Cost Component			
Total Costs	\$	684,002	\$ 915,750
Allocable Customer Base		14,408 ERUs	18,845 ERUs
SDC per Unit - Future Cost	\$	47	\$ 49
Total SDC per EDU	\$	411	\$ 412

Exhibit 3.3 shows that both methodologies produce a similar SDC of just above \$410 per EDU. Both methodologies support a similar existing cost component, largely the result of limited capital asset retirement. This is because the long useful life of assets for stormwater reduces the capital retirement provision. The future cost component is different in each methodology, but because of the applicable customer base, the result is similar. The calculated charges shown in **Exhibit 3.3** represent a maximum justifiable charge allowed under RCW 35.92.025, but the City is free to adopt lower charges at its discretion.

V: CONCLUSION

This section provides a summary and recommendation for each utility.

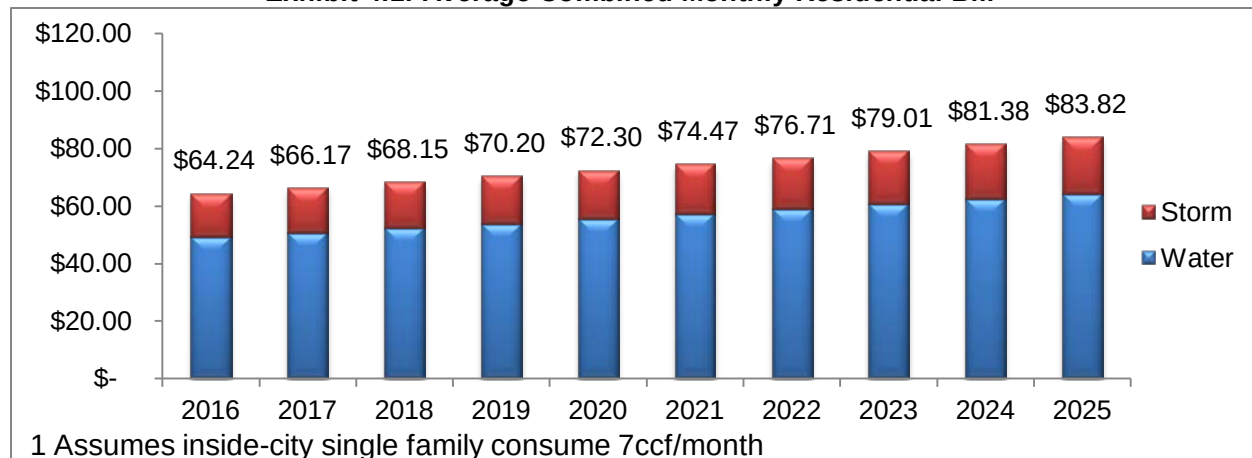
A. UTILITY RATES

For the water utility, one percent rate increases are required for the next four years in order to satisfy all financial obligations. However, this presumes the City maintains the growth rate of 7.5 percent annually for the next decade. In order to maintain a strong financial position and avoid revenue deficiency if the growth rate in any given year is smaller than expected, we recommend the City raise rates by an inflationary rate of three percent per year.

For stormwater, the utility requires short-term rate increases to pay for new expected expenditures. We recommended these rate increases, 9.75 percent in 2017 and 5.25 percent in 2018, to maintain adequate cash flow for the utility. After that, similar to water, we recommend inflation level increases to mitigate risk if the population does not grow as quickly as expected.

Exhibit 4.1 shows the combined rate increase impacts of the average single family household.

Exhibit 4.1: Average Combined Monthly Residential Bill¹



B. SDCS

For the water utility, we recommend that the City adopt the buy-in-plus-growth SDC methodology. This reflects the high growth in the city and isolates the future costs to only those that will serve growth. It results in a maximum defensible SDC rate that is slightly less than the current SDC.

For stormwater, we have presented two calculation methodologies that yield similar SDCs. These results can inform the City's consideration of a stormwater SDC in the future.

APPENDIX A: WATER ANALYSIS

Note: all data in gray-shaded cells with blue font are manual inputs.

City of Ridgefield
Water Rate and SDC Model
Summary

Revenue Requirement	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues @ Existing Rates										
Rate Revenues Under Existing Rates	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719
SDC Revenue Towards Debt Service	251,747	248,842	245,937	243,032	240,127	237,223	234,318	231,413	228,508	225,604
Non-Rate Revenues	91,384	96,611	100,331	106,322	113,055	119,994	127,442	135,453	144,218	153,478
Total Revenues	\$ 1,625,558	\$ 1,724,062	\$ 1,828,273	\$ 1,942,509	\$ 2,065,825	\$ 2,198,306	\$ 2,340,931	\$ 2,494,475	\$ 2,659,906	\$ 2,837,800
Expenses										
Cash Operating Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,495,825	\$ 1,563,435	\$ 1,609,569	\$ 1,668,850	\$ 1,752,638	\$ 1,827,810	\$ 1,902,018
Existing Debt Service	-	-	-	-	-	-	-	-	-	-
New Debt Service	251,747	248,842	245,937	419,676	416,772	413,867	410,962	496,379	493,474	490,570
Rate Funded Capital	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 1,594,054	\$ 1,684,999	\$ 1,707,445	\$ 1,915,501	\$ 1,980,206	\$ 2,023,436	\$ 2,079,812	\$ 2,249,017	\$ 2,321,284	\$ 2,392,587
Net Surplus (Deficiency)	\$ 31,504	\$ 39,063	\$ 120,828	\$ 27,008	\$ 85,618	\$ 174,871	\$ 261,120	\$ 245,458	\$ 338,622	\$ 445,213
Additions to Meet Coverage	-	-	-	(41,511)	(40,032)	(42,273)	(42,304)	(64,065)	(61,582)	(60,616)
Total Surplus (Deficiency)	\$ 31,504	\$ 39,063	\$ 120,828	\$ (14,503)	\$ 45,586	\$ 132,598	\$ 218,816	\$ 181,392	\$ 277,041	\$ 384,596
Annual Rate Increase	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cumulative Rate Increase	0.00%	3.00%	6.09%	9.27%	12.55%	15.93%	19.41%	22.99%	26.68%	30.48%
Rate Revenues After Rate Increase	\$ 1,282,427	\$ 1,419,967	\$ 1,572,259	\$ 1,740,884	\$ 1,927,593	\$ 2,134,328	\$ 2,363,234	\$ 2,616,691	\$ 2,897,331	\$ 3,208,070
Incremental Rate Revenues (Compared with 2015)	\$ -	\$ 41,358	\$ 90,254	\$ 147,728	\$ 214,952	\$ 293,238	\$ 384,063	\$ 489,082	\$ 610,151	\$ 749,352
Additional Taxes from Rate Increase	\$ -	\$ 2,080	\$ 4,539	\$ 7,429	\$ 10,810	\$ 14,747	\$ 19,315	\$ 24,596	\$ 30,685	\$ 37,685
Net Cash Flow After Rate Increase	31,504	78,341	206,543	167,307	289,760	453,361	625,868	709,944	918,089	1,156,879
Coverage After Rate Increase: w/ SDCs	n/a	n/a	n/a	7.11	8.20	9.53	10.95	8.27	9.41	10.69
Coverage After Rate Increase: w/o SDCs	n/a	n/a	n/a	1.96	2.66	3.58	4.55	3.69	4.48	5.39
Sample Residential Bi-Monthly Bill [a]	\$ 49.24	\$ 50.72	\$ 52.24	\$ 53.81	\$ 55.42	\$ 57.08	\$ 58.80	\$ 60.56	\$ 62.38	\$ 64.25
Bi-Monthly Average Increase (\$)	\$ -	\$ 1.48	\$ 1.52	\$ 1.57	\$ 1.61	\$ 1.66	\$ 1.71	\$ 1.76	\$ 1.82	\$ 1.87

[a] Average 3/4" Residential Bi-Monthly Bill; In-City; 7 CCF consumption

Fund Balance	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING FUND										
Ending Balance	\$ 1,473,691	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
Minimum Target Balance	\$ 330,980	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
CAPITAL FUND										
Ending Balance	\$ 3,476,297	\$ 3,043,890	\$ 1,609,862	\$ 2,331,207	\$ 970,198	\$ 951,315	\$ 1,145,108	\$ 2,565,459	\$ 3,151,943	\$ 4,037,415
Minimum Target Balance	\$ 169,728	\$ 191,471	\$ 213,867	\$ 236,934	\$ 260,694	\$ 273,461	\$ 286,611	\$ 300,156	\$ 314,107	\$ 328,477

City of Ridgefield
Water Rate and SDC Model
Assumptions

Economic & Financial Factors		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Escalation Rates											
General Cost Inflation		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Construction Cost Inflation		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Labor Cost Inflation		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Benefit Cost Inflation		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
General Inflation + Acct. Growth		9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%
General Inflation + Usage Growth		9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%
Account Growth		7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
Consumption Growth		7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interfund Admin Svcs Escalation	*Calc'd from O%M	10.44%	3.31%	3.33%	3.34%	3.36%	3.37%	3.38%	3.40%	3.41%	3.42%
New Employee Growth Rate [Extra]		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Investment Interest		0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%	0.16%
System Reinvestment Strategy (% of gross receipts)		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Tax Rates											
State Excise Tax		5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%
State B&O Tax		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Utility Tax	(net effect on utili	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

City of Ridgefield
Water Rate and SDC Model
Assumptions

Accounting Assumptions			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
MINIMUM FUND BALANCE TARGETS												
Operating Fund												
	Min. Fund Balance Target (days of O&M expense)		90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days
	Max. Fund Balance (\$)		90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days
Capital Fund												
	Select Minimum Capital Fund Option →	1	% of Plant Assets									
#		2016 Total Assets										
1	% of Plant Assets	\$ 12,695,331	\$ 169,728	\$ 191,471	\$ 213,867	\$ 236,934	\$ 260,694	\$ 273,461	\$ 286,611	\$ 300,156	\$ 314,107	\$ 328,477
	% of Total		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2	User Input		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RATE FUNDED CAPITAL												
#	Select Annual Funding Option →	6	No Rate Funded Capital		Expenditures in rows 88-89 of O&M exceed code requirements for system reinvestment (row 59 below).							
1	Original Cost Depreciation	\$ 219,683	\$ 221,899	\$ 243,588	\$ 265,927	\$ 288,937	\$ 305,033	\$ 321,793	\$ 339,055	\$ 356,835	\$ 375,149	\$ 394,012
2	Original Cost Depreciation less Debt Principal Pmts		\$ 28,247	\$ 49,936	\$ 72,276	\$ 14,668	\$ 27,539	\$ 40,945	\$ 54,720	\$ 28,563	\$ 41,492	\$ 54,755
3	% of Total Annual CIP		\$ 1,710,973	\$ 869,734	\$ 895,826	\$ 922,701	\$ 950,382	\$ 510,692	\$ 526,013	\$ 541,794	\$ 558,047	\$ 574,789
	% of Total		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
4	% of R&R Annual CIP		\$ 639,569	\$ 255,101	\$ 262,754	\$ 270,637	\$ 278,756	\$ 19,757	\$ 20,349	\$ 20,960	\$ 21,589	\$ 22,236
	% of Total		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
5	User Input		\$ 64,121	\$ 68,930	\$ 76,323	\$ 84,509	\$ 93,572	\$ 103,608	\$ 114,720	\$ 127,024	\$ 140,647	\$ 155,732
6	No Rate Funded Capital											

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Assumptions

Capital Financing Assumptions		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
SYSTEM DEVELOPMENT CHARGES											
Existing Connection Charge		\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950
Calculated Connection Charge		\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462	\$ 3,462
Annual Inflationary Increase											
Selected Connection Charge (inc. inflation)	Existing	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950	\$ 3,950
Total MCEs (end of year)		2,657	2,856	3,070	3,301	3,548	3,814	4,101	4,408	4,739	5,094
Additional MCEs Per Year		199	199	214	230	248	266	286	308	331	355
Total SDC Revenue		\$ 787,136	\$ 787,136	\$ 846,171	\$ 909,634	\$ 977,857	\$ 1,051,196	\$ 1,130,036	\$ 1,214,789	\$ 1,305,898	\$ 1,403,840
System Development Charges Towards Debt Service											
Total Annual Debt Service		\$ 251,747	\$ 248,842	\$ 245,937	\$ 419,676	\$ 416,772	\$ 413,867	\$ 410,962	\$ 496,379	\$ 493,474	\$ 490,570
Existing Annual Debt Service(& DWSRF Loan)		\$ 251,747	\$ 248,842	\$ 245,937	\$ 243,032	\$ 240,127	\$ 237,223	\$ 234,318	\$ 231,413	\$ 228,508	\$ 225,604
Allowable %: SDCs to Pay for Debt Service		32%	32%	29%	27%	25%	23%	21%	19%	17%	16%
Allowable SDC Revenue		\$ 251,747	\$ 248,842	\$ 245,937	\$ 243,032	\$ 240,127	\$ 237,223	\$ 234,318	\$ 231,413	\$ 228,508	\$ 225,604
Actual %: SDCs to Pay for Debt Service		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
SDC Revenue Towards Debt Service		\$ 251,747	\$ 248,842	\$ 245,937	\$ 243,032	\$ 240,127	\$ 237,223	\$ 234,318	\$ 231,413	\$ 228,508	\$ 225,604
OUTSIDE FUNDING SOURCES (USES)											
Capital Grants / Contributions	Function										
[Extra]		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
[Extra]		-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-
[Extra]		-	-	-	-	-	-	-	-	-	-
Total: Capital Grants / Contributions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Assumptions

REVENUE BONDS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Issuance Cost	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Coverage Requirement (w/ SDCs)	1.75										
Coverage Requirement (w/o SDCs)	1.25										
Use Reserves to Pay for Last Payment?	Yes										
OTHER BONDS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Issuance Cost	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
DWSRF LOANS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Issuance Cost	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PWTF LOANS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

City of Ridgefield
Water Rate and SDC Model
Operating Revenue and Expenditure Forecast

		Year End Estimate	Budget										
Operating Revenues		Forecast Basis	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Rate Revenues			21.12%	7.68%									
Water Revenue (Ops)	Consumption Growth	\$ 870,018	\$ 936,835	\$ 1,007,098	\$ 1,082,630	\$ 1,163,827	\$ 1,251,114	\$ 1,344,948	\$ 1,445,819	\$ 1,554,255	\$ 1,670,824	\$ 1,796,136	
Water Revenue Commercial	Consumption Growth	337,163	345,592	371,511	399,375	429,328	461,527	496,142	533,353	573,354	616,356	662,582	
[Extra]	Consumption Growth	-	-	-	-	-	-	-	-	-	-	-	-
Total Rate Revenue		\$ 1,207,181	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719	
Non-Rate Revenues													
Other Revenue	Account Growth	-	1,000	\$ 1,075	\$ 1,156	\$ 1,242	\$ 1,335	\$ 1,436	\$ 1,543	\$ 1,659	\$ 1,783	\$ 1,917	
Service/Meter Fees	Account Growth	96,113	68,000	73,100	78,583	84,476	90,812	97,623	104,945	112,815	121,276	130,372	
Late Fees/Penalties	No Escalation	27,098	20,010	20,010	20,010	20,010	20,010	20,010	20,010	20,010	20,010	20,010	
[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Rate Revenues		\$ 123,211	\$ 89,010	\$ 94,185	\$ 99,748	\$ 105,728	\$ 112,157	\$ 119,068	\$ 126,498	\$ 134,484	\$ 143,070	\$ 152,299	
TOTAL OPERATING REVENUES		\$ 1,330,392	\$ 1,371,437	\$ 1,472,794	\$ 1,581,753	\$ 1,698,884	\$ 1,824,799	\$ 1,960,158	\$ 2,105,669	\$ 2,262,094	\$ 2,430,250	\$ 2,611,018	

City of Ridgefield
Water Rate and SDC Model
Operating Revenue and Expenditure Forecast

Operating Expenses		Forecast Basis	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
State Excise Tax	State Excise Tax				\$ 69,330	\$ 74,530	\$ 80,120	\$ 86,129	\$ 92,588	\$ 99,533	\$ 106,997	\$ 115,022	\$ 123,649
State B&O Tax	State B&O Tax				13,220	14,189	15,230	16,350	17,554	18,848	20,239	21,735	23,342
City Utility Tax	Utility Tax				-	-	-	-	-	-	-	-	-
Personnel													
Salaries	Labor Cost Inflation		246,327	269,199	275,929	282,827	289,898	297,145	304,574	312,188	319,993	327,993	336,193
Social Security	Benefit Cost Inflation		15,856	16,690	17,525	18,401	19,321	20,287	21,302	22,367	23,485	24,659	25,892
Medicare	Benefit Cost Inflation		3,708	3,903	4,099	4,303	4,519	4,745	4,982	5,231	5,492	5,767	6,055
Workers Comp	Benefit Cost Inflation		-	6,588	6,917	7,263	7,626	8,008	8,408	8,829	9,270	9,733	10,220
State Unemployment	Benefit Cost Inflation		512	538	565	594	623	654	687	722	758	795	835
Overtime	Benefit Cost Inflation		9,079	10,000	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513
Benefits/Workman Comp	Benefit Cost Inflation		31,204	33,112	34,767	36,506	38,331	40,248	42,260	44,373	46,592	48,921	51,367
Health Care	Benefit Cost Inflation		54,931	59,355	62,322	65,439	68,710	72,146	75,753	79,541	83,518	87,694	92,079
Supplies													
Office Supplies	General Cost Inflation		-	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Operational Supplies	General Cost Inflation		18,469	25,000	25,500	26,010	26,530	27,061	27,602	28,154	28,717	29,291	29,877
Postage	General Cost Inflation		5,956	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Uniforms	General Cost Inflation		1,786	2,447	2,496	2,546	2,597	2,649	2,702	2,756	2,811	2,867	2,925
Statement Mailing	General Cost Inflation		-	-	-	-	-	-	-	-	-	-	-
Fuel	General Cost Inflation		6,368	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561
Small Tools/Equipment	General Cost Inflation		3,511	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561
Water Meters	General Cost Inflation		61,422	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632
Chemicals	General Cost Inflation		4,583	9,900	10,098	10,300	10,506	10,716	10,930	11,149	11,372	11,599	11,831
Training													
Registration	General Cost Inflation		3,428	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Travel Expenses	General Cost Inflation		2,171	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929	2,988
Utilities													
Electricity	General Inflation + Usage Growth		53,575	74,954	82,188	90,119	98,815	108,351	118,807	130,271	142,843	156,627	171,741
Natural Gas	General Cost Inflation		234	320	326	333	340	346	353	360	368	375	382
Water	General Cost Inflation		19,136	21,234	21,659	22,092	22,534	22,984	23,444	23,913	24,391	24,879	25,376
Storm Water	General Cost Inflation		956	1,530	1,560	1,592	1,623	1,656	1,689	1,723	1,757	1,792	1,828
Communications	General Cost Inflation		4,748	4,379	4,467	4,556	4,647	4,740	4,835	4,931	5,030	5,131	5,233
Sewer	General Cost Inflation		-	650	663	676	690	704	718	732	747	762	777
Admin Supplies	General Cost Inflation		1,028	651	664	677	691	705	719	733	748	763	778
Operations and Maintenance													
Facilities	General Cost Inflation		1,440	1,606	1,638	1,671	1,704	1,738	1,773	1,808	1,845	1,881	1,919
Vehicle/Equip Maintenance	General Cost Inflation		2,858	4,382	4,470	4,559	4,650	4,743	4,838	4,935	5,034	5,134	5,237
Advertising	General Cost Inflation		-	10	10	10	11	11	11	11	11	12	12
Computer Software	General Cost Inflation		3,631	17,477	17,827	18,183	18,547	18,918	19,296	19,682	20,076	20,477	20,887
Hydrant Repair & Replace	General Cost Inflation		10,000	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
Well Maintenance/Repair	General Cost Inflation		-	20,000	20,400	20,808	21,224	21,649	22,082	22,523	22,974	23,433	23,902
Other Ops/Maintenance	General Cost Inflation		12,247	14,000	14,280	14,566	14,857	15,154	15,457	15,766	16,082	16,403	16,731
Services													
Lab Analysis	General Cost Inflation		3,324	4,284	4,370	4,457	4,546	4,637	4,730	4,825	4,921	5,020	5,120
Software Updates	General Cost Inflation		2,663	2,049	2,090	2,132	2,175	2,218	2,263	2,308	2,354	2,401	2,449

City of Ridgefield
Water Rate and SDC Model

Operating Revenue and Expenditure Forecast

Engineering Consultant	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-
Cap Facility Planning	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-
Utility Rate Study	General Cost Inflation	-	15,000	-	-	-	-	-	-	-	-	-
Telemetry Annual Maint	General Cost Inflation	-	12,000	12,240	12,485	12,734	12,989	13,249	13,514	13,784	14,060	14,341
Other Professional Services	General Cost Inflation	6,709	7,500	7,650	7,803	7,959	8,118	8,281	8,446	8,615	8,787	8,963
Intergovernmental												
Permits - State Agencies	General Cost Inflation	3,728	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Excise Tax	General Cost Inflation	39,979	52,000	-	-	-	-	-	-	-	-	-
Business & Occupation Tax (from SDC Fund)	General Cost Inflation	9,164	10,000	-	-	-	-	-	-	-	-	-
Interfund Admin Services	Interfund Admin Svcs Escalation	198,070	224,050	231,477	239,181	247,174	255,467	264,073	273,005	282,277	291,903	301,898
Capital Outlays	No Escalation	-	-	-	-	-	-	-	-	-	-	-
Debt Service	No Escalation	-	-	-	-	-	-	-	-	-	-	-
Transfers												
Transfer to Utility Capital Fund	No Escalation	163,000	-	-	-	-	-	-	-	-	-	-
Equipment Replacement Fund Transfers	General Cost Inflation	20,808	21,224	21,648	22,081	22,523	22,974	23,433	23,902	24,380	24,867	25,365
New Expenditures												
Data Management System - From Staffing Re	General Cost Inflation	-	-	1,200	1,224	1,248	1,273	1,299	1,325	1,351	1,378	1,406
Undersized Main Replacement Program	Construction Cost Inflation	n/a	160,000	164,800	169,744	174,836	180,081	185,484	191,048	196,780	202,683	208,764
Water Meter Replacement Program	Construction Cost Inflation	n/a	107,774	98,142	78,299	62,075	63,937	65,855	67,831	69,866	71,962	74,121
Utility Fund Retirement Payout	[Calcuated per City staff]	-	-	-	-	-	12,709	1,227	-	20,201	28,501	32,334
Additional Staffing - From City	Labor Cost Inflation	-	-	13,050	13,376	13,710	14,053	14,404	14,764	15,134	15,512	15,900
New Utility Clerk - From City 6-14	New Employee Growth Rate	-	-	42,000	43,260	44,558	45,895	47,271	48,690	50,150	51,655	53,204
Desk Set-up - From City 6-14	General Cost Inflation	-	-	3,000	-	-	-	-	-	-	-	-
[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-
TOTAL CASH OPERATING EXPENSES		\$ 1,026,611	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,495,825	\$ 1,563,435	\$ 1,609,569	\$ 1,668,850	\$ 1,752,638	\$ 1,827,810	\$ 1,902,018

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Existing Debt

Existing Debt Service - Summary	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Annual Debt Payments										
Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PWTF Loans	-	-	-	-	-	-	-	-	-	-
Other Loans	-	-	-	-	-	-	-	-	-	-
Total Debt Payments	-	-	-	-	-	-	-	-	-	-

Existing Debt Service - Revenue Bonds	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL REVENUE BONDS										
Annual Interest Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Debt Reserve for Debt Service	-	-	-	-	-	-	-	-	-	-
Annual Debt Reserve Target on Existing Rev	-	-	-	-	-	-	-	-	-	-

Existing Debt Service - PWTF Loans	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL PWTF LOANS										
Annual Interest Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Existing Debt Service - Other Loans	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL OTHER LOANS										
Annual Interest Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Ridgefield
Water Rate and SDC Model
Capital Improvement Program

Project Costs in Year: 2016

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		UNESCALATED COSTS												FUNDING DETAILS: FOR SDC CALC				
ID	Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Useful Life (Years)	Funding Source	Function of Service	% Upgrade/ Expansion	% R&R	\$ Upgrade / Expansion	\$ R&R
Ridgefield CFP Appendix II																		
SO-1	Equip Junction Well (partially reflected in water capital utility fund)		226,441	226,441	226,441	226,441						75.00	Balances	Supply	100%	0%	\$ -	\$ -
SO-2	Replace Well No 7	54,200	54,200	54,200	54,200	54,200						75.00	Balances	Storage	0%	100%	-	271,000
SO-3	Conduct Hydrogeologic Study (in water utility capital fund)											0.00	Balances	General Plant	100%	0%	-	-
SO-4	Obtain Additional Water Rights	284,036	284,036	284,036	284,036	284,036						0.00	Balances	General Plant	100%	0%	1,420,182	-
SO-5	Drill 2 New Wells (West of S. Hillhurst)	1,053,900	1,053,900	1,053,900	1,053,900	1,053,900						75.00	Balances	Supply	100%	0%	5,269,500	-
SO-8	Drill 2 New Wells near Railroad											75.00	Balances	Supply	100%	0%	-	-
ST-1	Junction Reservoir (partially reflected in water capital utility fund)		196,633	196,633	196,633	196,633						75.00	Balances	Supply	100%	0%	786,530	-
ST-2	New Heron Ridge/Bellwood Reservoir						839,820	839,820	839,820	839,820	839,820	75.00	Balances	Supply	100%	0%	4,199,100	-
ST-4	New 10th Ave Reservoir											75.00	Balances	Supply	100%	0%	-	-
D-1	Mill Street - Railroad Avenue to West	19,754	19,754	19,754	19,754	19,754						75.00	Balances	Transmission & Distribution	0%	100%	-	98,771
D-2	Royle Road - High School to Gee Creek						74,838	74,838	74,838	74,838	74,838	75.00	Balances	Transmission & Distribution	100%	0%	374,189	-
D-3	45th Avenue - Gee Creek to Pioneer						44,433	44,433	44,433	44,433	44,433	75.00	Balances	Transmission & Distribution	100%	0%	222,163	-
D-7	Mill Street - Main to 5th	37,788	37,788	37,788	37,788	37,788						75.00	Balances	Transmission & Distribution	0%	100%	-	188,942
D-9	45th Avenue - Pioneer to N 10th Street	45,848	45,848	45,848	45,848	45,848						75.00	Balances	Transmission & Distribution	100%	0%	229,238	-
D-10	NW 279th - 45th Ave to N 65th Ave											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-11	NW 279th Street Boring											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-12	N 65th Ave - Pioneer St to NW279th	30,719	30,719	30,719	30,719	30,719						75.00	Balances	Transmission & Distribution	100%	0%	153,593	-
D-13	Future Street, NW 279th to NW 289th	25,759	25,759	25,759	25,759	25,759						75.00	Balances	Transmission & Distribution	100%	0%	128,795	-
D-14	Bertsinger Road - Pioneer to 45th Avenue											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-15	Future Street, S 45th Ave to 11 St						32,337	32,337	32,337	32,337	32,337	75.00	Balances	Transmission & Distribution	100%	0%	161,684	-
D-17	East Side of I-5 - S Dolan to S 6th						23,606	23,606	23,606	23,606	23,606	75.00	Balances	Transmission & Distribution	100%	0%	118,031	-
D-18	Cemetery Booster Station Upgrade (in water utility capital fund)											75.00	Balances	Transmission & Distribution	0%	100%	-	-
D-21	NW 51st Ave - Heron Dr to NW 281st St						7,762	7,762	7,762	7,762	7,762	75.00	Balances	Transmission & Distribution	100%	0%	38,811	-
D-23	Future Street to NW Carty Rd						61,482	61,482	61,482	61,482	61,482	75.00	Balances	Transmission & Distribution	100%	0%	307,408	-
D-25	S 5th St - NE 10th Ave to NE 20th Ave											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-27	Future Rd - NE 259th to NE 279th											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-28	Carty Rd - Hillhurst to I-5											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-29	Hillhurst Rd - NW 219th - Carty Rd Lp											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-30	Future Street to New Reservoir											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-31	Future Street - NW 279th to S 5th St											75.00	Balances	Transmission & Distribution	100%	0%	-	-
D-32	High Priority Minor Distribution System Improvements	118,886	118,886	118,886	118,886	118,886						75.00	Balances	Transmission & Distribution	0%	100%	-	594,431
D-33	Minor Distribution System Improvements											75.00	Balances	Transmission & Distribution	0%	100%	-	-
SU-1	Hydrant Replacement Program	17,042	17,042	17,042	17,042	17,042	17,042	17,042	17,042	17,042	17,042	75.00	Balances	Fire	0%	100%	-	170,422
Water Utility Capital Fund																		
	Hydrogeo Study-Water Rts	50,000										0.00	Balances	General Plant	100%	0%	50,000	-
	Junct Reservoir-Design/Cons	1,388,000										75.00	Balances	Supply	100%	0%	1,388,000	-
	Junct Well Design/Construct	754,000										75.00	Balances	Supply	100%	0%	754,000	-
	EF-20 Mitigation	7,500										0.00	Balances	General Plant	75%	25%	5,602	1,898
	Cemetery Booster Stn Dsgn	390,000										75.00	Balances	Transmission & Distribution	0%	100%	-	390,000
																	-	-
TOTAL CAPITAL PROJECTS		\$ 4,277,433	\$ 2,111,006	\$ 2,111,006	\$ 2,111,006	\$ 2,111,006	\$ 1,101,319	\$ 1,101,319	\$ 1,101,319	\$ 1,101,319	\$ 1,101,319						\$ 16,512,589	\$ 1,715,464

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Capital Funding

Capital Project Summary	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Growth Related Project Costs	\$ 3,637,864	\$ 1,919,235	\$ 1,976,812	\$ 2,036,116	\$ 2,097,200	\$ 1,256,974	\$ 1,294,684	\$ 1,333,524	\$ 1,373,530	\$ 1,414,736
Existing Needs Project Costs	639,569	255,101	262,754	270,637	278,756	19,757	20,349	20,960	21,589	22,236
TOTAL CAPITAL EXPENDITURES	\$ 4,277,433	\$ 2,174,336	\$ 2,239,566	\$ 2,306,753	\$ 2,375,956	\$ 1,276,731	\$ 1,315,033	\$ 1,354,484	\$ 1,395,118	\$ 1,436,972

Capital Financing Plan	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Outside Funding Sources: Grants/CIAC	-	-	-	-	-	-	-	-	-	-
Balance/Remained to be Funded	\$ 4,277,433	\$ 2,174,336	\$ 2,239,566	\$ 2,306,753	\$ 2,375,956	\$ 1,276,731	\$ 1,315,033	\$ 1,354,484	\$ 1,395,118	\$ 1,436,972
OTHER FUNDING SOURCES										
Rate Funded Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SDC Revenue Towards Capital	535,390	538,295	600,234	666,602	737,729	813,973	895,718	983,375	1,077,389	1,178,236
Revenue Bond Proceeds	-	-	-	2,200,000	-	-	-	1,100,000	-	-
Other Bonds Proceeds	-	-	-	-	-	-	-	-	-	-
Dwsrf Loans Proceeds	3,834,293	-	-	-	-	-	-	-	-	-
Pwtf Loans Proceeds	-	-	-	-	-	-	-	-	-	-
Fund Balances	-	1,636,042	1,639,332	1,534,424	1,638,226	462,758	419,315	371,109	317,729	258,736
TOTAL CAPITAL RESOURCES	\$ 4,369,683	\$ 2,174,336	\$ 2,239,566	\$ 4,401,026	\$ 2,375,956	\$ 1,276,731	\$ 1,315,033	\$ 2,454,484	\$ 1,395,118	\$ 1,436,972
Info: Working Capital Contingency Deficit	-	-	-	-	-	-	-	-	-	-

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Capital Funding

New Debt Computations	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REVENUE BONDS										
Amount to Fund	\$ -	\$ -	\$ -	\$ 2,200,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -
Issuance Costs	-	-	-	24,007	-	-	-	12,003	-	-
Reserve Required	-	-	-	176,644	-	-	-	88,322	-	-
Amount of Debt Issue	\$ -	\$ -	\$ -	\$ 2,400,651	\$ -	\$ -	\$ -	\$ 1,200,325	\$ -	\$ -
OTHER BONDS										
Amount to Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance Costs	-	-	-	-	-	-	-	-	-	-
Amount of Debt Issue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DWSRF LOANS										
Amount to Fund	\$ 3,834,293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance Costs	38,730	-	-	-	-	-	-	-	-	-
Amount of Debt Issue	\$ 3,873,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PWTF LOANS										
Amount to Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Debt Service Summary	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXISTING DEBT SERVICE										
Annual Interest Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payments	-	-	-	-	-	-	-	-	-	-
Total Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Bond Payments Only	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE										
Annual Interest Payments	\$ 58,095	\$ 55,191	\$ 52,286	\$ 145,407	\$ 139,278	\$ 133,019	\$ 126,626	\$ 168,107	\$ 159,818	\$ 151,313
Annual Principal Payments	193,651	193,651	193,651	274,269	277,494	280,848	284,336	328,272	333,657	339,257
Total Debt Service Payments	\$ 251,747	\$ 248,842	\$ 245,937	\$ 419,676	\$ 416,772	\$ 413,867	\$ 410,962	\$ 496,379	\$ 493,474	\$ 490,570
Revenue Bond Payments Only	-	-	-	176,644	176,644	176,644	176,644	264,966	264,966	264,966
TOTAL DEBT SERVICE PAYMENTS	\$ 251,747	\$ 248,842	\$ 245,937	\$ 419,676	\$ 416,772	\$ 413,867	\$ 410,962	\$ 496,379	\$ 493,474	\$ 490,570
Total Interest Payments	58,095	55,191	52,286	145,407	139,278	133,019	126,626	168,107	159,818	151,313
Total Principal Payments	193,651	193,651	193,651	274,269	277,494	280,848	284,336	328,272	333,657	339,257
Total Revenue Bond Payments Only	-	-	-	176,644	176,644	176,644	176,644	264,966	264,966	264,966
Use of Debt Reserve for Debt Service	-	-	-	-	-	-	-	-	-	-

City of Ridgefield
Water Rate and SDC Model
Revenue Requirement Tests

Cash Flow Test	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXPENSES										
Cash Operating Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,495,825	\$ 1,563,435	\$ 1,609,569	\$ 1,668,850	\$ 1,752,638	\$ 1,827,810	\$ 1,902,018
Existing Debt Service	-	-	-	-	-	-	-	-	-	-
New Debt Service	251,747	248,842	245,937	419,676	416,772	413,867	410,962	496,379	493,474	490,570
Rate Funded Capital	-	-	-	-	-	-	-	-	-	-
Additions Required to Meet Min. Op. Fund Balances	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 1,594,054	\$ 1,684,999	\$ 1,707,445	\$ 1,915,501	\$ 1,980,206	\$ 2,023,436	\$ 2,079,812	\$ 2,249,017	\$ 2,321,284	\$ 2,392,587
REVENUES										
Rate Revenue	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719
SDC Revenue Towards Debt Service	251,747	248,842	245,937	243,032	240,127	237,223	234,318	231,413	228,508	225,604
Other Non Rate Revenue	89,010	94,185	99,748	105,728	112,157	119,068	126,498	134,484	143,070	152,299
Interest Earnings: Operating & Debt Reserve Funds	2,374	2,426	583	593	898	926	944	968	1,148	1,178
Total Revenue	\$ 1,625,558	\$ 1,724,062	\$ 1,828,273	\$ 1,942,509	\$ 2,065,825	\$ 2,198,306	\$ 2,340,931	\$ 2,494,475	\$ 2,659,906	\$ 2,837,800
NET CASH FLOW (DEFICIENCY)	\$ 31,504	\$ 39,063	\$ 120,828	\$ 27,008	\$ 85,618	\$ 174,871	\$ 261,120	\$ 245,458	\$ 338,622	\$ 445,213

Coverage Test - w/ SDCs	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXPENSES										
Cash Operating Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,495,825	\$ 1,563,435	\$ 1,609,569	\$ 1,668,850	\$ 1,752,638	\$ 1,827,810	\$ 1,902,018
Revenue Bond Debt Service	-	-	-	176,644	176,644	176,644	176,644	264,966	264,966	264,966
Revenue Bond Coverage Requirement at 1.75	-	-	-	132,483	132,483	132,483	132,483	198,725	198,725	198,725
Total Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,804,952	\$ 1,872,562	\$ 1,918,696	\$ 1,977,977	\$ 2,216,329	\$ 2,291,500	\$ 2,365,708
ALLOWABLE REVENUES										
Rate Revenue	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719
Other Revenue	89,010	94,185	99,748	105,728	112,157	119,068	126,498	134,484	143,070	152,299
SDC Revenue	787,136	787,136	846,171	909,634	977,857	1,051,196	1,130,036	1,214,789	1,305,898	1,403,840
Interest Earnings - All Funds	7,937	8,150	5,594	3,244	5,027	2,814	2,801	3,144	5,808	6,804
Total Revenue	\$ 2,166,510	\$ 2,268,080	\$ 2,433,519	\$ 2,611,762	\$ 2,807,683	\$ 3,014,168	\$ 3,238,507	\$ 3,480,027	\$ 3,741,955	\$ 4,021,662
Coverage w/ SDCs	n/a	n/a	n/a	6.32	7.04	7.95	8.89	6.52	7.22	8.00
COVERAGE SURPLUS (DEFICIENCY)	\$ 824,202	\$ 831,923	\$ 972,011	\$ 806,809	\$ 935,121	\$ 1,095,472	\$ 1,260,530	\$ 1,263,698	\$ 1,450,455	\$ 1,655,953

City of Ridgefield
Water Rate and SDC Model
Revenue Requirement Tests

Coverage Test - w/o SDCs	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXPENSES										
Cash Operating Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,495,825	\$ 1,563,435	\$ 1,609,569	\$ 1,668,850	\$ 1,752,638	\$ 1,827,810	\$ 1,902,018
Revenue Bond Debt Service	-	-	-	176,644	176,644	176,644	176,644	264,966	264,966	264,966
Revenue Bond Coverage Requirement at 1.25	-	-	-	44,161	44,161	44,161	44,161	66,242	66,242	66,242
Total Expenses	\$ 1,342,307	\$ 1,436,157	\$ 1,461,508	\$ 1,716,630	\$ 1,784,240	\$ 1,830,374	\$ 1,889,655	\$ 2,083,846	\$ 2,159,017	\$ 2,233,225
ALLOWABLE REVENUES										
Rate Revenue	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719
Other Revenue	\$ 89,010	\$ 94,185	\$ 99,748	\$ 105,728	\$ 112,157	\$ 119,068	\$ 126,498	\$ 134,484	\$ 143,070	\$ 152,299
SDC Revenue										
Interest Earnings - All Funds	7,937	8,150	5,594	3,244	5,027	2,814	2,801	3,144	5,808	6,804
Total Revenue	\$ 1,379,374	\$ 1,480,944	\$ 1,587,347	\$ 1,702,127	\$ 1,829,826	\$ 1,962,972	\$ 2,108,471	\$ 2,265,238	\$ 2,436,058	\$ 2,617,822
Coverage w/o SDCs	n/a	n/a	n/a	1.17	1.51	2.00	2.49	1.93	2.30	2.70
COVERAGE SURPLUS (DEFICIENCY)	\$ 37,066	\$ 44,786	\$ 125,839	\$ (14,503)	\$ 45,586	\$ 132,598	\$ 218,816	\$ 181,392	\$ 277,041	\$ 384,596

Maximum Revenue Deficiency	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Sufficiency Test Driving the Deficiency	Cash	Cash	Cash	Coverage 2	Coverage 2	Coverage 2	Coverage 2	Coverage 2	Coverage 2	Coverage 2
Maximum Revenue Deficiency (Surplus)	\$ (31,504)	\$ (39,063)	\$ (120,828)	\$ 14,503	\$ (45,586)	\$ (132,598)	\$ (218,816)	\$ (181,392)	\$ (277,041)	\$ (384,596)
plus: Additional Tax Expense	(1,668)	(2,069)	(6,398)	768	(2,414)	(7,021)	(11,587)	(9,605)	(14,670)	(20,366)
less: Incremental Revenue From Prior Rate Increases	-	-	(44,460)	(97,023)	(158,808)	(231,073)	(315,231)	(412,867)	(525,763)	(655,913)
Net Revenue Deficiency (Surplus)	\$ (33,172)	\$ (41,132)	\$ (171,686)	\$ (81,752)	\$ (206,808)	\$ (370,692)	\$ (545,634)	\$ (603,865)	\$ (817,474)	\$ (1,060,875)

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Revenue Requirement Tests

Applicable Tax Rates (Excise)	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%	5.029%
Rate Increases	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Rate Revenue @ Existing Rates	\$ 1,282,427	\$ 1,378,609	\$ 1,482,005	\$ 1,593,155	\$ 1,712,642	\$ 1,841,090	\$ 1,979,172	\$ 2,127,609	\$ 2,287,180	\$ 2,458,719
Revenues from Prior Rate Increases	-	-	44,460	97,023	158,808	231,073	315,231	412,867	525,763	655,913
Rate Revenue Before Rate Increase (incl. previous increas	1,282,427	1,378,609	1,526,465	1,690,178	1,871,450	2,072,163	2,294,402	2,540,477	2,812,943	3,114,631
Required Annual Rate Increase	-2.59%	-2.98%	-11.25%	-4.84%	-11.05%	-17.89%	-23.78%	-23.77%	-29.06%	-34.06%
Number of Months New Rates Will Be In Effect	12	12	12	12	12	12	12	12	12	12
Info: % Increase to Generate Required Revenue	-2.59%	-2.98%	-11.25%	-4.84%	-11.05%	-17.89%	-23.78%	-23.77%	-29.06%	-34.06%
Policy Induced Rate Increases	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
ANNUAL RATE INCREASE	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
CUMULATIVE RATE INCREASE	0.00%	3.00%	6.09%	9.27%	12.55%	15.93%	19.41%	22.99%	26.68%	30.48%

Impacts of Rate Increases	2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
Sufficiency Test Driving the Deficiency	Cash		Cash		Cash		Coverage 2		Coverage 2		Coverage 2		Coverage 2		Coverage 2		Coverage 2		Coverage 2	
Rate Revenues After Rate Increase	\$	1,282,427	\$	1,419,967	\$	1,572,259	\$	1,740,884	\$	1,927,593	\$	2,134,328	\$	2,363,234	\$	2,616,691	\$	2,897,331	\$	3,208,070
Full Year Rate Revenues After Rate Increase		1,282,427		1,419,967		1,572,259		1,740,884		1,927,593		2,134,328		2,363,234		2,616,691		2,897,331		3,208,070
Partial Year Adjustment		-		-		-		-		-		-		-		-		-		-
Additional Taxes Due to Rate Increases		-		2,080		4,539		7,429		10,810		14,747		19,315		24,596		30,685		37,685
Net Cash Flow After Rate Increase	\$	31,504	\$	78,341	\$	206,543	\$	167,307	\$	289,760	\$	453,361	\$	625,868	\$	709,944	\$	918,089	\$	1,156,879
Coverage After Rate Increase: w/ SDCs		n/a		n/a		n/a		7.11		8.20		9.53		10.95		8.27		9.41		10.69

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
Fund Activity

Funds	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING FUND										
Beginning Balance	\$ 1,442,187	\$ 1,473,691	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693
plus: Net Cash Flow after Rate Increase	31,504	78,341	206,543	167,307	289,760	453,361	625,868	709,944	918,089	1,156,879
less: Transfer of Surplus to Capital Fund	-	(1,197,911)	(200,292)	(158,845)	(273,089)	(441,986)	(611,251)	(689,283)	(899,553)	(1,138,581)
Ending Balance	\$ 1,473,691	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
Minimum Target Balance	\$ 330,980	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
Maximum Funds to be Kept as Operating Reserves	\$ 330,980	\$ 354,121	\$ 360,372	\$ 368,834	\$ 385,504	\$ 396,880	\$ 411,497	\$ 432,157	\$ 450,693	\$ 468,991
Info: # of Days of Cash Operating Expenses	401	90	90	90	90	90	90	90	90	90
CAPITAL FUND										
Beginning Balance	\$ 3,378,485	\$ 3,476,297	\$ 3,043,890	\$ 1,609,862	\$ 2,331,207	\$ 970,198	\$ 951,315	\$ 1,145,108	\$ 2,565,459	\$ 3,151,943
plus: Rate Funded Capital	-	-	-	-	-	-	-	-	-	-
plus: Transfers from Operating Fund	-	1,197,911	200,292	158,845	273,089	441,986	611,251	689,283	899,553	1,138,581
plus: Capital Grants / Contributions	-	-	-	-	-	-	-	-	-	-
plus: SDC Revenue Towards Capital	535,390	538,295	600,234	666,602	737,729	813,973	895,718	983,375	1,077,389	1,178,236
plus: Revenue Bond Proceeds	-	-	-	2,200,000	-	-	-	1,100,000	-	-
plus: Other Bond Proceeds	-	-	-	-	-	-	-	-	-	-
plus: DWSRF Loan Proceeds	3,834,293	-	-	-	-	-	-	-	-	-
plus: PWTf Loan Proceeds	-	-	-	-	-	-	-	-	-	-
plus: Interest Earnings	5,562	5,723	5,011	2,650	4,129	1,888	1,857	2,176	4,660	5,625
Total Funding Sources	\$ 7,753,730	\$ 5,218,227	\$ 3,849,428	\$ 4,637,960	\$ 3,346,154	\$ 2,228,046	\$ 2,460,141	\$ 3,919,943	\$ 4,547,062	\$ 5,474,387
less: Capital Expenditures	(4,277,433)	(2,174,336)	(2,239,566)	(2,306,753)	(2,375,956)	(1,276,731)	(1,315,033)	(1,354,484)	(1,395,118)	(1,436,972)
Ending Capital Fund Balance	\$ 3,476,297	\$ 3,043,890	\$ 1,609,862	\$ 2,331,207	\$ 970,198	\$ 951,315	\$ 1,145,108	\$ 2,565,459	\$ 3,151,943	\$ 4,037,415
Minimum Target Balance	\$ 169,728	\$ 191,471	\$ 213,867	\$ 236,934	\$ 260,694	\$ 273,461	\$ 286,611	\$ 300,156	\$ 314,107	\$ 328,477
DEBT RESERVE FUND										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ 176,644	\$ 176,644	\$ 176,644	\$ 176,644	\$ 264,966	\$ 264,966
plus: Reserve Funding from New Debt	-	-	-	176,644	-	-	-	88,322	-	-
less: Use of Reserves for Debt Service	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ 176,644	\$ 176,644	\$ 176,644	\$ 176,644	\$ 264,966	\$ 264,966	\$ 264,966
Minimum Target Balance	\$ -	\$ -	\$ -	\$ 176,644	\$ 176,644	\$ 176,644	\$ 176,644	\$ 264,966	\$ 264,966	\$ 264,966

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Water Rate and SDC Model
SDC Calculation

EXISTING COST BASIS	Buy-In + Growth	Average Cost
Plant-In-Service		
Utility Capital Assets	\$ 12,695,331	\$ 12,695,331
less: Meters & Services Assets	(49,180)	(49,180)
less: Contributed Capital	-	-
plus: Interest on Non-Contributed Capital	5,524,348	5,524,348
less: Provision for Capital Retirements		(46,850)
less: Net Debt Principal Outstanding [a]	-	-
Total Existing Cost Basis	\$ 18,170,499	\$ 18,123,649
[a] Net Debt Principal Calculation		
Outstanding Debt Principal (beg. 2015)	\$ -	\$ -
Cash Balances (beg. 2015)	(4,820,672)	(4,820,672)
	\$ -	\$ -

FUTURE COST BASIS	Buy-In + Growth	Average Cost
Capital Improvement Plan (2015-2034)		
Upgrade / Expansion Projects	\$ 16,512,589	\$ 16,512,589
less: Meters & Services Projects	-	-
less: Contributed Assets & Grants	-	-
Repair / Replacement Projects		1,715,464
less: Meters & Services Projects		-
Total Future Cost Basis	\$ 16,512,589	\$ 18,228,053

City of Ridgefield
Water Rate and SDC Model
SDC Calculation

SDC CALCULATION - MCE BASIS		Buy-In + Growth	Average Cost
Customer Base			
Existing Customer Base - # of Units		2,657 MCEs	2,657 MCEs
Future Customer Base (Incremental # of Units)		7,842 MCEs	7,842 MCEs
Total Customer Base		10,499 MCEs	10,499 MCEs
Calculation			
Existing Cost Component			
Total Costs		\$ 18,170,499	\$ 18,123,649
Allocable Customer Base		10,499 MCEs	10,499 MCEs
SDC per Unit - Existing Cost		\$ 1,731	\$ 1,726
Future Cost Component			
Total Costs		\$ 16,512,589	\$ 18,228,053
Allocable Customer Base		7,842 MCEs	10,499 MCEs
SDC per Unit - Future Cost		\$ 2,106	\$ 1,736
Total SDC per MCE		\$ 3,836	\$ 3,462

SDC Comparison	Current	Buy-In + Growth	Average Cost
Per Meter Capacity Equivalent	\$3,950	\$3,836	\$3,462

MCEs in 2016 2,657 MCEs
MCEs in 2035 10,499 MCEs

Compound annual growth rate 7.50% City e-mail 3-15

Growth Share 74.69%

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

Function	Original Cost	Accumulated Depreciation	CIAC	Accrued Interest
Meters & Services	\$ 49,180	\$ 1,308	\$ -	\$ -
Supply	1,198,117	214,673	-	360,702
Treatment	-	-	-	-
Storage	1,131,619	329,708	-	588,670
Pumping	802,315	521,719	-	510,332
Transmission & Distribution	8,625,828	1,477,085	-	3,758,519
Fire	362,575	38,740	-	138,222
General Plant	525,698	139,612	-	167,903
[Extra]	-	-	-	-
Total	\$ 12,695,331	\$ 2,722,844	\$ -	\$ 5,524,348

City of Ridgefield

Water Rate and SDC Model

SDC Customer Count

Customer Type	Meter Size	Count	Flow Factor	MCEs
Residential	5/8 x 3/4	2,167	1	2,167
Comm'l	1in & Under	63	1	63
Comm'l	1.5 inches	24	5	120
Comm'l	2 inches	16	8	128
Comm'l	3 Inches	3	16	48
Comm'l	4 inches	1	25	25
Comm'l Out-City	3 Inches	1	16	16
Irrig	1in & Under	31	1	31
Irrig	1.5 inches	7	5	35
Irrig	2 inches	3	8	24
		2,316		2,657

APPENDIX B: STORMWATER ANALYSIS

City of Ridgefield
Stormwater Rate and SDC Model
Summary

Revenue Requirement	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues @ Existing Rates										
Rate Revenues Under Existing Rates	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971
SDC Revenue Towards Debt Service	-	-	-	-	-	-	-	-	-	-
Non-Rate Revenues	5,886	5,153	5,166	5,171	5,176	5,181	5,189	5,193	5,199	5,205
Total Revenues	\$ 402,796	\$ 431,831	\$ 463,845	\$ 498,251	\$ 535,237	\$ 574,997	\$ 617,740	\$ 663,686	\$ 713,079	\$ 766,177
Expenses										
Cash Operating Expenses	\$ 414,091	\$ 450,020	\$ 463,139	\$ 476,155	\$ 490,988	\$ 510,775	\$ 522,291	\$ 538,809	\$ 555,936	\$ 573,700
Existing Debt Service	-	-	-	-	-	-	-	-	-	-
New Debt Service	-	-	-	-	-	-	-	-	-	-
Rate Funded Capital	19,846	13,834	-	28,478	31,533	34,914	38,659	42,805	47,396	52,479
Total Expenses	\$ 433,937	\$ 463,854	\$ 463,139	\$ 504,634	\$ 522,521	\$ 545,690	\$ 560,951	\$ 581,614	\$ 603,332	\$ 626,179
Net Surplus (Deficiency)	\$ (31,141)	\$ (32,022)	\$ 707	\$ (6,383)	\$ 12,716	\$ 29,307	\$ 56,790	\$ 82,072	\$ 109,747	\$ 139,998
Additions to Meet Coverage	-	-	-	-	-	-	-	-	-	-
Total Surplus (Deficiency)	\$ (31,141)	\$ (32,022)	\$ 707	\$ (6,383)	\$ 12,716	\$ 29,307	\$ 56,790	\$ 82,072	\$ 109,747	\$ 139,998
Annual Rate Increase	0.00%	9.75%	5.25%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Cumulative Rate Increase	0.00%	9.75%	15.51%	18.98%	22.55%	26.22%	30.01%	33.91%	37.93%	42.07%
Rate Revenues After Rate Increase	\$ 396,910	\$ 468,279	\$ 529,829	\$ 586,653	\$ 649,572	\$ 719,238	\$ 796,376	\$ 881,788	\$ 976,359	\$ 1,081,074
Incremental Rate Revenues (Compared with 2015)	\$ -	\$ 41,601	\$ 71,150	\$ 93,573	\$ 119,510	\$ 149,422	\$ 183,825	\$ 223,295	\$ 268,479	\$ 320,103
Additional Taxes from Rate Increase	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Cash Flow After Rate Increase	(31,141)	9,579	71,856	87,190	132,227	178,730	240,615	305,367	378,226	460,100
Coverage After Rate Increase: w/ SDCs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Coverage After Rate Increase: w/o SDCs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sample Residential Bi-Monthly Bill	\$ 15.00	\$ 16.46	\$ 17.33	\$ 17.85	\$ 18.38	\$ 18.93	\$ 19.50	\$ 20.09	\$ 20.69	\$ 21.31
Bi-Monthly Average Increase (\$)	\$ -	\$ 1.46	\$ 0.86	\$ 0.52	\$ 0.54	\$ 0.55	\$ 0.57	\$ 0.59	\$ 0.60	\$ 0.62

Fund Balance	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING FUND										
Ending Balance	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
Minimum Target Balance	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
CAPITAL FUND										
Ending Balance	\$ 47,276	\$ 61,901	\$ 130,615	\$ 243,269	\$ 1,301	\$ 143,386	\$ 321,653	\$ 566,812	\$ 957,551	\$ 1,467,185
Minimum Target Balance	\$ 60,733	\$ 60,733	\$ 60,733	\$ 60,733	\$ 64,758	\$ 65,424	\$ 66,408	\$ 67,402	\$ 67,718	\$ 67,718

City of Ridgefield
Stormwater Rate and SDC Model
Assumptions

Economic & Financial Factors		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Escalation Rates											
General Cost Inflation		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Construction Cost Inflation		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Labor Cost Inflation		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Benefit Cost Inflation		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
General Inflation + Acct. Growth		9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%	9.65%
Account Growth		7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
No Escalation		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interfund Admin Svcs Escalation	*Calc'd from O%M	72.88%	3.34%	3.35%	3.36%	3.38%	3.39%	3.41%	3.42%	3.43%	3.45%
New Employee Growth Rate [Extra]		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Investment Interest		0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
System Reinvestment Strategy (% of gross receipts)		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Tax Rates											
State Excise Tax		0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
State B&O Tax		1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Utility Tax	(net effect on utili	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Stormwater Rate and SDC Model
Assumptions

Accounting Assumptions		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025		
MINIMUM FUND BALANCE TARGETS													
Operating Fund													
Min. Fund Balance Target (days of O&M expense)		90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days		
Max. Fund Balance (\$)		90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days	90 days		
Capital Fund													
Select Minimum Capital Fund Option →		1		% of Plant Assets									
#		2015 Total Assets											
1	% of Plant Assets	\$ 5,642,579		\$ 60,733	\$ 60,733	\$ 60,733	\$ 60,733	\$ 64,758	\$ 65,424	\$ 66,408	\$ 67,402	\$ 67,718	\$ 67,718
	% of Total	1.00%		1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
2	User Input	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RATE FUNDED CAPITAL													
#	Select Annual Funding Option →	5		User Input									
1	Original Cost Depreciation	\$ 102,933		\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 99,008	\$ 99,672	\$ 100,652	\$ 89,177	\$ 89,765	\$ 89,765
2	Original Cost Depreciation less Debt Principal Pmts			\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 99,008	\$ 99,672	\$ 100,652	\$ 89,177	\$ 89,765	\$ 89,765
3	% of Total Annual CIP			\$ 172,300	\$ -	\$ -	\$ -	\$ 160,974	\$ 26,673	\$ 39,353	\$ 39,769	\$ 12,604	\$ -
	% of Total	40%		40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
4	% of R&R Annual CIP			\$ 109,010	\$ -	\$ -	\$ -	\$ 101,844	\$ 16,875	\$ 24,898	\$ 25,161	\$ 7,974	\$ -
	% of Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
5	User Input			\$ 19,846	\$ 13,834	\$ -	\$ 28,478	\$ 31,533	\$ 34,914	\$ 38,659	\$ 42,805	\$ 47,396	\$ 52,479
6	No Rate Funded Capital												

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Stormwater Rate and SDC Model
Assumptions

Capital Financing Assumptions		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
SYSTEM DEVELOPMENT CHARGES																					
Existing Connection Charge		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Calculated Connection Charge		\$	412	\$	412	\$	412	\$	412	\$	412	\$	412	\$	412	\$	412	\$	412	\$	412
Annual Inflationary Increase																					
Selected Connection Charge (inc. inflation)		Existing		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total EDUs (end of year)				4,769		5,127		5,511		5,924		6,369		6,846		7,360		7,912		8,505	
Additional EDUs Per Year				333		358		384		413		444		478		513		552		593	
Total SDC Revenue		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
System Development Charges Towards Debt Service																					
Total Annual Debt Service		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Existing Annual Debt Service		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Allowable %: SDCs to Pay for Debt Service																					
Allowable SDC Revenue		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Actual %: SDCs to Pay for Debt Service		0%		0%		0%		0%		0%		0%		0%		0%		0%		0%	
SDC Revenue Towards Debt Service		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
OUTSIDE FUNDING SOURCES (USES)																					
Capital Grants / Contributions		Function																			
[Extra]				\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
[Extra]					-		-		-		-		-		-		-		-		-
[Extra]					-		-		-		-		-		-		-		-		-
[Extra]					-		-		-		-		-		-		-		-		-
[Extra]					-		-		-		-		-		-		-		-		-
[Extra]					-		-		-		-		-		-		-		-		-
Total: Capital Grants / Contributions		\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Stormwater Rate and SDC Model
Assumptions

REVENUE BONDS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Issuance Cost	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Coverage Requirement (w/ SDCs)	1.75										
Coverage Requirement (w/o SDCs)	1.25										
Use Reserves to Pay for Last Payment?	Yes										
OTHER BONDS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Issuance Cost	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
SRF LOANS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Issuance Cost	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PWTF LOANS											
Term (years)	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years	20 years
Interest Only Payments (years)	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years	0 years
Interest Cost	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

City of Ridgefield
Stormwater Rate and SDC Model
Operating Revenue and Expenditure Forecast

		Year End Estimate	Budget										
Operating Revenues	Forecast Basis	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Rate Revenues		11.31%	7.00%										
Storm Water (Ops)	Account Growth	\$ 370,944	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971	
[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	
Total Rate Revenue		\$ 370,944	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971	
Non-Rate Revenues													
Late Fees/Penalties	No Escalation	6,002	5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	
Total Non-Rate Revenues		\$ 6,002	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
TOTAL OPERATING REVENUES		\$ 376,946	\$ 401,910	\$ 431,678	\$ 463,679	\$ 498,080	\$ 535,061	\$ 574,816	\$ 617,552	\$ 663,493	\$ 712,880	\$ 765,971	

City of Ridgefield
Stormwater Rate and SDC Model
Operating Revenue and Expenditure Forecast

Operating Expenses		Forecast Basis	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
State Excise Tax	State Excise Tax		\$	-	\$	-	\$	-	\$	-	\$	-	-
State B&O Tax	State B&O Tax			6,475		6,955	7,471	8,026	8,622	9,263	9,952	10,693	11,490
Personnel													
Salaries	Labor Cost Inflation		73,012	124,760	127,879	131,076	134,353	137,712	141,155	144,684	148,301	152,008	155,809
Social Security	Benefit Cost Inflation		4,715	7,793	8,183	8,592	9,021	9,472	9,946	10,443	10,965	11,514	12,089
Medicare	Benefit Cost Inflation		1,103	1,823	1,914	2,010	2,110	2,216	2,326	2,443	2,565	2,693	2,828
Workers Comp	Benefit Cost Inflation		-	4,080	4,284	4,498	4,723	4,960	5,208	5,468	5,741	6,028	6,330
State Unemployment	Benefit Cost Inflation		152	250	263	276	290	304	320	335	352	370	388
Overtime	Benefit Cost Inflation		2,208	2,500	2,625	2,756	2,894	3,039	3,191	3,350	3,518	3,694	3,878
Benefits	Benefit Cost Inflation		10,191	15,823	16,614	17,445	18,317	19,233	20,195	21,204	22,265	23,378	24,547
Health Care	Benefit Cost Inflation		17,135	30,567	32,096	33,701	35,386	37,155	39,013	40,963	43,011	45,162	47,420
Supplies													
Office Supplies	General Cost Inflation		-	500	510	520	531	541	552	563	574	586	598
Operational Supplies	General Cost Inflation		1,897	2,129	2,172	2,215	2,259	2,304	2,351	2,398	2,446	2,494	2,544
Postage	General Cost Inflation		4,073	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780
Uniforms	General Cost Inflation		630	771	787	802	818	835	851	868	886	903	922
Statement Mailing	General Cost Inflation		-	-	-	-	-	-	-	-	-	-	-
Fuel	General Cost Inflation		2,338	2,527	2,577	2,629	2,681	2,735	2,790	2,846	2,902	2,961	3,020
Small Tools/Equipment	General Cost Inflation		46	5,200	5,304	5,410	5,518	5,629	5,741	5,856	5,973	6,093	6,214
Training													
Registration	General Cost Inflation		859	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195
Travel Expenses	General Cost Inflation		210	500	510	520	531	541	552	563	574	586	598
Utilities													
Electricity	General Cost Inflation		6,902	6,705	6,840	6,976	7,116	7,258	7,403	7,551	7,702	7,856	8,014
Natural Gas	General Cost Inflation		76	105	107	109	111	113	115	118	120	123	125
Water	General Cost Inflation		731	274	279	285	290	296	302	308	314	321	327
Storm Water	General Cost Inflation		388	409	417	426	434	443	452	461	470	479	489
Communications	General Cost Inflation		820	775	791	807	823	839	856	873	891	909	927
Sewer	General Cost Inflation		-	550	561	572	584	595	607	619	632	644	657
Photocopy Machine	General Cost Inflation		257	163	166	169	173	176	180	183	187	191	194
Operations and Maintenance													
Facilities	General Cost Inflation		-	-	-	-	-	-	-	-	-	-	-
Vehicle/Equip Maintenance	General Cost Inflation		2,478	2,317	2,363	2,410	2,459	2,508	2,558	2,609	2,661	2,715	2,769
Advertising	General Cost Inflation		-	-	-	-	-	-	-	-	-	-	-
Street Sweeping	General Cost Inflation		2,244	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585
Storm Ditch Maintenance	General Cost Inflation		-	15,000	15,300	15,606	15,918	16,236	16,561	16,892	17,230	17,575	17,926
Computers	General Cost Inflation		-	-	-	-	-	-	-	-	-	-	-
Computer Software	General Cost Inflation		2,975	11,913	12,152	12,395	12,643	12,896	13,153	13,417	13,685	13,959	14,238
Other Ops and Maintenance	General Cost Inflation		20,450	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975
Services													
Facility Planning	General Cost Inflation		-	-	-	-	-	-	-	-	-	-	-
Utility Rate Study	General Cost Inflation		-	15,000	-	-	-	-	-	-	-	-	-
Storm Plan Update	General Cost Inflation		-	50,000	-	-	-	-	-	-	-	-	-
Other Professional Services	General Cost Inflation		3,091	4,700	4,794	4,890	4,988	5,087	5,189	5,293	5,399	5,507	5,617

City of Ridgefield
Stormwater Rate and SDC Model

Operating Revenue and Expenditure Forecast

Intergovernmental													
Permits - State Agencies	General Cost Inflation	65	100	102	104	106	108	110	113	115	117	120	
Maintenance - Clark County	General Cost Inflation	1,846	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	
Excise Tax	No Escalation	4,307	4,750	-	-	-	-	-	-	-	-	-	
Interfund Admin Services	Interfund Admin Svcs Escalation	45,726	63,600	115,980	119,866	123,899	128,085	132,429	136,939	141,622	146,485	151,536	
Capital Outlays													
Transfers													
Transfer to Utility Capital Fund	General Cost Inflation	-	-	-	-	-	-	-	-	-	-	-	
Transfer to General Capital	General Cost Inflation	-	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	
Transfer to Equipment Replacement Reserve	General Cost Inflation	15,202	15,506	15,816	16,132	16,455	16,784	17,120	17,462	17,812	18,168	18,531	
New Expenditures													
Utility Fund Retirement Payout	[Calcuated per City staff]	-	-	-	1,299	-	-	4,416	-	-	-	-	
Additional Staffing - From City	Labor Cost Inflation	-	-	8,700	8,917	9,140	9,369	9,603	9,843	10,089	10,341	10,600	
New Utility Clerk - From City 6-14	New Employee Growth Rate	-	-	28,000	28,840	29,705	30,596	31,514	32,460	33,433	34,436	35,470	
Desk Set-up - From City 6-14	General Cost Inflation	-	-	2,000	-	-	-	-	-	-	-	-	
[Extra]	No Escalation	-	-	-	-	-	-	-	-	-	-	-	
TOTAL CASH OPERATING EXPENSES		\$ 226,124	\$ 414,091	\$ 450,020	\$ 463,139	\$ 476,155	\$ 490,988	\$ 510,775	\$ 522,291	\$ 538,809	\$ 555,936	\$ 573,700	

City of Ridgefield
Stormwater Rate and SDC Model
Existing Debt

Existing Debt Service - Summary	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Annual Debt Payments										
Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PWTF Loans	-	-	-	-	-	-	-	-	-	-
Other Loans	-	-	-	-	-	-	-	-	-	-
Total Debt Payments	-	-	-	-	-	-	-	-	-	-

Existing Debt Service - Revenue Bonds	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL REVENUE BONDS										
Annual Interest Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Debt Reserve for Debt Service	-	-	-	-	-	-	-	-	-	-
Annual Debt Reserve Target on Existing Rev	-	-	-	-	-	-	-	-	-	-

Existing Debt Service - PWTF Loans	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL PWTF LOANS										
Annual Interest Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Existing Debt Service - Other Loans	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
TOTAL OTHER LOANS										
Annual Interest Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payment	-	-	-	-	-	-	-	-	-	-
Total Annual Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project Costs in Year:

2016

Annual Escalation - Non Cumulat

		UNESCALATED COSTS												FUNDING DETAILS: FOR SDC CALC				
ID	Description	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Useful Life (Years)	Funding Source	Function of Service	% Upgrade/ Expansion	% R&R	\$ Upgrade / Expansion	\$ R&R
Stormwater Master Plan Projects - from 2008																		
	North Main Avenue					175,000						75.00	Balances	Water Quantity	-	25%	\$ -	\$ -
	Old Pioneer Way					112,500						75.00	Balances	Water Quantity	75%	25%	130,713	44,287
	Gee Creek Loop Road							66,250				75.00	Balances	Water Quantity	75%	25%	84,030	28,470
	North Simons Street						46,250					75.00	Balances	Water Quantity	75%	25%	49,484	16,766
	Abrams Park								65,000			75.00	Balances	Water Quantity	75%	25%	34,546	11,704
	Water Quality Treatment Facility in Downtown - Gee Creek (pg. 7-8 master plan)									20,000		40.00	Balances	Water Quality	75%	25%	48,551	16,449
Transfers to Utility Capital Fund for Capital Projects - 2016 Budget																	14,939	5,061
	Sargent St Storm Water Updates (from Utility Capital budget)	125,000										75.00	Balances	Water Quantity	-	25%	-	-
	Division Street Stormwater Improvements (from Utility Capital b	240,000										75.00	Balances	Water Quantity	75%	25%	93,366	31,634
	Pickup (from Storm fund budget)	30,000										75.00	Balances	General Plant	75%	25%	179,263	60,737
	Trail Vehicle (from Storm fund budget)	3,000										75.00	Balances	General Plant	75%	25%	22,408	7,592
	Upgrade PW Ops Facility (from Storm fund budget)	32,750										75.00	Balances	General Plant	75%	25%	2,241	759
																	24,462	8,288
																	-	-
TOTAL CAPITAL PROJECTS		\$ 430,750	\$ -	\$ -	\$ -	\$ 287,500	\$ 46,250	\$ 66,250	\$ 65,000	\$ 20,000	\$ -						\$ 684,002	\$ 231,748

City of Ridgefield
Stormwater Rate and SDC Model
Capital Funding

Capital Project Summary	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Growth Related Project Costs	\$ 321,740	\$ -	\$ -	\$ -	\$ 300,591	\$ 49,807	\$ 73,485	\$ 74,261	\$ 23,535	\$ -
Existing Needs Project Costs	109,010	-	-	-	101,844	16,875	24,898	25,161	7,974	-
TOTAL CAPITAL EXPENDITURES	\$ 430,750	\$ -	\$ -	\$ -	\$ 402,435	\$ 66,682	\$ 98,383	\$ 99,422	\$ 31,509	\$ -

Capital Financing Plan	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Outside Funding Sources: Grants/CIAC	-	-	-	-	-	-	-	-	-	-
Balance/Remained to be Funded	\$ 430,750	\$ -	\$ -	\$ -	\$ 402,435	\$ 66,682	\$ 98,383	\$ 99,422	\$ 31,509	\$ -
OTHER FUNDING SOURCES										
Rate Funded Capital	\$ 19,846	\$ 13,834	\$ -	\$ 28,478	\$ 31,533	\$ 34,914	\$ 38,659	\$ 42,805	\$ 47,396	\$ 52,479
SDC Revenue Towards Capital	-	-	-	-	-	-	-	-	-	-
Revenue Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Other Bonds Proceeds	-	-	-	-	-	-	-	-	-	-
Srf Loans Proceeds	-	-	-	-	-	-	-	-	-	-
Pwtf Loans Proceeds	-	-	-	-	-	-	-	-	-	-
Fund Balances	397,447	-	-	-	307,446	31,767	59,723	56,617	-	-
TOTAL CAPITAL RESOURCES	\$ 417,293	\$ 13,834	\$ -	\$ 28,478	\$ 338,978	\$ 66,682	\$ 98,383	\$ 99,422	\$ 47,396	\$ 52,479
Info: Working Capital Contingency Deficit	(13,457)	-	-	-	(63,457)	-	-	-	-	-

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Stormwater Rate and SDC Model
Capital Funding

New Debt Computations	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REVENUE BONDS										
Amount to Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance Costs	-	-	-	-	-	-	-	-	-	-
Reserve Required	-	-	-	-	-	-	-	-	-	-
Amount of Debt Issue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OTHER BONDS										
Amount to Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance Costs	-	-	-	-	-	-	-	-	-	-
Amount of Debt Issue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SRF LOANS										
Amount to Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance Costs	-	-	-	-	-	-	-	-	-	-
Amount of Debt Issue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PWTF LOANS										
Amount to Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Debt Service Summary	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXISTING DEBT SERVICE										
Annual Interest Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payments	-	-	-	-	-	-	-	-	-	-
Total Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Bond Payments Only	-	-	-	-	-	-	-	-	-	-
NEW DEBT SERVICE										
Annual Interest Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Principal Payments	-	-	-	-	-	-	-	-	-	-
Total Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Bond Payments Only	-	-	-	-	-	-	-	-	-	-
TOTAL DEBT SERVICE PAYMENTS										
Total Interest Payments	-	-	-	-	-	-	-	-	-	-
Total Principal Payments	-	-	-	-	-	-	-	-	-	-
Total Revenue Bond Payments Only	-	-	-	-	-	-	-	-	-	-
Use of Debt Reserve for Debt Service	-	-	-	-	-	-	-	-	-	-

City of Ridgefield
Stormwater Rate and SDC Model
Revenue Requirement Tests

Cash Flow Test	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXPENSES										
Cash Operating Expenses	\$ 414,091	\$ 450,020	\$ 463,139	\$ 476,155	\$ 490,988	\$ 510,775	\$ 522,291	\$ 538,809	\$ 555,936	\$ 573,700
Existing Debt Service	-	-	-	-	-	-	-	-	-	-
New Debt Service	-	-	-	-	-	-	-	-	-	-
Rate Funded Capital	19,846	13,834	-	28,478	31,533	34,914	38,659	42,805	47,396	52,479
Additions Required to Meet Min. Op. Fund Balances	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 433,937	\$ 463,854	\$ 463,139	\$ 504,634	\$ 522,521	\$ 545,690	\$ 560,951	\$ 581,614	\$ 603,332	\$ 626,179
REVENUES										
Rate Revenue	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971
SDC Revenue Towards Debt Service	-	-	-	-	-	-	-	-	-	-
Other Non Rate Revenue	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Interest Earnings: Operating & Debt Reserve Funds	886	153	166	171	176	181	189	193	199	205
Total Revenue	\$ 402,796	\$ 431,831	\$ 463,845	\$ 498,251	\$ 535,237	\$ 574,997	\$ 617,740	\$ 663,686	\$ 713,079	\$ 766,177
NET CASH FLOW (DEFICIENCY)	\$ (31,141)	\$ (32,022)	\$ 707	\$ (6,383)	\$ 12,716	\$ 29,307	\$ 56,790	\$ 82,072	\$ 109,747	\$ 139,998

Coverage Test - w/ SDCs	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXPENSES										
Cash Operating Expenses	\$ 414,091	\$ 450,020	\$ 463,139	\$ 476,155	\$ 490,988	\$ 510,775	\$ 522,291	\$ 538,809	\$ 555,936	\$ 573,700
Revenue Bond Debt Service	-	-	-	-	-	-	-	-	-	-
Revenue Bond Coverage Requirement at 1.75	-	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 414,091	\$ 450,020	\$ 463,139	\$ 476,155	\$ 490,988	\$ 510,775	\$ 522,291	\$ 538,809	\$ 555,936	\$ 573,700
ALLOWABLE REVENUES										
Rate Revenue	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971
Other Revenue	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
SDC Revenue	-	-	-	-	-	-	-	-	-	-
Interest Earnings - All Funds	886	224	259	367	540	183	403	675	1,048	1,640
Total Revenue	\$ 402,796	\$ 431,902	\$ 463,938	\$ 498,447	\$ 535,601	\$ 574,999	\$ 617,955	\$ 664,168	\$ 713,928	\$ 767,611
Coverage w/ SDCs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
COVERAGE SURPLUS (DEFICIENCY)	\$ (11,295)	\$ (18,118)	\$ 799	\$ 22,291	\$ 44,613	\$ 64,224	\$ 95,664	\$ 125,359	\$ 157,992	\$ 193,911

City of Ridgefield
Stormwater Rate and SDC Model
Revenue Requirement Tests

Maximum Revenue Deficiency	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Sufficiency Test Driving the Deficiency	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash
Maximum Revenue Deficiency (Surplus)	\$ 31,141	\$ 32,022	\$ (707)	\$ 6,383	\$ (12,716)	\$ (29,307)	\$ (56,790)	\$ (82,072)	\$ (109,747)	\$ (139,998)
plus: Additional Tax Expense	-	-	-	-	-	-	-	-	-	-
less: Incremental Revenue From Prior Rate Increases	-	-	(44,721)	(76,486)	(100,591)	(128,474)	(160,629)	(197,611)	(240,042)	(288,615)
Net Revenue Deficiency (Surplus)	\$ 31,141	\$ 32,022	\$ (45,428)	\$ (70,103)	\$ (113,307)	\$ (157,781)	\$ (217,419)	\$ (279,683)	\$ (349,789)	\$ (428,613)

Applicable Tax Rates (Excise)	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
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Rate Increases	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Rate Revenue @ Existing Rates	\$ 396,910	\$ 426,678	\$ 458,679	\$ 493,080	\$ 530,061	\$ 569,816	\$ 612,552	\$ 658,493	\$ 707,880	\$ 760,971
Revenues from Prior Rate Increases	-	-	44,721	76,486	100,591	128,474	160,629	197,611	240,042	288,615
Rate Revenue Before Rate Increase (incl. previous increas	396,910	426,678	503,400	569,566	630,652	698,289	773,181	856,105	947,922	1,049,586
Required Annual Rate Increase	7.85%	7.51%	-9.02%	-12.31%	-17.97%	-22.60%	-28.12%	-32.67%	-36.90%	-40.84%
Number of Months New Rates Will Be In Effect	12	12	12	12	12	12	12	12	12	12
Info: % Increase to Generate Required Revenue	7.85%	7.51%	-9.02%	-12.31%	-17.97%	-22.60%	-28.12%	-32.67%	-36.90%	-40.84%
Policy Induced Rate Increases	0.00%	9.75%	5.25%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
ANNUAL RATE INCREASE	0.00%	9.75%	5.25%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
CUMULATIVE RATE INCREASE	0.00%	9.75%	15.51%	18.98%	22.55%	26.22%	30.01%	33.91%	37.93%	42.07%

Impacts of Rate Increases	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Sufficiency Test Driving the Deficiency	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash	Cash
Rate Revenues After Rate Increase	\$ 396,910	\$ 468,279	\$ 529,829	\$ 586,653	\$ 649,572	\$ 719,238	\$ 796,376	\$ 881,788	\$ 976,359	\$ 1,081,074
Full Year Rate Revenues After Rate Increase	396,910	468,279	529,829	586,653	649,572	719,238	796,376	881,788	976,359	1,081,074
Partial Year Adjustment	-	-	-	-	-	-	-	-	-	-
Additional Taxes Due to Rate Increases	-	-	-	-	-	-	-	-	-	-
Net Cash Flow After Rate Increase	\$ (31,141)	\$ 9,579	\$ 71,856	\$ 87,190	\$ 132,227	\$ 178,730	\$ 240,615	\$ 305,367	\$ 378,226	\$ 460,100
Coverage After Rate Increase: w/ SDCs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield
Stormwater Rate and SDC Model
Fund Activity

Funds	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OPERATING FUND										
Beginning Balance	\$ 591,426	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080
plus: Net Cash Flow after Rate Increase	(31,141)	9,579	71,856	87,190	132,227	178,730	240,615	305,367	378,226	460,100
less: Transfer of Surplus to Capital Fund	(458,181)	(720)	(68,621)	(83,981)	(128,569)	(173,851)	(237,775)	(301,294)	(374,003)	(455,720)
Ending Balance	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
Minimum Target Balance	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
Maximum Funds to be Kept as Operating Reserves	\$ 102,105	\$ 110,964	\$ 114,199	\$ 117,408	\$ 121,066	\$ 125,945	\$ 128,784	\$ 132,857	\$ 137,080	\$ 141,460
Info: # of Days of Cash Operating Expenses	90	90	90	90	90	90	90	90	90	90
CAPITAL FUND										
Beginning Balance	\$ -	\$ 47,276	\$ 61,901	\$ 130,615	\$ 243,269	\$ 1,301	\$ 143,386	\$ 321,653	\$ 566,812	\$ 957,551
plus: Rate Funded Capital	19,846	13,834	-	28,478	31,533	34,914	38,659	42,805	47,396	52,479
plus: Transfers from Operating Fund	458,181	720	68,621	83,981	128,569	173,851	237,775	301,294	374,003	455,720
plus: Capital Grants / Contributions	-	-	-	-	-	-	-	-	-	-
plus: SDC Revenue Towards Capital	-	-	-	-	-	-	-	-	-	-
plus: Revenue Bond Proceeds	-	-	-	-	-	-	-	-	-	-
plus: Other Bond Proceeds	-	-	-	-	-	-	-	-	-	-
plus: SRF Loan Proceeds	-	-	-	-	-	-	-	-	-	-
plus: PWTF Loan Proceeds	-	-	-	-	-	-	-	-	-	-
plus: Interest Earnings	-	71	93	196	364	2	215	482	849	1,434
Total Funding Sources	\$ 478,026	\$ 61,901	\$ 130,615	\$ 243,269	\$ 403,736	\$ 210,068	\$ 420,035	\$ 666,234	\$ 989,060	\$ 1,467,185
less: Capital Expenditures	(430,750)	-	-	-	(402,435)	(66,682)	(98,383)	(99,422)	(31,509)	-
Ending Capital Fund Balance	\$ 47,276	\$ 61,901	\$ 130,615	\$ 243,269	\$ 1,301	\$ 143,386	\$ 321,653	\$ 566,812	\$ 957,551	\$ 1,467,185
Minimum Target Balance	\$ 60,733	\$ 60,733	\$ 60,733	\$ 60,733	\$ 64,758	\$ 65,424	\$ 66,408	\$ 67,402	\$ 67,718	\$ 67,718
DEBT RESERVE FUND										
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
plus: Reserve Funding from New Debt	-	-	-	-	-	-	-	-	-	-
less: Use of Reserves for Debt Service	-	-	-	-	-	-	-	-	-	-
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Minimum Target Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Attachment: Utility Rate and System Development Charge Update (1079 : Rate Study Final Draft Update)

City of Ridgefield

Stormwater Rate and SDC Model

SDC Calculation

EXISTING COST BASIS	Buy-In + Growth	Average Cost
Plant-In-Service		
Utility Capital Assets	\$ 5,642,579	\$ 5,642,579
less: Contributed Capital	(376,900)	(376,900)
plus: Interest on Non-Contributed Capital	1,592,925	1,592,925
less: Provision for Capital Retirements		(7,746)
less: Net Debt Principal Outstanding [a]	-	-
Total Existing Cost Basis	\$ 6,858,604	\$ 6,850,857

[a] Net Debt Principal Calculation

Outstanding Debt Principal (beg. 2015)	\$ -	\$ -
Cash Balances (beg. 2015)	(591,426)	(591,426)
	\$ -	\$ -

FUTURE COST BASIS	Buy-In + Growth	Average Cost
Capital Improvement Plan (2015-2034)		
Upgrade / Expansion Projects	\$ 684,002	\$ 684,002
less: Contributed Assets & Grants	-	-
Repair / Replacement Projects		231,748
Total Future Cost Basis	\$ 684,002	\$ 915,750

City of Ridgefield

Stormwater Rate and SDC Model

SDC Calculation

SDC CALCULATION - EDU BASIS	Buy-In + Growth	Average Cost
Customer Base		
Existing Customer Base - # of Units	4,436 ERUs	4,436 ERUs
Future Customer Base (Incremental # of Units)	14,408 ERUs	14,408 ERUs
Total Customer Base	18,845 ERUs	18,845 ERUs
Calculation		
Existing Cost Component		
Total Costs	\$ 6,858,604	\$ 6,850,857
Allocable Customer Base	18,845 ERUs	18,845 ERUs
SDC per Unit - Existing Cost	\$ 364	\$ 364
Future Cost Component		
Total Costs	\$ 684,002	\$ 915,750
Allocable Customer Base	14,408 ERUs	18,845 ERUs
SDC per Unit - Future Cost	\$ 47	\$ 49
Total SDC per EDU	\$ 411	\$ 412

Compound annual growth rate 7.50% City e-mail 3-15

ERUs in 2015	4,436
ERUs in 2016	4,769
ERUs in 2035	18,845

Growth Share 74.69%

City of Ridgefield

Stormwater Rate and SDC Model

SDC Customer Count

Stormwater Current Customer Base		
Rate Code	Rate Code Name	EDUs
401	Stormwtr Residential	2,149.77
402	Stormwtr Senior Res	20.87
403	Stmwtr Imperv.Surfac	2,256.49
405	Stw Equalpay Duplex	2.00
406	Stormwtr Low Inc Res	7.13
Total		4,436.27

Source: City staff

Function	Original Cost	Accumulated Depreciation	CIAC	Accrued Interest
General Plant	1,612,749	190,868	20,000	596,310
Water Quality	585,511	103,288	356,900	94,262
Water Quantity	3,444,319	329,712	-	902,354
Total	\$ 5,642,579	\$ 623,868	\$ 376,900	\$ 1,592,925

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: Public Hearing and First Reading on Ordinance No. 1218 -
Stephenson Vista Development Agreement

GOVERNING LEGISLATION:

RCW 36.70B.170 - 36.70B.210 (Development Agreements)
RDC 18.310.150, Development Agreements

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Stephenson Vista subdivision (then known as Stephenson Manor) received preliminary approval on August 14, 2006. The current developer acquired the property in 2015 and has been diligently pursuing development of the parcel since acquisition. The applicant has requested a two year extension of the preliminary plat approval to August 14, 2018. As part of this agreement the applicant has agreed to provide LED lights, the establishment of a Home Owners Association, and has agreed to meet the architectural design guidelines contained in the Ridgefield Development Code. Further, development of this 14.27acre property will include over 6 acres of open space, and the developer has agreed to construct a paved 8' wide trail connecting the development to the Gee Creek trail. The developer has agreed to provide a "rest station" consisting of 2 benches at the intersection of the 8' wide trail and the Gee Creek trail and will construct the section of trail on the subject property as well.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

None. Second reading of Ordinance 1218 is scheduled for September 22, 2016.

Approved to be placed on City Council Agenda:

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

Stephenson Vista DA FINAL (DOCX)

ORD1218_Stephenson Vista_DevelopmentAgreement (DOCX)

Stephenson Manor Open Space Exhibit (002) (PDF)

Deed - Stephenson to Developer - current legal description (PDF)

STEPHENSON MANOR SUBDIVISION PLZ-05-025 (PDF)

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: DEVELOPMENT AGREEMENT

GRANTOR(S): 1108 S. Hillhurst Road, LLC, a Washington limited liability company

GRANTEE: CITY OF RIDGEFIELD, WASHINGTON

ABBREVIATED LEGAL DESC: #7 B W Pickens DLC

FULL LEGAL DESC: See **Exhibit A** To This Document

ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBER(S): 220016000

REFERENCE NUMBER OF
RELATED DOCUMENTS: _____

Attachment: Stephenson Vista DA FINAL (1075 : Stephenson Vista Development Agreement)

DEVELOPMENT AGREEMENT

Effective Date: October 22, 2016

PARTIES:

1108 S. Hillhurst Road, LLC, a Washington limited liability company (“Developer”) is the owner of APN 220016000, currently addressed as 1108 S. Hillhurst Road, Ridgefield, WA, (“Property”). The legal description for this parcel is attached as **Exhibit A**.

The City of Ridgefield is a Washington municipal corporation (“City”), and is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Developer and City are collectively referred to as the Parties.

AUTHORITIES

The parties are authorized to enter this Development Agreement by RCW 36.70B.170(1).

Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to, govern and vest the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

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 costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements;

RCW 58.17.140 provides that a final plat must generally be submitted for approval within five (5) years after preliminary plat approval. However, if the preliminary plat was approved before January 1, 2015, the applicant has seven (7) years to submit a final plat; and if a preliminary plat was approved before January 1, 2008 and is not subject to the Shoreline Management Act, the applicant has ten (10) years to file for final plat approval. Cities and counties may adopt procedures by ordinance for extensions of these time periods. Further, RCW 58.17.140 provides that nothing prevents a City from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements.

Ridgefield Development Code (“RDC”) Section 18.620.080(B) authorizes the City Council to extend final plat approval for a period of up to two years upon application. Extensions are subject to the criteria and conditions detailed under RDC 18.620.080(B).

RECITALS:

City issued preliminary plat approval for the Property on August 14, 2006, Final Order PLZ-05-025 (“Stephenson Manor”), attached as **Exhibit B** (the “Preliminary Plat Approval”).

Preliminary plat approval will expire August 14, 2016.

In accordance with RDC 18.620.080(B)(1), the applicant submitted a written request for extension at least sixty days prior to the expiration of the preliminary plat approval. The exhibits attached hereto establish the following:

July 29, 2015 – Commercial Grading application fee paid;

August 18, 2015 – Project engineer communicates to City that construction plans are being finalized with a goal of submitting shortly; accompanied by related fee discussion;

September 22, 2015 – Project engineer receives a status inquiry from City regarding anticipated submittal timing;

September 30, 2015 – Project engineer responds to City to advise that a WAR number was just received from Department of Ecology for NPDES, grading and erosion control plans are ready to submit, and plan is to submit full subdivision next week;

September 30, 2015 – City confirms receipt of timeline estimate submitted by project engineer;

January 21, 2016 – Project engineer contacts City to advise of a redesign request needed to reduce high construction costs and improve buildability, and requests City review of an alternate plan;

February 2, 2016 – Project engineer follows up with City to request consideration of the proposed plan revisions;

February 2, 2016 – City advises project engineer that the proposed modifications will constitute a Type II post decision review;

February 2, 2016 – Project engineer requests a phone discussion with City regarding submittal timing issues to ensure project review can be timely completed. The related phone call was the subject of a request for the extension currently sought in the event such extension became necessary.

In accordance with RDC 18.620.080(B)(2), there have not been any substantial changes in the laws governing the development of the plat with which lack of compliance would be contrary to public health, safety and welfare.

In accordance with RDC 18.620.080(B)(3), the requested extension will be conditioned upon compliance with current requirements in effect at the time of approval.

In accordance with RDC 18.620.080(B)(4)(a) and (b), the applicant has demonstrated that the application has been the subject of extensive environmental permitting requirements, timelines, and studies that took longer than anticipated. Attached as an exhibit hereto are a Stephenson Manor Sanitary Sewer Sketch and proposed Boundary Line Adjustment which pertain to the required sanitary sewer connection point. This connection point required the applicant to cross property heavily encumbered with steep slopes and riparian habitat areas. Related environmental constraints have caused significant project delays, including efforts required by the applicant to evaluate options to purchase other adjacent parcels or to accomplish associated boundary line adjustments in an attempt to provide an alternate route for the sanitary sewer connection.

In accordance with RDC 18.620.080(B)(4)(c), the applicant has demonstrated that the applicant has pursued final platting in good faith in light of surrounding circumstances but has been delayed by specific verifiable extenuating circumstances and conditions beyond the control of the applicant as deemed appropriate by the city council:

The Parties acknowledge that the Great Recession which began in 2007 had significant impacts on the development and sale of real property, housing and related development projects. The subject Project suffered from the effects of the Great Recession, so that development did not proceed in accordance with the timeframes initially contemplated.

The current Developer acquired this project in the midst of the development process in 2015, and has been required to take action to address and resolve issues not caused by the current Developer.

The Parties acknowledge that due to the factors associated with the Great Recession, the Developer will be unable to obtain final plat approval prior to the August 14, 2016 expiration date.

The parties also acknowledge that all street lights ultimately provided for as part of this development of the Property that will be dedicated to the City shall contain LED lamps. The parties further agree that all residential construction shall conform to the City's residential design standards (RDC 18.210.060) and design standards applicable to development adjacent to Hillhurst (RDC 18.210.065) in effect on the Effective Date of this Amendment. The parties further agree that a Home Owners Association, and agreements to fund such an organization, shall be established. Before approval of the final development plan may be granted, the developer shall submit to the city covenants, deeds and/or homeowners' association bylaws and other documents. These documents shall be reviewed and approved by the city attorney and planning director prior to approval of the final development plan by the city. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition of any final development plan approval.

The parties also agree the development shall provide a minimum of twenty-five percent of the total site area for common open space which shall be used for the collective enjoyment of occupants of the development. Open space shall not include public or private streets or rights-of-way, driveways, above-ground utility facilities including storm water facilities, parking areas unless developed as part of park or trail facility consistent with standards in the Ridgefield Parks and Recreation Comprehensive Plan, or the required yards for buildings or structures. Open space areas may include critical areas and buffers, but shall not be computed to include any submerged lands.

The Parties agree that it is in the best interest of the City and the Developer to reasonably extend the Preliminary plat approval for a **period of two (2) years** from the current expiration date, so that the new Preliminary plat expiration date shall be August 14, 2018.

The City will benefit from the extension, as it will enable the plat to be timely and appropriately developed to meet current residential housing needs and generate associated revenue for the City. Other cities in Washington have similarly found that factors associated with the Great Recession support extensions such as the extension authorized by this Agreement. See, for example, Haagen Development Agreement Extension – City of Vancouver, Washington; Aspen-Chinidere Development Agreement Extension – City of Stevenson, Washington.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

Preliminary plat approval is extended to August 14, 2018.

MISCELLANEOUS PROVISIONS

Recitals. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

Execution of Agreement; Counterparts; Electronic Signatures. This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

Effective Date. This Agreement is effective on the date of recording.

Termination. This Agreement will terminate upon the mutual agreement of the Parties in writing, which will be recorded.

City's Reserved Authority. Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B; provided, however that traffic congestion generally is not a serious threat to public health and safety but the impact of congestion at any particular location may degrade to a level that constitutes a safety hazard, and that such action will only be taken by legislative act of the Ridgefield City Council after appropriate public process.

Authorization. The persons executing this Agreement on behalf of Developer and the City are authorized to do so and, upon execution by such parties, this Development Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

Run with the Land. This Agreement will run with the land and be binding on the Parties' successors and assigns, and will be recorded with the Clark County Auditor.

Term. The Term of this Agreement will expire on August 14, 2018, unless earlier extended by the Parties.

Public Hearing. The Ridgefield City Council has approved execution of this Agreement by ordinance after a public hearing.

Dispute Resolution. Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

Venue. This Agreement will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

Performance. Failure by any Party at any time to require performance by the other Parties of any of the provisions hereof will not affect the Parties' rights hereunder to enforce the same, nor will any waiver by a Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this clause.

Severability. If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

Inconsistencies. If any provisions of the Ridgefield Development 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 as explicitly defined herein.

Amendments. This Agreement may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records.

Survival. Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

No Benefit to Third Parties. The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

Entire Agreement. This Agreement constitutes the entire agreement between the Parties as to the subject matter, and merges, supersedes, and terminates the Prior Development Agreements.

Notices. All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City:	City of Ridgefield
With a copy to:	Steve Stuart P.O. Box 608 Ridgefield, WA 98642-0608
Developer:	1108 S. Hillhurst Rd., LLC.
With a copy to:	1235 N. Dutton Ave. Ste E Santa Rosa, CA 95401 and 2005 Broadway St. Vancouver, WA 98663

With a copy to: Jordan Ramis, PC
 Attn: James D. Howsley
 1499 SE Tech Center Place, Suite 380
 Vancouver, WA 98683

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

Time is of the Essence. Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

Non-waiver. Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

Headings, Table of Contents. The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

Interpretation of Agreement; Status of Parties. This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

Future Assurances. Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement according to the Schedule so as to carry out the intent of this Agreement.

Signatures appear on the following pages.

DEVELOPER

 By:
 Its:

 Date

State of Washington)
) ss.
 City of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____, of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2016.

(Seal or stamp)

 Signature

 Title
 My appointment expires _____

City of Ridgefield

By: _____

Its: _____

_____ Date

State of Washington)

) ss.

City of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____, of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2016.

(Seal or stamp)

Signature

Title

My appointment expires _____

Approved as to form:

City Counsel

Attachment: Stephenson Vista DA FINAL (1075 : Stephenson Vista Development Agreement)

EXHIBIT A

EXHIBIT B

ORDINANCE NO. 1218

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON APPROVING A DEVELOPMENT AGREEMENT WITH 1108 S. HILLHURST RD. 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, the City issued preliminary plat approval for the Property on August 14, 2006, Final Order PLZ-05-025 ("Stephenson Manor"); and

WHEREAS, the parties desire to extend the approval of the preliminary plat to August 14, 2018; and

WHEREAS, the project has been diligently pursuing development of the property since acquired by the current owner;

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 1108 S. Hillhurst Rd. LLC. Execution of this Agreement will generally: Extend the preliminary plat approval to August 14, 2018.

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 22nd DAY OF SEPTEMBER 2016.

Mayor , Ron Onslow

ATTEST/AUTHENTICATED:

Julie Basarab
Deputy City Clerk

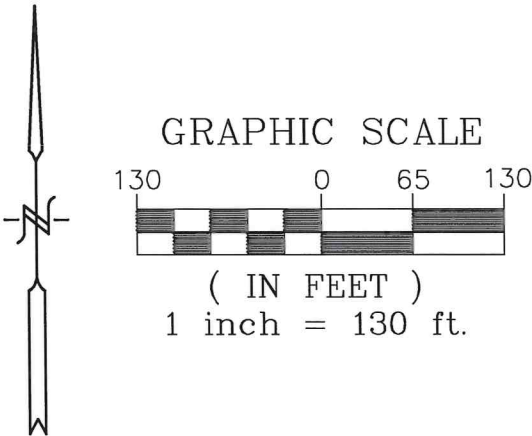
APPROVED AS TO FORM:

Janean Parker
City Attorney

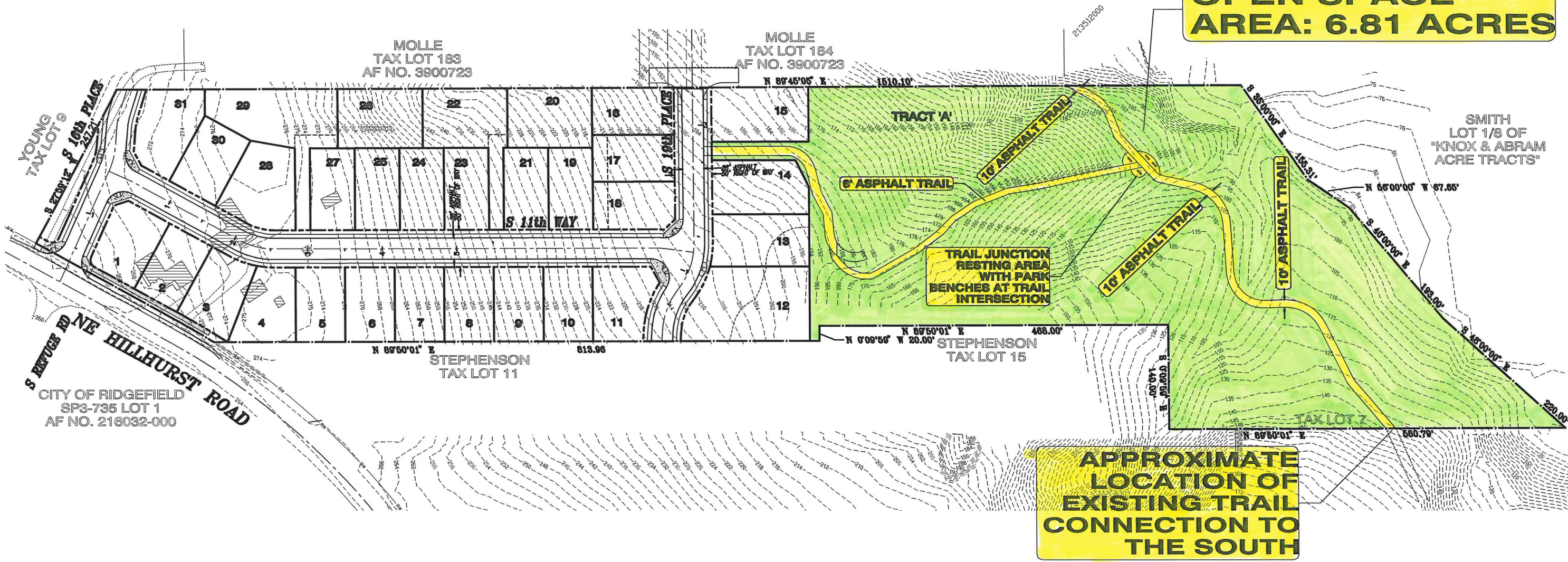
Public Hearing:	September 8, 2016
First Reading:	September 8, 2016
Second Reading/Passage:	September 22, 2016
Date of Publication:	
Effective Date:	

STEPHENSON MANOR

A Subdivision within a portion of the NW & NE 1/4s of Sec. 30, T4N., R1E., W.M. Clark County, Washington



**OPEN SPACE
AREA: 6.81 ACRES**



• **PLZ-05-025**

**STERLING
DESIGN, INC.**

2208 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
MAIL@STERLINGDESIGN.BIZ

732038 - \$14245.00 - Columbia Title Agency - Amy KP - 08/21/2015

5206250 D 08/21/2015 04:21 PM
Total Pages: 2 Rec Fee: \$73.00
COLUMBIA TITLE AGENCY
SIMPLIFILE LC E-RECORDING
eRecorded in Clark County, WA

WHEN RECORDED RETURN TO:

1108 S HILLHURST ROAD, LLC
1235 N Dutton Ave. , Ste. E
Santa Rosa, CA 95401
c/o David Chiddix

Escrow Number: 41394 (1)
Filed for Record at Request of: Columbia Title Agency

STATUTORY WARRANTY DEED

THE GRANTOR(S), MORRIS LEE STEPHENSON, an unmarried individual also shown of record as MORRIS L. STEPHENSON for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to 1108 S HILLHURST ROAD, LLC, a Delaware Limited Liability Company the following described real estate, situated in the County of Clark, State of Washington:

LEGAL DESCRIPTION ON EXHIBIT " A " ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:
Covenants, conditions, restrictions and easements of record.
Abbreviated Legal: (Required if full legal not inserted above.)
TL 7 SEC 30 T4N R1EWM

Tax Parcel Number(s): 220016000

Dated: August 21, 2015


MORRIS LEE STEPHENSON

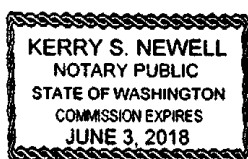
State of Washington

ss.

County of Clark

I certify that I know or have satisfactory evidence that MORRIS LEE STEPHENSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 21, 2015



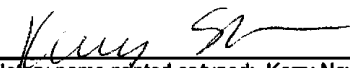

Notary name printed or typed: Kerry Newell
Notary Public in and for the State of WA
Residing at Ridgefield
My appointment expires: June 03, 2018

EXHIBIT "A" **LEGAL DESCRIPTION**

That portion of the Northeast quarter of Section 30, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington described as follows:

BEGINNING at a portion on the North line of said Section, 465.5 feet East of the Intersection of the North line of said Section with the center line of the County Road; thence South 26°16' West 248.53 feet to the North line of the County Road; thence Southeasterly along the North line of the County Road to the North line of Lot 7, KNOX AND ABRAMS ACRE TRACTS, according to the plat thereof, recorded in Volume 'D' of Plats, Page 7, records of Clark County; thence North 88°30' East along the North line of said Lot 7, 1,704 feet, more or less to the Northeast corner of said Lot 7; thence Northwesterly along the Westerly line of said plat, North 48° West 220 feet; thence North 40° West 193 feet; thence North 56° West, 67.5 feet; thence North 35° West, 158 feet to the Northwest corner of said Lot 8 and North line of said Section; thence West to a Point of Beginning.

EXCEPT that portion thereof conveyed to Vernon Herberg, et ux, by deed recorded under Auditor's File No. G 8015 in Book 448, Page 336, records of Clark County, Washington.

ALSO EXCEPT that portion thereof described as follows:

That portion of the Northwest quarter of the Northeast quarter of Section 30, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the North line of said Section 30, that is 354.00 feet East of the Point of intersection of the North line of said Section with the centerline of the County;

Thence South 26°16'00" West 209.56 feet to the Northeasterly line of the County Road;

Thence South 62°56'00" East along the Northeasterly side of the County Road 160.01 feet to the True Point of Beginning of this herein-described parcel of land;

Thence North 64°41'00" East 132.02 feet to an iron pipe;

Thence continuing North 64°41'00" East 15.21 feet to the most Northerly property corner;

Thence South 34°56'00" East 90.04 feet to the most Easterly property corner;

Thence South 56°23'00" West 84.76 feet to the Northeasterly line of said County Road;

Thence North 62°56'00" West 128.10 feet along said Northeasterly line to the True Point of Beginning and the terminus of this herein-described parcel of land;

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at a point on the North line of Lot 7, KNOX AND ABRAMS ACRE TRACTS, according to the plat thereof, recorded in Volume 'D' of Plats, Page 7, records of Clark County, Washington, that is South 89°08'30" West a distance of 999.97 feet from the Northeast corner thereof; thence South 89°08'30" West along the North line of said Lot 7, a distance of 655.36 feet to a point of the Easterly right of way line of County Road No. 15; thence Northwesterly on the Easterly right of way line of said County Road No. 15, along the arc of a curve to the left having a radius of 984.93 feet, through a central angle of 11°15'32" an arc distance of 193.54 feet; thence North 89°08'30" East a Distance of 806.82 feet to a point that bears North 0°51'34" West from the Point of Beginning; thence South 0°51'34" East a distance of 120.00 feet to the Point of Beginning.

ALSO EXCEPT that portion thereof described as follows:

BEGINNING at a point on the North line of Lot 7, KNOX AND ABRAMS ACRE TRACTS, according to the plat thereof, recorded in Volume 'D' of Plats, Page 7, records of Clark County, Washington, that is South 89°03'30" West a distance of 999.97 feet from the Northeast corner thereof; thence East along the said North line of said Lot 7, of said KNOX AND ABRAMS ACRE TRACTS, 468 feet; thence North 140 feet; thence West parallel with the North line of said Lot 7 of said KNOX AND ABRAMS ACRE TRACTS, 468 feet to a point that is 140 feet North of the Point of Beginning; thence South 140 feet to the Point of Beginning.

ALSO EXCEPT that portion lying within the right of way South Hillhurst Road.

LPB 10-05(I)
Page 2 of 2

**BEFORE THE LAND USE HEARINGS EXAMINER
CITY OF RIDGEFIELD, WASHINGTON**

REGARDING THE APPLICATION FOR A) PRELIMINARY PLAT TO SUBDIVIDE 14.27) ACRES INTO 30 LOTS IN THE LDR-8.5) SINGLE FAMILY RESIDENTIAL DISTRICT IN) THE CITY OF RIGEFIELD, WA.)	FINAL ORDER STEPHENSON MANOR SUBDIVISION PLZ-05-025
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APPROVED WITH CONDITIONS

INTRODUCTION

The applicant requests a 30 lot subdivision on a 14.27 acre parcel. The proposal would preserve 6.2 acres of steep slopes and wetlands on the eastern portion of the property near Gee Creek.

LOCATION: On the east side of S. Hillhurst Road approximately 0.5 miles south of Pioneer Street. Located in the NE ¼ of Section 30, T4N, R1E, W.M. Serial Number 220222-000 and 120016-000.

OWNER(S): Morris Stephenson, PO Box 120 Ridgefield, WA 98642

APPLICANT: Otto Gather, 8100 NE St. Johns Road, C103, Vancouver, WA 98665.

**COMP PLAN/
ZONING:** Low-Density Residential (LDR-8.5), 8,500 minimum lot size.

REGULATIONS: RDC 18.210 (Low Density Residential Districts); RDC 18.280 (Sensitive Lands/Density Transfer Overlay District); RDC 18.630 (Subdivisions); RDC 18.640 (Improvement Requirements); RDC 18.810 (Environmental Standards); applicable City of Ridgefield Engineering Standards for Public Works.

HEARING AND RECORD

The Public Hearing on this matter was held on August 9, 2006 and the record was closed at the conclusion of the hearing. A record of all testimony received into the record is included herein as Exhibit A (Parties of Record), Exhibit B (Taped Proceedings), and Exhibit C (Written Testimony). These exhibits are filed with the City of Ridgefield Recorder.

EXHIBITS:

(Exhibits have been submitted to the Hearing Examiner for review and are also on record at the City of Ridgefield, Community Development Department associated with this file: Stephenson Subdivision, PLZ-05-025)

1. Preliminary Plat dated April 2006
2. Notice of Application dated July 12, 2006
3. Notice of Public Hearing/Mitigated Determination of Non-Significance (MDNS) dated July 26, 2006
4. Revised Stephenson Manor Traffic Impact Study dated May 10, 2006 prepared by H. Lee & Associates.
5. Wetland Boundary Delineation Report dated September 2, 2005 prepared by MRM Consulting LLC.
6. Archaeological Survey dated April 4, 2005 prepared by Archeological Services of Clark County.
7. Geotechnical Site Investigation dated July 11, 2005 prepared by Columbia West Engineering, Inc.
8. Preliminary Drainage Report dated June 15, 2006, prepared by Harker Engineering.
9. Letter from Alan Gervais, 2703 S. 10th Way, Ridgefield, WA, 98642 dated June 20, 2006.
10. Electronic Message from Alan Gervais, 2703 S. 10th Way, Ridgefield, WA, 98642 dated July 31, 2006.
11. Letter from Otto Gaither, 8100 NE St. Johns Road, C103, Vancouver, WA 98665.
12. Letter from State Department of Ecology, dated July 26, 2005, PO Box 47775, Olympia, WA 98504-7775.
13. Letter from State Department of Natural Resources, dated July 25, 2006.
14. Ordinance 903, Adopted Critical Areas Ordinance applicable for review of this project.

Comments prior to hearing:

A letter dated July 25, 2006, from the *State Department of Natural Resources*, dated July 25, 2006 (Exhibit 13). A **condition** requires the developer to comply with the requirements of DNR as specified in their July 25, 2006 letter (Exhibit 13).

A letter dated July 26, 2006, from the *State of Washington Department of Ecology*. A **condition** requires the developer to comply with the requirements of DOE as specified in their July 26, 2006 letter (Exhibit 12).

A letter dated June 20, 2006 from Alan Gervais, 2703 S. 10th Way, Ridgefield, WA, 98642. The letter is directed to the developer, Otto Gaither, requesting assurances that the project will not cause damage to his property to the east across Gee Creek.

Staff comment: As conditioned, the project will comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application.

An *electronic message* from Alan Gervais, 2703 S. 10th Way, Ridgefield, WA, 98642. The letter references degradation to his property near Gee Creek as a result of fallen trees and the need to apply the critical areas ordinance. In previous conversations with Mr. Gervais, he also referenced the need for a shorelines permit and application of the floodplain development regulations.

Staff comment: Staff is applying all applicable regulations as they apply to this project. A shorelines permit or floodplain regulations are not applicable for this proposal: 1) This section of Gee Creek is not listed as a designated shoreline of the state pursuant to the City's "Shoreline Management Master Program"; 2) The closest proposed lot is approximately 450 feet from Gee Creek and the proposed stormwater pond is proposed approximately 330 feet from Gee Creek. All proposed development activity would occur approximately 90 feet higher in elevation than the floodplain area associated with Gee Creek, therefore floodplain regulations are not applicable to this proposal.

A letter from Otto Gaither, 8100 NE St. Johns Road, C103, Vancouver, WA. Mr. Gaither responds to Mr. Gervais' letter.

Laurabeth Michels, on behalf of Alan Gervais submitted 6 photographs of the conditions of Gee Creek with fallen trees, bank erosion and stream degradation. Also included was the GEE CREEK WATERSHED RESTORATION, BACKGROUND REPORT 1854 – 2005, July, 2006¹

Hearing:

Sam Crummett, the lead City Planner, introduced the site, summarized the key issues in the Staff Report and recommended approval. In doing so he testified that the applicant has submitted the four items listed in the staff report to be submitted prior to the hearing:

¹ A Joint Project of the U.S. Fish and Wildlife Service, Ridgefield National Wildlife Refuge And Washington State University Clark County Extension.

Prepared by Lynn Cornelius, Gee Creek Watershed Coordinator SWUM Clark County Extension

1. Updated traffic study showing generated from Columbia Hills PUD and Canyon's Ridge PUD in the Traffic Impact Analysis to assure Level of Service standards maintained.
2. Documentation from a qualified professional assuring the Wetland Boundary Delineation Report, dated September 2, 2005, either complies with or exceeds the requirements of the City's current critical areas ordinance.
3. Documentation from a qualified professional assuring the Geotechnical Site Investigation, dated July 11, 2005, either complies with or exceeds the requirements of the City's current critical areas ordinance.
4. A revised preliminary plat, dated August 9th, 2006 identifying the location of the proposed Gee Creek Trail on the site.

Mr. Crummett concluded that he has reviewed these new submissions and is satisfied that the applicant has met all of Ridgefield's requirements. He also clarified that the application was reviewed under Ridgefield's density transfer regulations (18.280 Sensitive Lands/Density Transfer Overlay District (DT)), which accounts for some lots being less than 8,500 SF. The applicant could have developed 41 lots, but for the critical areas. In response to the Examiner's question about access to lot 26, he explained that it might have its own access to S 11th Street or a joint access with lot 27.

Steve Wall, the City's Engineer summarized the engineering findings and recommendations made by Greg Osborne, the City's engineering consultant.

Otto Gather, the applicant, wanted to clarify that on conditions B.3, D.4, D.5, and E.2 a signed and stamped letter from a Washington Licensed Engineer would satisfy those requirements. Staff agreed noting that condition E.2 can be eliminated as it is already covered by D.5 On Condition F.3 he was concerned that driveways may interfere with planting of trees exactly 25-feet apart; thus he requested that 25 feet be only an average, to which the staff agreed.

Norm Harker, applicant's engineer, explained that the stormwater which is be stored at the western end of the critical lands area(Tract B), will be discharged into a tributary of Gee Creek which joins Gee Creek just north of Mr. Gervais's property and flows upstream from that property. For those reasons he concluded that there should be no impacts on Mr. Gervais property. The damage to his trees occurred south of the proposed property and may have been impacted by the developments further south. An unimproved open space tract, except for the trail the City is requiring, will abut Mr. Garvais's property.

Laurabeth Michels, stated that she was a land use consultant for Mr. Alan Gervais who owns property on both sides of Gee Creek to the east of the applicant's property line. Mr. Gervais's primary concern is that no more damage occur to his property and Gee Creek as illustrated by the photos entered into the public record. These photos taken over the Fall of 2005 and Winter of 2006 show damage caused to Mr. Gervais property and Gee Creek by timber fall, uncontrolled run off from Osprey Pointe and sedimentation deposits.

He would like to see the Hearings Examiner apply City of Ridgefield Critical Lands ordinance and the Clark County Stormwater Management Ordinance to this application in order to more adequately protect property rights, standing timber buffers and Gee Creek drainage.

Specifically in paragraph 3 under Conditions: Mr. Gervais would like to see the Hearing Examiner apply engineering standards for design and construction of storm water facilities contained in the latest version of the Clark County Stormwater Management Ordinance.

Mr. Gervais does not see the current codes and ordinances governing storm water management contained in City of Ridgefield Municipal Code and Ordinances as up to date. Thus, his request is to rely on more modern codes and ordinances within Clark County or Washington State.

Mr. Gervais also would request the Hearings Examiner study the Gee Creek Watershed Report to establish factual data on the health of Gee Creek Watershed. Mr. Gervais requests this data be used in establishing designs and buffers that protect this watershed and alleviate future degradation of its habitat, stream banks, forested areas and steep slopes.

Mr. Gervais observes that the damage done to his property and Gee Creek in the Fall/Winter of 2005/2006 occurred after approved timber cutting and approved engineered swale and storm water basin were installed. Therefore he requests that more stringent standards be applied to prevent design failures.

Mr. Gervais requests in section D paragraph 4 geo-tech investigation be complete before the preliminary plat approval, paragraph 5 on any lot in the subdivision

FINDINGS

The Hearing Examiner adopts as his own and incorporates by reference the findings and conclusions contained in the August 4, 2006 Staff Report and Recommendation, except to the extent expressly modified or supplemented herein. Only the issues and the approval criteria raised in the course of the application, at the hearing or before the close of the record, are discussed in this section. Any standard that might be deemed to be an applicable approval criteria but which was not raised by staff, the applicant or a party to the proceeding has been waived as a contested issue, and no argument with regard to any such issue or criterion can be raised in any subsequent appeal. Criteria not discussed specifically in these findings below are deemed to be met. The following findings support this decision and are related to the issues that were raised during these proceedings:

Before dealing with compliance issues under Ridgefield's existing ordinances, a response is warranted to Mr. Gervais. While it is acknowledged that his pictures indicate considerable damage and the report he submitted advocates serious stream restoration, these issues are outside the purview of this proceeding and would be best pursued through the political process of the City and perhaps the State. This is a quasi-judicial proceeding relating to one specific site and the associated development proposal. This proposal meets all relevant approval criteria and leaves a considerable buffer and open space between Gee Creek and Mr. Gervais'

property and the development. As noted the closest house is 450 or more feet away from the Creek. There is nothing in this record that would suggest or imply unmitigated impacts to Gee Creek from this proposal. The one impact, which is the discharge of storm water into a tributary which reaches Gee Creek downstream from Mr. Gervais's property, cannot have direct impact on his property. The management of the stream habitat and other critical areas is addressed by the Critical Areas ordinance of the City and if that is perceived as inadequate then the solution for that is to change the regulations, which is up to the City Council and not the Examiner who merely reviews the application for actual regulations in effect, irrespective of their wisdom or efficacy.

A. COMPLIANCE WITH RDC 18.210 (LOW DENSITY & RURAL RESIDENTIAL DISTRICTS)

The subdivision is proposed in the City's LDR 8.5 (Low Density Residential) zone. Permitted densities range from 3 to 5.1 dwelling units per buildable acre. The net buildable area on site is 8.07 acres, or 24 to 41 units. The applicant proposes 30 units, which is within the density range of 24 to 41 units. The lots are configured as permitted under the density transfer regulations, (18.280 Sensitive Lands/Density Transfer Overlay District (DT)).

14.27 net acres

-6.2 acres of unbuildable areas

=8.07 buildable acres (3 to 5.1 units per acre)

Density Range = 24 to 41 units

RDC 18.210.060.A specifies the front yard setback in the LDR 8.5 zone is 15 feet, side yard is 10 feet, rear yard is 15 feet, side yard street is 15, and setback from S. Hillhurst right-of-way is 25 feet. A **condition** will specify the required setbacks for the proposed subdivision may be satisfied at the time of final plat approval by identifying building footprints on the final plat.

RDC 18.210.150 requires street trees at an average of 25 foot intervals along each street frontage, including internal streets and along S. Hillhurst Road, for each new single-family dwelling. The average may not yield precise interval calculations because of intervening driveways. A **condition** specifies that all street trees shall be planted at 25 feet on center in accordance with RDC 18.210.150.

RDC 18.210.110 specifies architectural design requirements, landscaping, and the construction of a wall for lots abutting South Hillhurst Road. A **condition** requires these standards to be satisfied prior to issuance of building permit.

B. COMPLIANCE WITH RDC 18.280 (CRITICAL AREAS PROTECTION)

The applicant submitted a technically complete application on May 12, 2006. The City adopted a new critical areas ordinance on April 27, 2006 (Exhibit 14). The applicant is opting to develop this project under the currently adopted critical area rules.

Critical Areas onsite include the following:

1. Wetlands-on the eastern portion of the property along Gee Creek.

2. Fish & Wildlife Habitat Areas (Riparian Areas) - along Gee Creek on the eastern portion of the property.
3. Frequently Flooded Areas- along the base of Gee Creek, approximately 90 feet below the project area.
4. Geologic Hazardous Areas- slopes greater than 25 percent - central and eastern portions of the site.

Wetlands & Fish & Wildlife Habitat Areas

A Wetland Boundary Delineation Report, dated September 2, 2005, addressed wetlands and habitat buffers present on the eastern portion of the site. Throughout the report references to Clark County Code are referenced instead of the City of Ridgefield Development Code. Based on an updated wetland delineation submitted shortly before the hearing by Scott Morey, there is substantial evidence in the record that the on-site critical areas would be protected under the City's Critical Areas Ordinance. Therefore one can conclude that the Wetland Boundary Delineation Report, dated September 2, 2005, complies with or exceeds the requirements of the City's current critical areas ordinance.

Storm water facilities are proposed east of Lots 17 to 20 and would partially encroach into a Fish & Wildlife buffer as identified on the preliminary plat. Pursuant to RDC 18.280.110.D.2.g., stormwater management facilities are a permitted uses within Fish & Wildlife Habitat Area provided Performance Standards are complied with as specified in RDC 18.280.110.D. This requirement is implemented through a condition of approval.

Frequently Flooded Areas

The subdivision and associated improvements, such as stormwater detention, would be located approximately 90 feet above the floodplain adjacent to Gee Creek. Floodplain regulations are not applicable for this request.

Geologic Hazardous Areas

The Geotechnical Site Investigation, dated July 11, 2005, was completed for the subdivision, and updated August 9, 2006 with reference to the current critical areas regulations adopted April 27, 2006, specifically as it applies to geologic hazardous areas as referenced in RDC 18.280.130. The Geotechnical Site Investigation, dated July 11, 2005, either complies with or exceeds the requirements of the City's current critical areas ordinance.

A general condition requires all aspects of the development of the subdivision to follow the recommendations in the Geotechnical Site Investigation, dated July 11, 2005, including any subsequent studies required during the subdivision design and construction process.

Staff expressed a concern that Lot 26 may not be buildable due to the presence of slopes exceeding 25% on approximately 40% of the lot. The geotechnical report did not provide enough information to verify that this lot is suitable for the construction of one single-family home. Pursuant to RDC 18.280.130.1.a, a potential geologic landslide hazard area is identified as having "slopes greater than 25% on the property and adjacent areas within 50 feet..." Development is prohibited in geologic hazard areas, unless a qualified professional can demonstrate the applicable criteria referenced in RDC 18.280.130 are met. A condition requires a further geotechnical investigation to take place on Lot 26, demonstrating the land

is suitable for a single-family dwelling by demonstrating the applicable criteria referenced in RDC 18.280.130 are satisfied.

As referenced in the geotechnical investigation, prior to final engineering design a condition requires additional geotechnical investigations, including a slope stability assessment as specified in Sections 5.9, *Drainage* and 5.11, *Slope Stability*, of the Geotechnical Site Investigation, dated July 11, 2005.

The report assumes the proposed foundations for new homes would consist of shallow continuous perimeter footings or spread footings. As recommended in the Geotechnical Investigation, a condition requires a note on the final plat shall stating, "Additional site specific geotechnical engineering is required if slabs or basements are proposed on any lot in the subdivision or if required by the Community Development Director.

Pursuant to RDC 18.280.040.F through I., the following conditions are required on this project where applicable.

1. For lots that contain any portion of a critical area designated as a fish and wildlife habitat buffer area, a document shall be recorded with the County Auditor's Office specifying that the property contains a fish and wildlife habitat buffer area. The Notice shall state that certain activities are prohibited or limited in the habitat buffer areas as specified by the City of Ridgefield Development Code, RDC 18.280. The recorded document shall identify the critical areas on a map attached to the Notice as an exhibit. This document shall be prepared by the applicant to be reviewed by the Community Development Department prior to recording.
2. In areas along residential lots, the boundary of the outer edge the fish and wildlife habitat buffer shall be delineated with permanent survey stakes using iron or concrete markers as established by local survey standards.
3. In areas along residential lots, the boundary at the outer edge of the fish and wildlife habitat buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy of the site.
4. In areas along residential lots, permanent signs shall be installed and shall be wood or metal and the colors shall blend in with the natural environment. Signs shall be spaced a maximum interval of one sign per lot and at minimum every 200 feet. The sign shall state, "The area beyond this sign is a fish and wildlife habitat conservation area buffer. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."

C. COMPLIANCE WITH RDC 18.620 - 18.640 (DESIGN REQUIREMENTS -SUBDIVISIONS)

The applicant will comply with all subdivision approval requirements of RDC 18.620 to RDC 18.640 and the City Engineering Standards for Public Works, including but not limited to street classification and design requirements, standard street improvements, sanitary sewer, stormwater management, underground utilities, street lights and street trees, sidewalks, signs,

fences, unstable soils and erosion control measures, unless otherwise expressly modified by the City Engineer.

RDC 18.620.060 specifies that the proposed subdivision should comply with the Ridgefield Urban Area Comprehensive Plan. In general, the development code implements the requirements of the City's Comprehensive Plan, however there are no specific regulations that provide a mechanism to exact for City parks, playgrounds, and trails for subdivision proposals. While the Development Code does not specify how parks, playgrounds, and trails are to be exacted for subdivision developments, the code does state subdivision must comply with the Comprehensive Plan, which requires adequate provisions are made for parks, playgrounds, and trails. The Comprehensive Plan identifies a proposed trail along the western side of Gee Creek and previous Planned Unit Developments have been condition to construct this trail.

The applicant submitted a revised preliminary plat dated August 9, 2006 which identified the location of the proposed Gee Creek Trail. The Gee Creek Trail is the only "development" other than the stormwater holding facility within the buffer and is required by the City.

A condition requires the developer to provide a north-southerly trail along the eastern portion of the property near Gee Creek. The trail shall be constructed by the developer at a width of 10 feet and with 2.5 inches of class B asphalt over 4 inches of crushed rock. These standards may only be modified as deemed necessary by the City Engineer. The cost of such dedication and construction shall be at the expense of the developer however the trail may receive park impact fee credits for the number of lots provided within the subdivision pursuant to RDC 18.070. The trail must be constructed prior to the issuance of building permits in order to receive park impact fee credits. The trail shall provide a connection with the trail provided by Garrison Ridge Subdivision to the south and provide for a logical future northerly connection.

D. COMPLIANCE WITH RDC 18.810 (ENVIRONMENTAL STANDARDS-SEPA)

Chapter 18.810 (Environmental Standards-SEPA) implements the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code (WAC) within the jurisdictional limits of the City of Ridgefield. The Community Development Department issued a Mitigated Determination of Non-Significance (MDNS) for the proposal on July 26, 2006. The SEPA appeal and comment period expired at the end of the business day on August 9, 2006 and no appeal has been filed.

The following mitigations are listed below and incorporated into the conditions of approval for this proposal:

1. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction in accordance with RCW 27.53.060.
2. To mitigate impacts of connecting this project to the City's water system, the applicant shall transfer any valid water rights associated with the property to the City.
3. To mitigate the impacts of the stormwater discharge from this site, the applicant shall construct stormwater detention and treatment facilities that meet the requirements of the City of Ridgefield Engineering Standards and Department of Ecology requirements.

4. To mitigate traffic impacts of the proposed project, the applicant shall contribute a proportionate share of the cost of the annual monitoring of the S. 9th Avenue / Pioneer Street intersection to determine when warrants are met for an all-way stop at this intersection.

E. Proposed Street Pattern, Circulation, and Lot Access

Ridgefield Municipal Code (RMC) Section 18.630.060 and Engineering Standards Section 2.01 provide design criteria for street pattern and circulation. These sections require a maximum intersecting street spacing of 500 feet. The Subdivision application shows the site being accessed from S. Hillhurst Road via a street called S. 18th Place. S. 18th Place has been shown aligned directly across from the existing Refuge Access Road. Intersecting north-south streets are shown on the preliminary plat at approximately 300-350 feet on center. At the east side of the site, a north-south road called S. 20th place is shown that could potentially connect to the proposed Garrison Ridge PUD to the south and the Hillhurst Subdivision to the north. Two other roads (S. 18th Place and S. 19th Place) have been shown to provide future access and circulation to properties to the north. The proposed street circulation pattern meets City standards.

Lots 1, 2 and 3 are shown with frontage on both S. Hillhurst Road and S. 11th Street. Since Hillhurst Road is classified as a minor arterial, vehicular access shall not be provided to these lots from S. Hillhurst Road. Vehicular access shall be provided from S. 11 Street.

F. Street Design and Frontage Improvements (Chapter 2 of the Engineering Standards)

The City of Ridgefield Transportation Capital Facilities Plan (CFP) provides classifications for arterial and collector streets. All other streets are classified by traffic volumes. Table 2.03A of the Engineering Standards provides criteria for street design based on the type of street and design volume.

The proposed Subdivision abuts S. Hillhurst Road to the southwest. The CFP classifies this roadway as a Minor Arterial. Table 2.03A states that Minor Arterials shall be provided with a 23-foot paved half-width within a 40-foot right-of-way half-width, including 6-foot sidewalks and 11-foot landscaping strips. The proposed cross-section shown on the preliminary plat for S. Hillhurst Road meets the requirements of the Engineering Standards for a Minor Arterial.

From the preliminary plat for Stephenson Manor and the anticipated development of surrounding parcels, the City Consulting Engineer finds that traffic volumes on the streets within the plat will range from 250 to 500 trips per day. Therefore, local streets within the plat must meet the criteria for a Residential Local A Street included in Table 2.03A of the engineering standards with a 50-foot right-of-way width and 28-foot paved width. The conceptual street cross section shown on the preliminary plat should be modified accordingly.

Per Section 2.12 of the Engineering Standards, a temporary turnaround must be provided at all temporary dead end streets serving four or more lots. A temporary turnaround must be constructed at the south end of S. 20th Place to meet the requirements of Section 2.12.

An “eyebrow” corner is shown at the intersection of S. 11th Street and S. 19th Place. Although “eyebrow” corners are allowed by Section 2.12.D.7 on local streets with an ADT of less than 500 vehicles per day, the City Consulting Engineer finds no significant benefit for the use of an “eyebrow” corner in this location.

RMC Section 18.630.060.F. states that flag lots should generally be avoided except where topographic conditions make it otherwise impossible to provide access to buildable land. The applicant proposes two lots with flags along S. 11th Street. The property line on the north and lots on the south sides of the lots prevent any other access points from being constructed to these lots. The applicant is currently showing a 25-foot flag stem on Lot 27 for access to both Lot 27 and 26. This configuration does not meet the requirements of RMC Section 18.630.060 for flag lots. Both Lots 26 and 27 should have a 10-foot flag to the public street. With this change these flag lots are acceptable to the City Engineer in order to provide vehicular access to these lots.

G. Transportation Concurrency

RMC Section 18.010.080 requires the City to evaluate conformance with adopted Level of Service Standards when considering a land use application. A traffic impact analysis (TIA) for the Stephenson Manor Subdivision was completed and updated on August 9, 2006 by H. Lee and Associates and submitted with the land use application.

Scope of Analysis

The S. Hillhurst Road / S. Sevier Road and S. Hillhurst Road / NW Royle Road intersections were evaluated for LOS (level-of-service) for existing and future (2011) conditions including in process project traffic for AM Peak and PM Peak Hours. Accident records were reviewed and evaluated. No intersection sight distance evaluation was provided.

Trip Generation and Distribution

Projected traffic was determined by:

- measuring existing peak hour traffic volumes (July 2005),
- increasing existing traffic volumes using a 3% annual growth rate to 2011,
- adding traffic of in-process developments:
 1. Timm Road Industrial Park,
 2. Summit Park PUD
 3. Heron Ridge,
 4. Bellwood Heights,
 5. Cedar Ridge PUD,
 6. Taverner Ridge,
 7. Collins Estates,
 8. Garrison Ridge.
 9. Columbia Hills and
 10. Sevier Road

- and adding Stephenson Manor Subdivision on August 9, 2006 update traffic (30 units minus existing home to be demolished = 26 single family units) with a 277 ADT calculated using the ITE Trip Generation 7th Edition

Trips were distributed to the network based on existing traffic patterns, anticipated development and recent traffic studies.

Accident Analysis

Traffic accident history was obtained and evaluated for the two intersections. Neither of the intersections reached a collision rate of 1.00 collision per million entering vehicles. The rate of 1.00 is used as an average intersection collision rate and as a guide identifying the need for further collision analysis.

Intersection Level of Service Analysis

The City of Ridgefield has adopted Level of Service (LOS) standards for intersections. The adopted LOS standard is LOS D except for unsignalized intersections that don't meet signal warrants where LOS E is allowed. The TIA found that both the S. Hillhurst Road / S. Sevier Road and S. Hillhurst Road / N.W. Royle Road intersections will meet City of Ridgefield LOS standards. However, the TIA did not consider traffic from either the Columbia Hills PUD or Canyon's Ridge PUD that were recently approved. The LOS analysis should be updated with the traffic from the Columbia Hills PUD and Canyon's Ridge PUD to verify that LOS standards are not exceeded for the two intersection evaluated.

The TIA also did not analyze any intersections on Pioneer Street since the traffic to these intersections was estimated to be less than 10 peak hour trips. Several of the intersection along this corridor have been identified through other traffic studies as exceeding LOS standards with previously approved traffic.

Mitigations

The applicant shall provide the following mitigations to correct the transportation concurrency deficiencies identified in the TIA and know to exist within the City transportation system:

1. Pioneer Street Intersections.

Although not identified by the applicant's traffic study as exceeding LOS standards, previous traffic studies have shown that previously approved traffic will cause failures at the following intersections without improvements

- Pioneer Street / I-5 interchange
- Pioneer Street / S. 56th Place Intersection
- Pioneer Street / 45th Avenue intersection

Projects to complete improvements at these intersections are currently being designed. The City has obtained commitments from developers and from the state and federal government to fund significant portions of these projects. These projects are all identified in the City's Transportation CFP has being partially funded by traffic impact fees.

Payment of traffic impact fees will be an appropriate proportionate share mitigation for these deficiencies.

2. Pioneer Street & 9th Avenue.

Permanent intersection control improvements are planned for this intersection in the CFP. These improvements are shown as partially funded by traffic impact fees in the TIF. Therefore payment of traffic impact fees will be an appropriate proportionate share mitigation for this deficiency. Since other recent TIAs have shown that warrants are not currently met at this intersection, other recent developments have been required to contribute a proportionate share of annual monitoring of this intersection to determine when warrants are met. Therefore payment of a proportionate share of the annual cost of monitoring this intersection will be required as mitigation for this deficiency.

3. Site Entrance and Hillhurst Road

Intersection sight distance was not evaluated for the intersection of the site access and S. Hillhurst Road. As part of the engineering review process, the applicant shall evaluate intersection sight distance at the site access and provide mitigations to correct any sight distance deficiencies as required by the City Engineer.

H. Storm Drainage. (Chapter 3 of the Engineering Standards)

The Engineering Standards require stormwater management facilities to be designed in accordance with the Department of Ecology 1992 Puget Sound Stormwater Management Manual. The Preliminary Drainage Report submitted with the Subdivision application provides information to demonstrate it is possible to comply with the Puget Sound Manual treatment and detention requirements before discharge to a natural drainage course. Prior to approval of Engineering Plans the following issues must be addressed in a final Stormwater Report and the Engineering Plans:

1. The area of the proposed detention pond appears to be very steep. To ensure that the facility is built correctly, a site specific geotechnical evaluation shall be conducted for the final stormwater pond design. The geotechnical engineer of record shall review the design plans and submit a letter indicating that they are in conformance with the recommendations of the report. The geotechnical engineer shall inspect the construction of the stormwater pond and submit a letter certifying that it was constructed in accordance with the recommendations of the geotechnical report.
2. The Drainage Report shall clearly state the Manual used in preparation of the Stormwater Quantity and Quality features.
3. The runoff curve number selected for the forest on the east portion of the site is for a young second growth forest or underbrush. From the aerial photograph provided it appears that some of the site would be classified as an undisturbed forest with a lower runoff curve number. Provide additional justification for using the second growth curve number or use the more conservative undisturbed curve number in the runoff calculations.
4. The Drainage Report shall describe, in detail, the assumptions used to determine the area of all land covers; impervious, landscaped, etc.

5. The Drainage Report shall describe, in detail, the assumptions made and calculations performed to determine all Peak Flows.
6. The Drainage Report shall provide design details, such as slopes (both sides and longitudinal), depth and provided freeboard, for the biofiltration swale.
7. The stormwater plans shall show any delineated wetlands, as well as related buffers. All stormwater BMPs shall be constructed outside of the Stream, Creek and Wetland Buffers.
8. A Maintenance and Operations Manual is required for all Stormwater BMPs. The manual should include O&M Procedures as recommended in the 1992 DOE Manual. Likewise, clearly state the responsible party that will implement the O&M Plan.

Given these conditions of approval the Examiner concludes that the legal requirements are satisfied without harming the neighbor to the east. Mr. Gervais's general and unspecific preference for the County's stormwater ordinance notwithstanding, the applicant meets the current standards of the City of Ridgefield. There are more current manuals than 1992 in existence, whose updated significance deals with additional methods of storing, treating and discharging storm water,

I. Sanitary Sewer Service. (Chapter 4 of the Engineering Standards)

The City of Ridgefield provides wastewater treatment at its Lake River wastewater treatment plant (WWTP). The plant currently has a rated maximum month flow capacity of 0.5 million gallons per day (MGD). The maximum recorded average daily flow was 0.49 MGD in January 2006. The average flow from December 2005 to February 2006 was approximately 0.4 MGD. Since January 2006, the City has issued approximately 126 building permits and currently has 95 building permits that have been submitted for review. Assuming 375 gallons per day per residential connection, the 126 issued permits and the 95 pending permits will use approximately 82,875 gallons per day of capacity. The proposed development would produce a maximum month flow of approximately 11,250 gallons per day. The City of Ridgefield recently opened construction bids for an expansion of the WWTP to 0.7 MGD. This capacity is scheduled to be operational in February 2007. Per the City's Capital Facilities Plan, further expansion of the WWTP to a capacity of 1.8 MGD is planned to be completed in 2009. With these planned expansions, the City Consulting Engineer finds that the City has made appropriate provisions for wastewater treatment for this development. **However, there is no guarantee or set aside of service capacity with preliminary plat approval, as it is the city's policy that service commitment occurs when it is paid for at the time building permits are issued.**

Gravity sewer is not currently available at the site. An on-site gravity-flow sewer collection system is shown on the preliminary utility plan. The preliminary utility plan shows the sewer draining to the north through the adjacent parcel to the Hillhurst Development. The plan shows sewer lines extended to the edge of the property on S. 18th Place and S. 20th Place. The proposed sewer plan to be consistent with City standards.

The narrative submitted with the Subdivision indicates that a lift station may be installed if an easement cannot be obtained across the property to the north. The City of Ridgefield's current policy with regard to sewer service, as stated in its Comprehensive Plan, is to require gravity sewer wherever possible and to discourage the use of lift stations and forcemains. Recent land use decisions for the Kirschenbaum Estates, Collins Estates, and Garrison Ridge developments have allowed the use of sewer lift stations in conjunction with the existing 6" forcemain in Hillhurst Road on an interim basis. These lift stations are intended to be abandoned if gravity sewer is extended to serve these properties in the future. As a condition of approval, these developments have been required to evaluate the technical feasibility of operating multiple lift stations on the Hillhurst forcemain while also demonstrating a practical means for converting these systems to gravity systems in the future if the T-17 is constructed. The City has also required that these lift stations be constructed to the City's permanent lift station standards. Similar conditions of approval would be appropriate for this proposal.

J. Water Service (Chapter 5 of the Engineering Standards)

The applicant indicates that water service will be provided by the City of Ridgefield. The City of Ridgefield is supplied with water from three water supply wells. According to the 2005 Water System Plan Update, the City has water rights to serve approximately 3,700 equivalent residential units (ERUs) and existing well capacity to serve approximately 2,370 ERUs. Per the 2005 Water System Plan, the City served approximately 1,795 ERUs in 2005. With the addition of approximately 126 residential building permits issued in 2006, the City currently serves approximately 1,920 ERUs. The City Consulting Engineer finds that the City has adequate water capacity to serve the proposed development. However, the combination of previously approved developments and this development will create enough additional demand to approach the limit of existing water rights and source capacity. Additional source capacity will be necessary to provide water to meet the demands expected from all the developments now anticipated. It is anticipated that the City will develop additional well sources in 2006. The City is also negotiating with Clark Public Utilities to potentially supply water to the City in the future.

The proposed development site is within the Upper Pressure Zone and is served by the 600,000 gallon reservoir located near the high school and the 100,000 gallon Junction Reservoir. With the CPU emergency intertie the City Consulting Engineer finds that the Upper Pressure Zone has adequate source of supply and storage to serve this project. The construction of a second Upper Pressure Zone reservoir in the I-5 junction area is a high priority to balance out the system and to meet the projected demands for the Junction area. This new reservoir will be needed to provide adequate storage for all the developments currently anticipated in the Upper Pressure Zone. The City's Water System Plan update projects a new upper zone reservoir to be constructed in 2007.

The nearest connection to the City of Ridgefield water system is an existing 10-inch distribution main located in S. Hillhurst Road. A Preliminary Utility Plan submitted with the application shows a preliminary layout for water service to the development. The plan shows water lines extended to the edge of the property on S. 18th Place and S. 20th Place. The conceptual water plan to be consistent with City standards.

Based on current service commitments the city water system presently has source and storage capacity to meet the needs of this proposed development. However, there is no guarantee or set aside of service capacity with preliminary plat approval, as it is the City's policy that service commitment occurs when it is paid for at the time building permits are issued.

K. Grading & Erosion Control. (Volume 3 of the Engineering Standards)

Per Volume 3 of the Engineering Standards, a grading and erosion control plan will be required and proper erosion control measures must be maintained throughout construction. An NPDES construction stormwater permit will need to be obtained from the Department of Ecology.

A condition specifies that construction within sensitive lands and buffers is allowed only between May 1st and October 30th.

DECISION

Based on the foregoing findings and except as conditioned below, this application is approved in general conformance with the applicant's proposal, preliminary site plans of August 9, 2006 and the plans and reports associated with this proposal. This approval is granted subject to the requirements that the applicant, owner or subsequent developer (the "developer") shall comply with all applicable code provisions, laws and standards and the following conditions. These conditions shall be interpreted and implemented consistently with the foregoing findings.

CONDITIONS

A. General. The following are general conditions of approval that apply to the project:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the developer shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. If no construction has begun within five (5) years of the date of preliminary approval, such approval shall expire and all permits and approvals shall become null and void, and a new application, subject to applicable laws and regulations then in effect, shall be required for any development on the subject property.
3. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction in accordance with RCW 27.53.060.

4. To mitigate impacts of connecting this project to the City's water system, the applicant shall transfer any valid water rights associated with the property to the City.
 5. All aspects of development of the subdivision shall follow the recommendations of the Geotechnical Site Investigation dated July 11, 2005 prepared by Columbia West Engineering, Inc., including any subsequent studies required during the subdivision design and construction process.
 6. Maximum allowable building lot coverage shall not exceed 35 percent and the maximum impervious surface per lot is 50 percent.
 7. Each single-family residence shall provide at least two off-street parking spaces. Off-street parking must be setback a minimum of 18 feet from the sidewalk to prevent vehicles from interfering with sidewalk travel.
 8. Construction within sensitive lands and buffers is allowed only between May 1st and October 30th.
 9. All aspects of development of the subdivision shall follow the requirements of the *State Department of Ecology* as referenced in their July 26, 2006 letter.
 10. All aspects of the development of the subdivision shall follow the requirements of the Department of Natural Resources as specified in their July 25, 2006 letter.
 11. The City has the sole discretion as to whether to accept dedication of any open space areas, tracts, and stormwater facilities. If the City elects to not accept dedication, the developer shall make provisions for the maintenance and good repair of these facilities prior to final plat approval.
- B. The following must be accomplished prior to Engineering Approval (Note: Engineering Approval is required prior to commencement of any on-site construction except that on-site grading may take place through a City-approved grading permit):**
1. With the exceptions of the modifications approved herein, all public improvements shall be designed and constructed in accordance with the City of Ridgefield Engineering Standards.
 2. Street and Frontage Improvements must be designed as follows:
 - a. Design half-street improvements to Hillhurst Road adjacent to the proposed subdivision to the Minor Arterial Standard (RESPWC 2.03A).
 - b. Design all interior streets through the proposed subdivision to a Residential Local A standard (RESPWC 2.03A).
 - c. Sight distance at the intersection with S. Hillhurst Road must be evaluated. If sight distance does not meet the requirements of the engineering standards, mitigation measures acceptable to the City Engineer shall be designed along S. Hillhurst Road.
 3. Provide additional geotechnical investigations, including a slope stability assessment as specified in Sections 5.9, *Drainage* and 5.11, *Slope Stability*, of the Geotechnical Site

Investigation, dated July 11, 2005. The necessary report may be a letter signed and stamped by an appropriate engineer licensed in the State of Washington.

C. Prior to initiating on-site construction of utilities or infrastructure:

1. All public utility infrastructure shall be designed and approved consistent with the City of Ridgefield Engineering Standards for Public Works Construction (RESPWC), subject to final engineering approval from the Ridgefield Public Works Department as follow:
 - a. Submit complete plans for stormwater management facilities including final Stormwater Technical Information report. Design all storm drainage facilities as shown on the preliminary plat map to comply with the 1992 Department of Ecology Puget Sound Surface Water Design Manual. Due to the steep slope adjacent to the proposed stormwater facility, the applicant shall complete the following:
 - 1) Submit a site specific geotechnical evaluation for the final stormwater pond design.
 - 2) The geotechnical engineer of record shall review the design plans and submit a letter indicating that they are in conformance with the recommendations of the report.
 - 3) The geotechnical engineer shall inspect the construction of the stormwater pond and submit a letter certifying that it was constructed in accordance with the recommendations of the geotechnical report.
 - b. Design sewer system improvements per Chapter 4 of the RESPWC. Should an interim lift station be proposed to serve this development the applicant shall:
 - 1) Submit a design report evaluating the impacts of adding another lift station to the existing Hillhurst forcemain including an evaluation of existing and proposed lift stations.
 - 2) Design the lift station to the City lift station standards including telemetry and odor control.
 - 3) Design any on-site or off-site mitigation necessary to ensure adequate operation of the existing forcemain and lift stations.
 - 4) Design the system so that it can be abandoned in the future upon extension of gravity sewer to serve the site. Provide right-of-way or an easement for the future connection to a gravity sewer.
 - c. Design water system improvements per Chapter 5 of the RESPWC.
2. Present engineered construction plans of all public improvements to Ridgefield Public Works Department and Clark County Fire District #12 for review and approval.

D. The following must occur within 5 years of the date of preliminary plat approval and prior to Final Plat approval:

1. Substantially complete all construction items listed in B-1 and B-2 above.
2. Secure for any remaining construction items in accordance with City Standards. The applicant shall contribute a proportionate share or execute written agreements to pay a proportionate share of the cost of the following improvements:
 - a. Provide annual monitoring of the intersection of 9th Avenue and Pioneer Street.

3. All critical areas shall be clearly mapped on the final plat along with appropriate setback requirement for all buffers. The conservation easement shall contain a note that specifies certain activities are prohibited or limited in these areas as specified by the City of Ridgefield Development Code, RDC 18.280.
4. A further geotechnical investigation shall occur on Lot 26 demonstrating the land is suitable for a single-family dwelling by demonstrating the applicable criteria referenced in RDC 18.280.130 are satisfied. The necessary report may be a letter signed and stamped by an appropriate engineer licensed in the State of Washington.
5. A note on the final plat shall state, "Additional site specific geotechnical engineering is required if slabs or basements are proposed on any lot in the subdivision or if required by the Community Development Director. That requirement may be satisfied by a letter signed and stamped by an appropriate engineer licensed in the State of Washington."
6. 50-foot geotechnical setback shall be identified on the final plat unless otherwise modified by subsequent geotechnical studies. The 50-foot geotechnical setback shall be referenced by a note on the final plat that states, "Residential structures are prohibited in the setback area. Certain structural facilities which may be able to tolerate higher levels of risk for slope movement may encroach within the setback distance. Such structural facilities may include storm water management ponds and private drives. Major cuts or fills, mass grading, or site improvement construction activities are prohibited in the setback area. Small disturbances such as minor landscaping, decks, fences, removing shrubs creating flower gardens, constructing or establishing a yard are acceptable. Encroachment of minor portions of individual structures or structural facilities such as residential homes or retaining walls within the geotechnical setback zone may be possible if evaluated on a case-by-case basis and parcel specific geotechnical investigation."
7. As a result of the impacts to the Fish & Wildlife Buffer by stormwater facilities, submit a report by a qualified professional demonstrating the Performance Standards in RDC 18.280.110.D are complied with. The report shall be reviewed for compliance with RDC 18.280.110.D by the Community Development Department.
8. For lots that contain any portion of a critical area designated as a fish and wildlife habitat buffer area, a document shall be recorded with the County Auditor's Office specifying that the property contains a fish and wildlife habitat buffer area. The Notice shall state that certain activities are prohibited or limited in the habitat buffer areas as specified by the City of Ridgefield Development Code, RDC 18.280. The recorded document shall identify the critical areas on a map attached to the Notice as an exhibit. This document shall be prepared by the applicant to be reviewed by the Community Development Department prior to recording.
9. In areas along residential lots, the boundary of the outer edge the fish and wildlife habitat buffer shall be delineated with permanent survey stakes using iron or concrete markers as established by local survey standards.

10. In areas along residential lots, the boundary at the outer edge of the fish and wildlife habitat buffer shall be identified with temporary signs prior to any site alteration. Such temporary signs shall be replaced with permanent signs prior to occupancy of the site.
11. In areas along residential lots, permanent signs shall be installed and shall be wood or metal and the colors shall blend in with the natural environment. Signs shall be spaced a maximum interval of one sign per lot and at minimum every 200 feet. The sign shall state, "The area beyond this sign is a fish and wildlife habitat conservation area buffer. Alteration or disturbance is prohibited by law. Please call the City of Ridgefield for more information."
12. Identify the building footprint for each lot. Building footprints shall indicate that setbacks may be satisfied for each lot. A note on the plat shall specify the following lot standards for the proposal:

Proposed Setbacks

Front yard	15 feet
Side yard	10 feet
Street side yard	15 feet
Rear yard	15 feet
Garage Setback from curb	18 feet
Minimum lot width	40 feet
Building Height	35 feet

Include the following note on the final plat: All buildings or structures requiring a building permit shall be setback a minimum of fifteen feet from the edge of an identified critical area or its attendant buffer. Setbacks and other lot standards may further be modified through a Type II review as specified in RDC 18.350 or by the most current applicable development code regulations.

13. Submit to the City of Ridgefield covenants/deeds or homeowners association bylaws and other documents guaranteeing maintenance, construction and common fee ownership if applicable, of open space, trails, parks, private roads, common facilities, and all other commonly owned and operated property.
14. Provide a north-southerly trail along the eastern portion of the property near Gee Creek. The trail shall be constructed by the developer at a width of 10 feet and with 2.5 inches of class B asphalt over 4 inches of crushed rock. These standards may only be modified as deemed necessary by the City Engineer. The cost of such dedication and construction shall be at the expense of the developer however the trail may receive park impact fee credits for the number of lots provided within the subdivision pursuant to RDC 18.070. The trail must be constructed prior to the issuance of building permits in order to receive park impact fee credits. The trail shall provide a connection with the trail provided by Garrison Ridge Subdivision to the south and provide for a logical future northerly connection.
15. Submit a final landscaping plan to be reviewed and approved by the Community Development Department.

E. Prior to issuance of a building permit the applicant or successors of interest shall:

1. Comply with the design requirements for Lots abutting South Hillhurst Road as specified in RDC 18.210.110. This includes architectural design requirements for homes, landscaping, and the construction of a wall along South Hillhurst.

F. Prior to issuance of certificate of occupancy the applicant or successors in interest shall:

1. Construct sidewalks along both sides of all streets to the applicable City of Ridgefield Engineering standards.
2. All landscaping shall be installed pursuant to the approved plans.
3. All street trees shall be planted at an average of 25 feet on center in accordance with RDC 18.210.150. The average may be responsive to the necessary driveway spacing. Street trees shall be installed prior to issuance of the final occupancy permit.

Dated this 14th day of August 2006

signed and mailed on August 14, 2006

J. Richard Forester
Hearing Examiner

NOTE: *Only the decision and the condition of approval are binding on the applicant as a result of this order. Other parts of the final order are explanatory, illustrative and/or descriptive. They may be requirements of local, state, or federal law, or requirements which reflect the intent of the applicant, the city staff, or the Examiner, but they are not binding on the applicant as a result of the final order unless included as a condition.*

APPEAL PROCEDURES

Pursuant to RDC 18.310.100.D an appeal of a Type III decision shall be filed with Clark County Superior Court within twenty-one (21) calendar days of the final decision pursuant to State law.

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: September 08, 2016

ITEM: BUSINESS

AGENDA ITEM TITLE: Ordinance 1216 - Second Reading on Petition to Annex - Brown

GOVERNING LEGISLATION:

RCW 35A.14.120-150, Direct Petition Method for Annexation by Code Cities

PREVIOUS COUNCIL ACTION TAKEN:

Approval of Notice of Intent to Annex, Resolution 511 approved August 11, 2016
Public hearing and first reading of Ordinance 1213, August 11, 2016

Second reading and adoption of Ordinance 1213, August 25, 2016

First reading of Ordinance 1216, August 25, 2016

SUMMARY/BACKGROUND:

The City approved the Notice of Intent to Annex for the Brown property on August 11, 2016, the first step in the direct petition method for annexation. The City received a Notice of Petition to Annex on June 22, 2016, the second step in the process. The annexation notice is for 107.58 acres (111.42 acres with adjacent right of way) contained within 18 parcels APN 213065-000, 213066-000, 213067-000, 213068-000, 213069-000, 213070-000, 213071-000, 213072-000, 213073-000, 213074-000, 213075-000, 213076-000, 213077-000, 213078-000, 213079-000, 213080-000, 213081-000, and 213082-000. Generally located at the NW corner of NW 31st Avenue and N. 10th Street. (see attached map). The 107.58-acre property is designated Urban Low, and will be zoned Residential Low Density – 6 (RLD-6) upon annexation. The application of the RLD-6 zoning designation is required by RDC 18.210.015 (B), however the subject properties shall be developed in accordance with the Development Agreement (Ord. 1213) adopted by Council on August 25, 2016, to the densities in effect at the time a complete development application is submitted for the property. The Urban Holding 10 (UH-10) overlay will also be applied to the property until adequate public services are available to serve the subject area. The City would assume ownership of the 3.84 acres of right-of-way that comprise the segments of NW 289th St. and NW 31st Ave. adjacent to the property. The total acreage for the proposed annexation area is 111.42 acres.

Approved to be placed on City Council Agenda:

Staff provided the Petition to Annex to the Clark County Assessor's Office for review, and the Assessor issued a Certificate of Sufficiency certifying that the signatures represent 60% of the assessed property value within the annexation area, which meets the state annexation minimums.

BUDGET/FINANCIAL IMPACTS:

No budgetary or financial impacts are anticipated.

RECOMMENDED ACTION OR MOTION:

"I move to approve Ordinance 1216 as presented".

STAFF CONTACT: Jeff Niten, Community Development Director

ATTACHMENTS: ORD 1216 Brown Annexation (DOCX)
17RF_Brown_CertificationOfSufficiency (PDF)
17 x 11 Brown Council meeting 8.11 (PDF)
Intent to annex application packet 10 (PDF)
Intent to annex application packet 2 (PDF)
Intent to annex application packet 3 (PDF)
Intent to annex application packet 8 (PDF)
Intent to annex application packet 9 (PDF)
BROWN RIDGEFIELD - REV1 (PDF)
BROWN RIDGEFIELD SKETCH REV (PDF)

ORDINANCE NO. 1216

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD APPROXIMATELY 111.42 ACRES OF CERTAIN REAL PROPERTY LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS RESIDENTIAL LOW DENSITY 6

WHEREAS, annexations to the City of Ridgefield are regulated by Revised Code of Washington (RCW) Chapter 35A.14, Annexation by Code Cities; and

WHEREAS, the annexation name is Brown Annexation; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on the Ridgefield Urban Growth Area Comprehensive Plan Map of the Clark County 20-Year Comprehensive Growth Management Plan which the Board of Clark County Councilors adopted on June 28, 2016, Ordinance No. 2016-06-12; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area and the annexation area is designated Urban Low as shown on the Comprehensive Plan Map of the Ridgefield Urban Area Comprehensive Plan which the City Council adopted on February 25, 2016, Ordinance No. 1203; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, the area proposed to be annexed is contiguous to the north city limits; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and

WHEREAS, under RMC 18.210.015, the City is applying RLD zoning to implement the residential/urban low comprehensive plan designation adopted by the County Council on June 28, 2016; and

WHEREAS, on August 11, 2016, the City Council of the City of Ridgefield adopted Resolution No. 511 to accept a notice of intent to annex the Brown property identified by Assessor's Serial Nos. 213065-000, 213066-000, 213067-000, 213068-000, 213069-000, 213070-000, 213071-000, 213072-000, 213073-000, 213074-000, 213075-000, 213076-000, 213077-000, 213078-000, 213079-000, 213080-000, 213081-000, and 213082-000 and adjacent Clark County right-of-way, and the Council authorized commencement of annexation proceedings; and

WHEREAS, on June 22, 2016, the City of Ridgefield received a petition to annex and assigned File No. PLZ-16-0044; and

WHEREAS, the City is designating subject properties RLD-6, as under RMC 18.210.015(B), the City is required to designate all newly annexed RLD land as RLD-6 or greater density; and

WHEREAS, the City is placing all newly annexed properties in UH-10 as required by RDC 18.210.015 (C) until certification by the city engineer that identified capital facilities deficiencies have been satisfactorily resolved, as required in RMC 18.270.060; and

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, on August 10, 2016, the City of Ridgefield requested that the Clark County Department of Assessment and GIS certify the petition to annex by direct petition method according to RCW 35A.01.040(4) which requires that a petition signed by property owners be transmitted to the county assessor for determination of sufficiency; and

WHEREAS, on August 15, 2016, the Clark County Deputy Assessor mailed to the City of Ridgefield a Certification of Sufficiency for the annexation petition by the direct petition method; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.130 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the City of Ridgefield met the requirements defined within RCW 35A.14.130 by publishing a notice of public hearing in the July 27, 2016, issue of the Reflector newspaper and posting notice of public hearing at three public places within the territory proposed for annexation; and

WHEREAS, on August 25, 2016, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.140 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners.

NOW THEREFORE, the City Council for the City of Ridgefield hereby ordains as follows:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield the territory described in Exhibit 1 and as shown in Exhibit 2.

SECTION 2. Zoning. The zoning of the annexed area shall be Residential Low Density 6 with Urban Holding 10 overlay.

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

SECTION 5. 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 6. Effective Date. This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

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.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25TH DAY OF AUGUST, 2016.

Ron Onslow, Mayor

ATTEST/AUTHENTICATED:

Julie Basarab
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading: August 25, 2016
Second reading/Passage: September 8, 2016
Date of Publication: _____
Effective Date: _____

Attachment: ORD 1216 Brown Annexation (1076 : Ordinance 1216: Petition to Annex - Brown)

EXHIBIT 1:

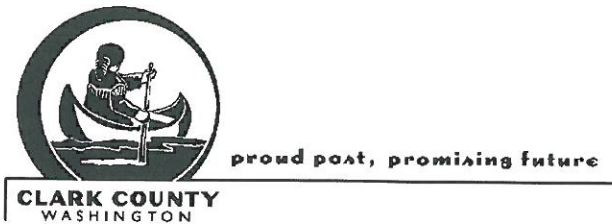
Legal Description of Annexation Area

Attachment: ORD 1216 Brown Annexation (1076 : Ordinance 1216: Petition to Annex - Brown)

EXHIBIT 2:

Map of Annexation Area

Attachment: ORD 1216 Brown Annexation (1076 : Ordinance 1216: Petition to Annex - Brown)



August 15th 2016

Jeff Niten
City of Ridgefield
PO Box 608
Ridgefield, WA 98660

Dear Jeff:

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Ridgefield: Brown Annexation.

Please contact me should you have any questions regarding this annexation.

Sincerely,

Linda Latta
Clark County Deputy Assessor

Encls.

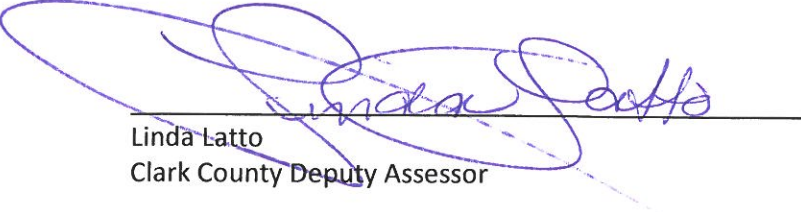
Certification of Sufficiency
Brown Annexation

The City of Ridgefield on August 10th 2016, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 107.40 acres of land known as the Brown Annexation. Subject to the requirements of RCW 35.21.005 and 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On August 10th, 2016 the City of Ridgefield submitted for certification by the Clark County Assessor a petition to annex to the city 19 parcels of land and associated road and public utility rights-of-way, totaling approximately 107.40 acres.
2. The legal description and map of the area proposed for annexation, as provided by the City of Ridgefield, are attached to this certification. According to the map provided by the city, this area is located in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the direct petition method of annexation, RCW 35A.14.120 through 150
4. The Clark County Assessor initiated determination of petition sufficiency on August 10, 2016 which is the "terminal date" as defined in RCW 35.21.005 and 35A.01.040.
5. The area proposed for annexation has a certified annexation value for general taxation of \$214,863.
6. Petition signatures provided by the city represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

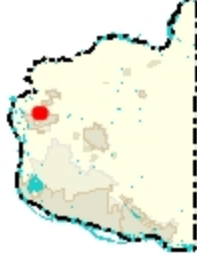
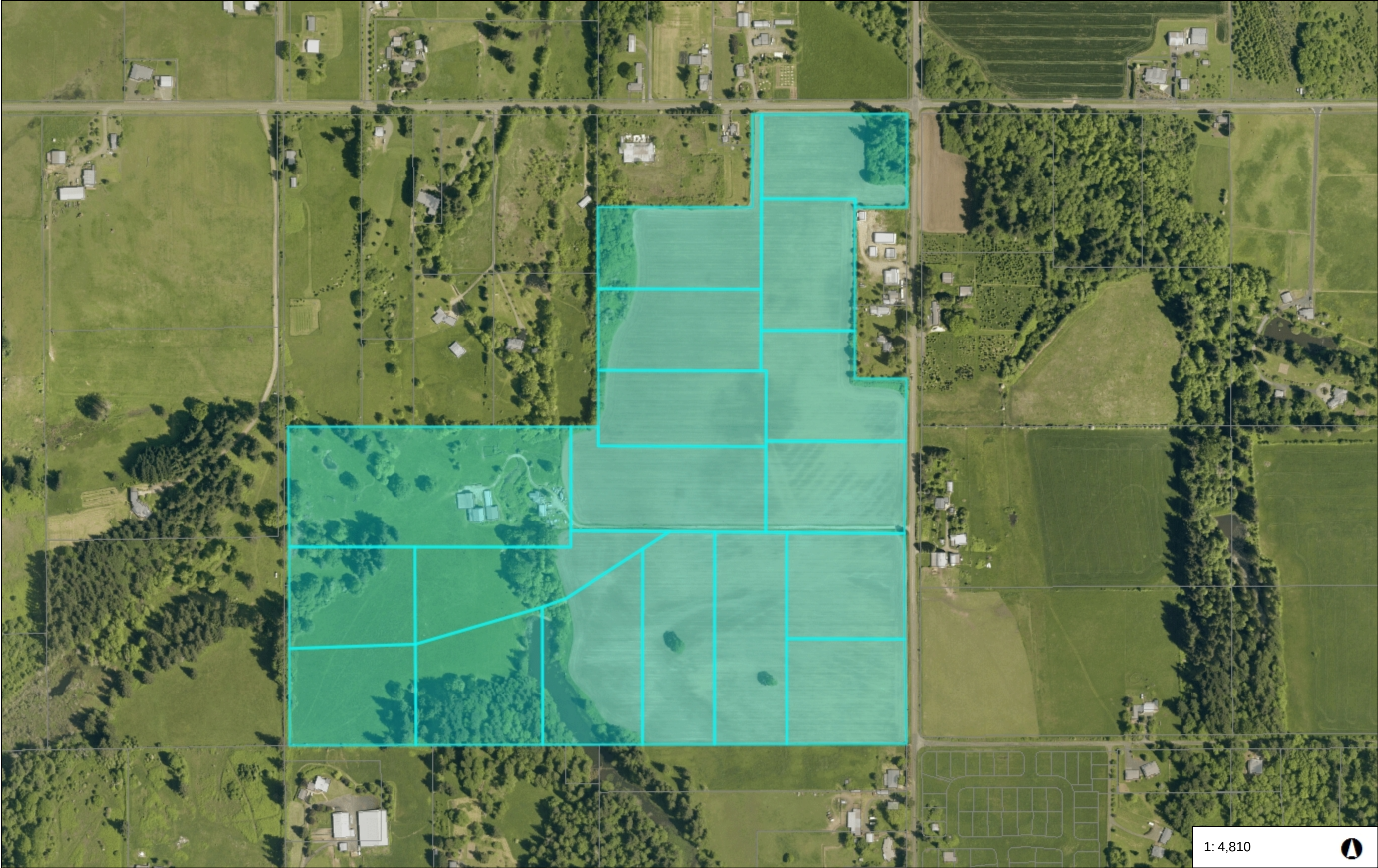
Therefore, based on the petition certification request and supporting materials submitted by the city, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this August 15th, 2016.


Linda Latto
Clark County Deputy Assessor



Brown



6.1.c

- Legend**
- Building Footprints
 - Taxlots
 - ImageOrtho
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Roads
 - ImageOrtho
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:

801.7 0 400.84 801.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment: 17 x 11 Brown Council meeting 8.11 (1076 : Ordinance 1216: Petition to Annex - Brown)

NOTICE OF INTENT TO ANNEX

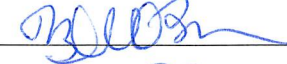
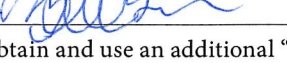
DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Ridgefield, Washington, but contiguous thereto and designated as part of the Ridgefield Urban Growth Area.

We, the undersigned, attest that we are owners of not less than 10% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We do hereby declare our intention to circulate a petition for annexation to the City of Ridgefield, Washington under the Direct Petition Method as described in RCW 35A.14.120-150. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

NAME OF PROPERTY OWNER (PRINT CLEARLY)	SIGNATURE OF PROPERTY OWNER	CLARK COUNTY ASSESSOR'S PARCEL NUMBER	DATE SIGNED
RDGB Royal Farms LLC		213065000	6/22/16
RDGK Rest View Estates LLC		213066000	6/22/16
RDGM Rawhide Estates LLC		213067000	6/22/16
RDGB Royal Farms LLC		213068000	6/22/16
RDGK Rest View Estates LLC		213069000	6/22/16
RDGF River View Estates LLC		213070000	6/22/16
RDGM Rawhide Estates LLC		213071000	6/22/16
RDGB Royal Farms LLC		213072000	6/22/16
RDGM Rawhide Estates LLC		213073000	6/22/16
RDGF River View Estates LLC		213074000	6/22/16
RDGM Rawhide Estates LLC		213075000	6/22/16
RDGK Rest View Estates LLC		213076000	6/22/16
RDGM Rawhide Estates LLC		213077000	6/22/16
RDGS Real View LLC		213078000	6/22/16

Note: If additional space is needed, please obtain and use an additional "Notice of Intent" form.

Exhibit B

Legal Tax Lots Comprising the Subject Property

Lot No.	County Assessor Parcel Id. Number	LLC Ownership	Lot Size
1	213065000	RDGB Royal Farms LLC	5.09
2	213066000	RDGK Rest View Estates LLC	5.24
3	213067000	RDGM Rawhide Estates LLC	5.35
4	213068000	RDGB Royal Farms LLC	5.15
5	213069000	RDGK Rest View Estates LLC	5.05
6	213070000	RDGF River View Estates LLC	5.02
7	213071000	RDGM Rawhide Estates LLC	6.07
8	213072000	RDGB Royal Farms LLC	6.00
9	213073000	RDGM Rawhide Estates LLC	6.54
10	213074000	RDGF River View Estates LLC	6.02
11	213075000	RDGM Rawhide Estates LLC	5.00
12	213076000	RDGK Rest View Estates LLC	5.00
13	213077000	RDGM Rawhide Estates LLC	13.94
14	213078000	RDGS Real View LLC	5.87
15	213079000	RDGK Rest View Estates LLC	6.87
16	213080000	RDGF River View Estates LLC	5.04
17	213081000	RDGS Real View LLC	5.16
18	213082000	RDGM Rawhide Estates LLC	5.17
		Total Acres	107.58

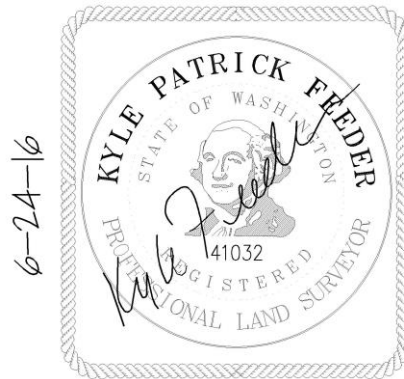
Introductory Statement for Annexation

This request proposes to annex eighteen parcels totaling 107.58 acres into the City of Ridgefield. The annexation area is intended for low density single family residential use, with a large community park surrounding the existing pond on parcels 213073000 and 213074000 and the drainage that extends north from there.

An east-west collector street will be extended through the property to facilitate traffic flow for the larger area. Conceptual plans will be developed following completion of the annexation.



KPF Surveying Inc.
1514 N.E. 267th Ave.
Camas, WA 98607
360-834-0174



June 24, 2016

EXHIBIT "A"

A portion of the Southeast and Northeast quarter of Section 17, and the Southwest and Northwest quarter of Section 16, Township 4 North, Range 1 East, W.M., Clark County, Washington, described as follows:

BEGINNING at the southeast corner of said Southeast quarter of Section 17;

Thence North 89°39'41" West, along the south line of said southeast quarter for a distance of 2601.69 feet;

Thence North 00°20'09" East, for a distance of 662.77 feet;

Thence North 89°39'20" West, for a distance of 20.00 feet, to a point on the west line of said Southeast quarter of Section 17;

Thence North 00°20'09" East, along said west line of the southeast quarter of Section 17, for a distance of 662.77 feet to the southeast corner of the Northwest quarter of the Southeast quarter of said Section 17;

Thence South 89°39'00" East, along the south line of said Northwest quarter of the Southeast quarter, for a distance of 1313.43 feet to the southeast corner of said Northwest quarter of the Southeast quarter of Section 17;

Thence North 00°26'51" East, along the east line of said Northwest quarter of the Southeast quarter of Section 17, for a distance of 917.21 feet;

Thence South 89°38'27" East, for a distance of 637.45 feet;

Thence North 00°28'28" East, for a distance of 100.00 feet;

Thence North 89°38'27" West, for a distance of 5.00 feet;

Thence North 00°28'28" East, for a distance of 338.06 feet, to a point on the north right-of-way line of NW 289th Street;

Thence South 89°38'19" East, along said north right-of-way line, for a distance of 713.42 feet to the easterly right-of-way line of NW 31st Avenue;

Thence South 00°33'34" West along said easterly right-of-way line, for a distance of 450.51 feet;

Thence North 89°39'30" West, for a distance of 275.00 feet;

Thence South 00°33'34" West, for a distance of 711.00 feet;

Thence South 89°39'30" East, for a distance of 275.00 feet to a point on said easterly right-of-way line of NW 31st Avenue;

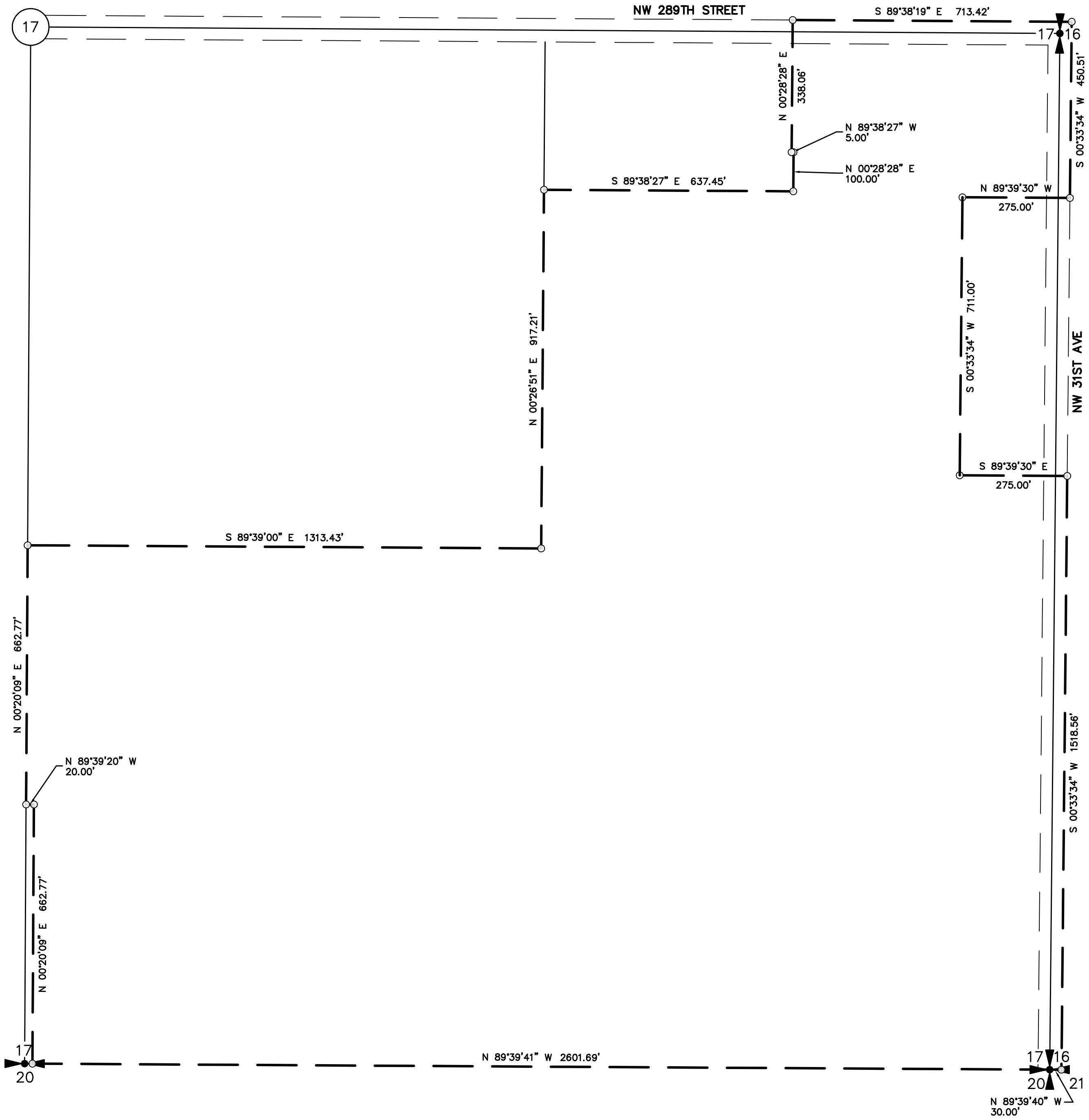
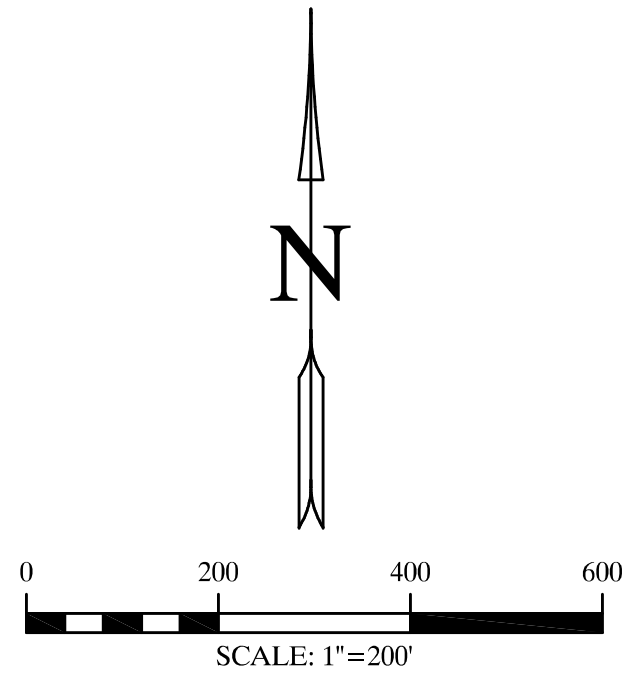
Thence South 00°33'34" West, along said westerly right-of-way line, for a distance of 1518.56 feet to a point on the south line of the southwest quarter of said Section 16;

Thence North 89°39'40" West, for a distance of 30.00 feet to the POINT OF BEGINNING.

Containing, 111.42 acres, more or less

Together with and subject to easements, reservations, covenants, and restrictions apparent or of record.

SKETCH
IN A PORTION OF
THE SE 1/4 AND NE 1/4 OF
SECTION 17,
AND THE SW 1/4 AND NW 1/4
OF SECTION 16,
T. 4 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON



DATE:	6-24-16
SCALE:	1"=200'
JOB NO.:	16-043
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

KPF
SURVEYING, INC.
1514 N.E. 267TH AVE CAMAS, WA 98607
360-834-0174 fax: 360-838-0155

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Amendment to the Comprehensive Plan Map

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of Ordinance 1203 by City Council Feb. 25, 2016

SUMMARY/BACKGROUND:

During the sub-area planning process, including extensive public involvement, Planning Commission public hearings, and City Council public hearings, the Council adopted the 45th and Pioneer sub-area plan on December 17, 2015. The preferred sub-area plan map for the 45th and Pioneer sub-area plan shows the zoning boundary following the natural topography of the land north of the proposed 15th Street/11th Street alignment east of 45th Avenue.

Staff, while finalizing the documents for the 2016 Comprehensive Plan update, inadvertently followed the parcel lines to apply zoning controls in compliance with the adopted sub-area plan. In order to correct this error staff is presenting this item to Council so that Council can affirm that the 45th and Pioneer sub-area map was intended to control application of zoning controls within the sub-area.

BUDGET/FINANCIAL IMPACTS:

None.

RECOMMENDED ACTION OR MOTION:

Staff recommends the following motion: **“Council affirms that the 45th and Pioneer sub-area map was adopted with the intention to control application of zoning within the sub-area”.**

STAFF CONTACT: Jeff Niten, Community Development Director

Approved to be placed on City Council Agenda:

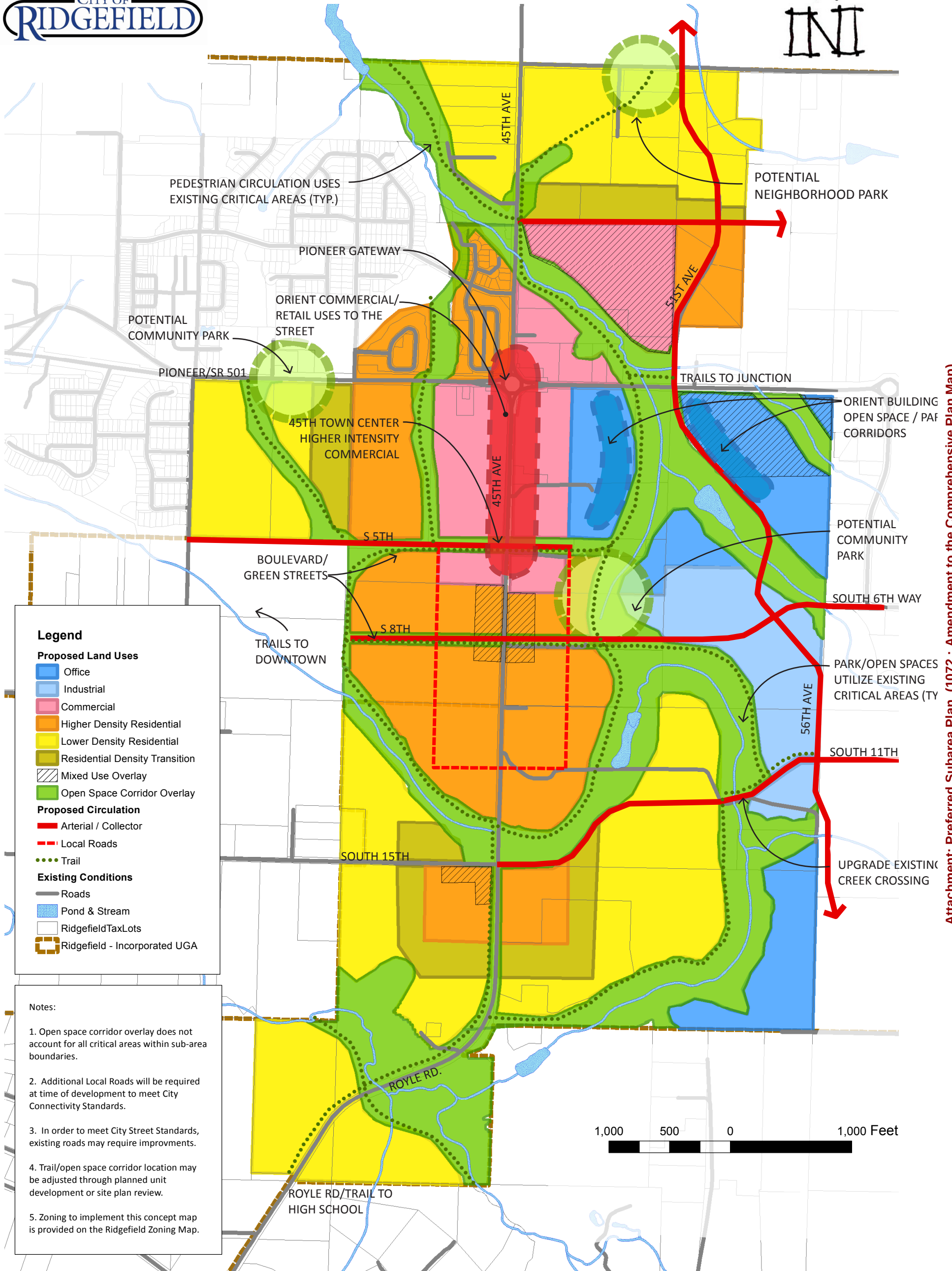
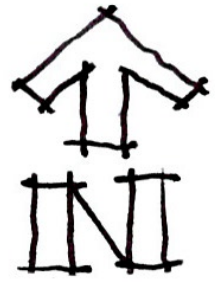
ATTACHMENTS:

Preferred Subarea Plan (PDF)

Memo re Lahti ministerial error final 6-24-16 (DOC)

Zoning Correction-Environmental (PDF)

Zoning Correction (PDF)

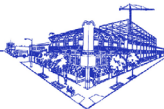


Attachment: Preferred Subarea Plan (1072 : Amendment to the Comprehensive Plan Map)

45th & Pioneer Sub-Area

Ridgefield, WA | Preferred Alternative Plan | September 2015

E. D. Hovee
& Company, LLC
Economic and Development Services



**MEMORANDUM
OFFICE OF THE CITY ATTORNEY**

To: Jeff Niten, Community Development Director
From: Janean Parker, City Attorney
CC:
Date: June 24, 2016
Re: Ministerial error in Comprehensive Plan and Zoning Code

You have asked me to review a ministerial error in the recently adopted comprehensive plan and zoning code and recommend a course of action. The error concerns the comprehensive plan map and zoning map designations for approximately one acre of property on Parcel No. 213989000 owned by Gary Lahti. The Lahti parcel is approximately 80.09 acres bisected by a critical area at the southwest corner so that the natural topography and drainage is inconsistent with parcel boundaries and cuts off this one acre to the South. The Lahti parcel was previously zoned industrial. In light of the natural topography of the site that cuts this area off from the remainder of the parcel, Lahti and the property owner to the south have negotiated that this one acre area could be included as part of a proposed residential subdivision called Ridgecrest Master Planned Development. The developers have been working with the City and have submitted preliminary plans for Ridgecrest that show the one acre on the Lahti parcel included with this development. Therefore all parties were aware and agreed that the one acre was to be rezoned to be included with the southern parcel to follow the natural topography and not the parcel lines.

The City, as part of its comprehensive plan and zoning update performed the "Pioneer and 45th Subarea Plan" for this area. The development of that sub area plan involved significant public process, five public meetings before both the Planning Commission and the City Council and meetings with stakeholders and city wide open house opportunities to comment. Both property owners were involved in this planning process. The process culminated in the City Council adopting the subarea plan on December 17, 2015. The adopted subarea plan specifically shows this one acre area the Lahti property zoned low density residential instead of industrial.

During the adoption of the comprehensive plan and zoning code, the record shows that it was staff's recommendation and the City Council's intent to adopt the proposed zoning of the Pioneer and 45th Subarea plan as it had been approved by Council on December 17, 2015 with no changes

noted, into the City's comprehensive plan map and zoning map. While there were no discussions regarding this parcel specifically, there were no discussions for any changes or amendments to be made.

In drafting the comprehensive plan and zoning maps for the area, staff made a clerical error. Staff erroneously followed the parcel line instead of the natural topography for this parcel resulting in the adopted maps showing the entire parcel zoned industrial instead of the southwestern one acre area zoned low density residential.

Courts have determined that a clerical or ministerial error is one made by a clerk or other ministerial officer in writing or keeping records. In deciding whether an error is clerical, the threshold question is whether the action embodies the decision maker's intention as expressed in the record.

Here, the error was made in the transcribing of the adopted subarea plan map into the comprehensive plan and zoning maps. Further from the record, it appears clear from reviewing the record that the Council's intention was to incorporate the subarea plan map as previously approved by the Council into the comprehensive plan and zoning maps. Finally, to correct this error does not cause any create any substantive injustice or hardship and in fact works to correct the hardship created by the error.

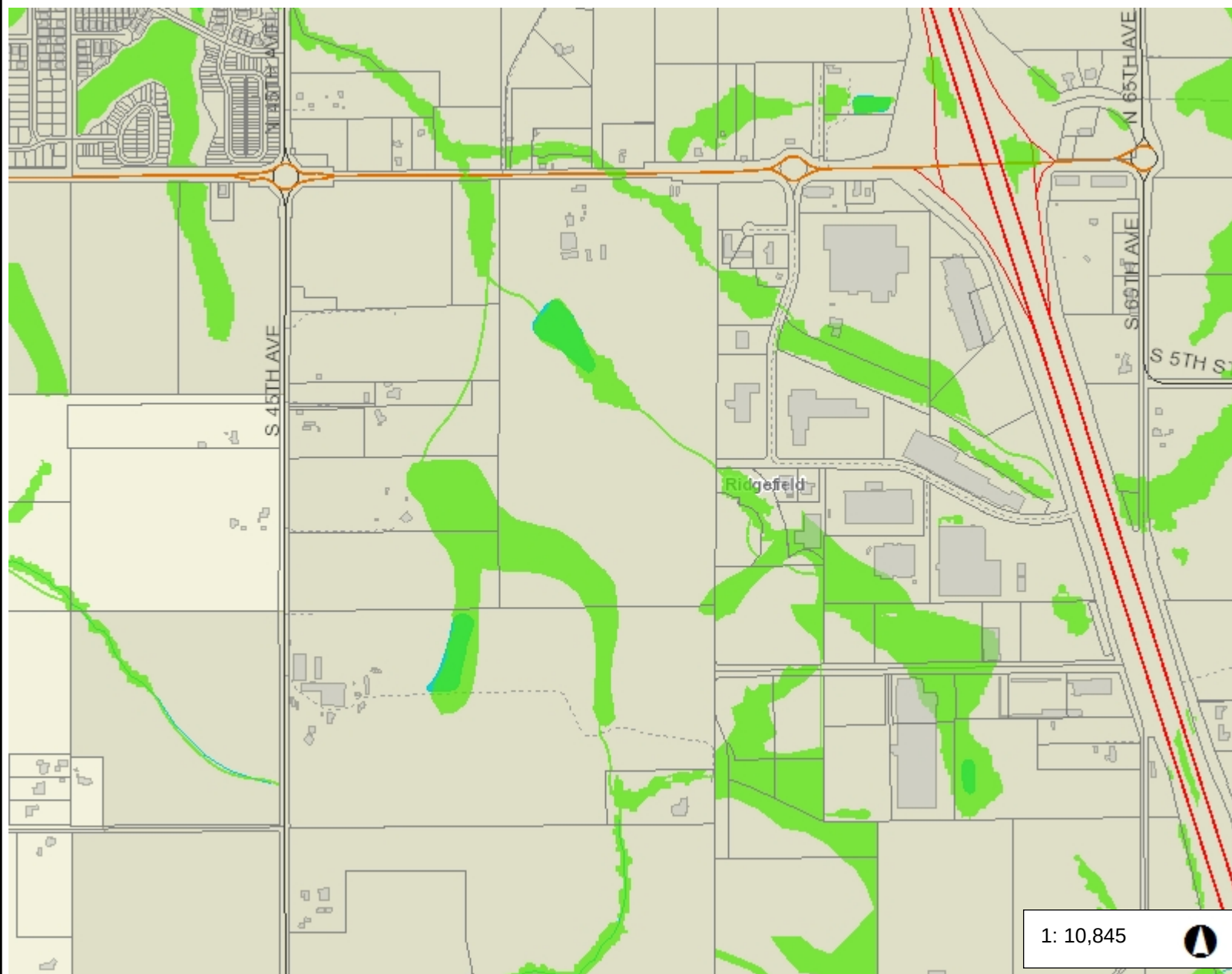
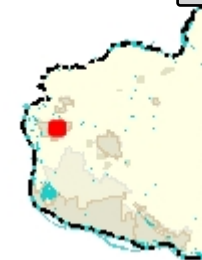
As a result, staff may correct the error in the maps administratively, but I do recommend that staff bring the correction to the attention of the City Council to clarify and confirm that it was the intent of the majority of the Council that the comprehensive plan and zoning maps adopted under ordinance 1203 were to incorporate the subarea plan proposed zoning, including this one acre area.

I am happy to answer any questions.



Zoning correction - Environmental

6.2.c



Legend

- Building Footprints
- Taxlots
- Wetlands Presence
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1,807.6 0 903.78 1,807.6 Feet

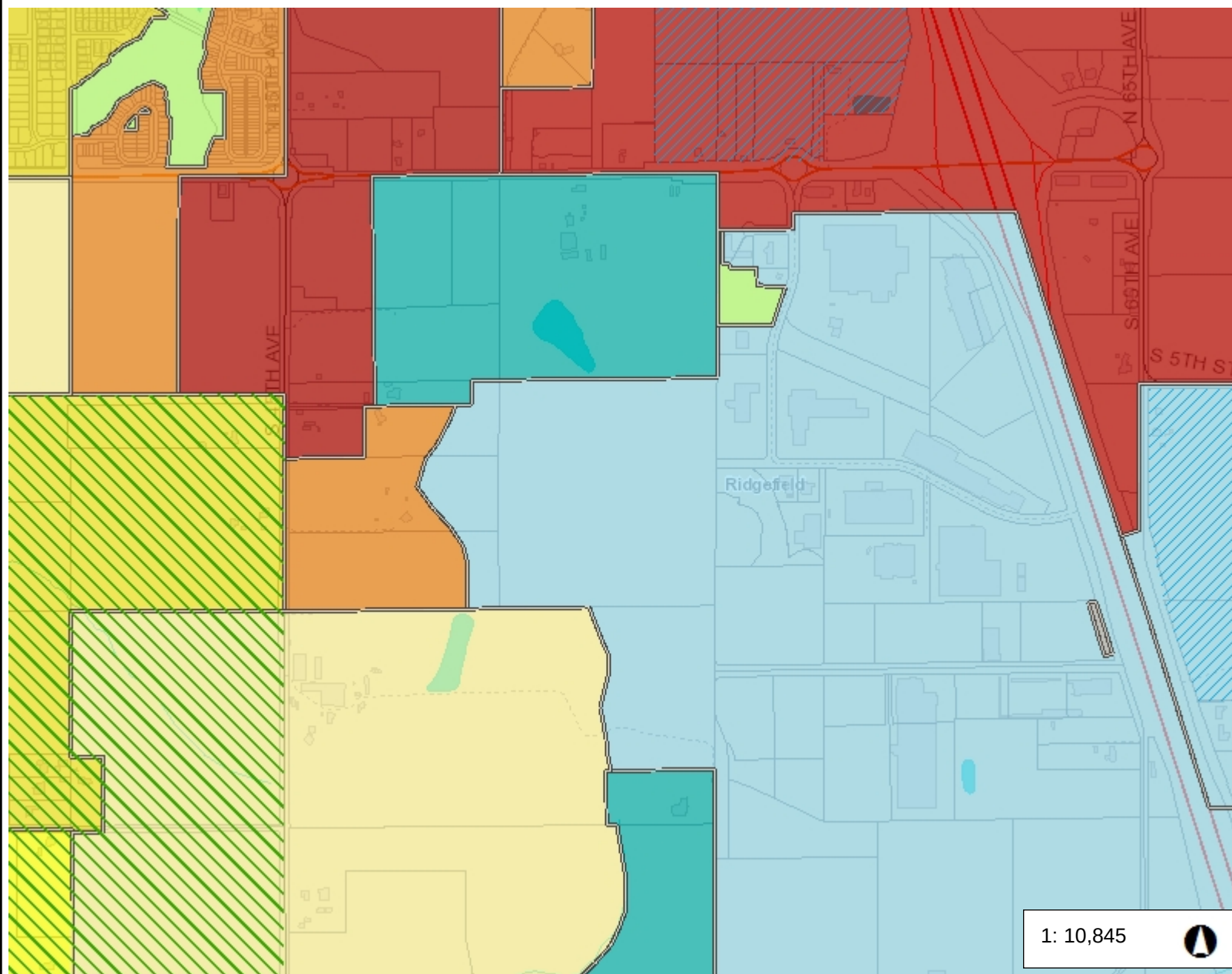
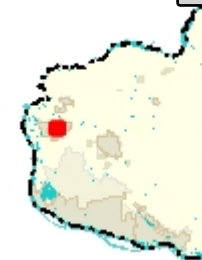
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Zoning Correction

6.2.d



Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Railroad Industrial Urban Reserve
- Rural Industrial Land Bank Overlay
- Railroad Industrial Overlay District
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Airport Environs Overlay
- Surface Mining Overlay District
- Rural Center Mixed Use (RC-MX)
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area O
- Mixed Residential Area Overlay
- Multifamily Residential Area Over
- 78th Street Property
- Columbia River Gorge Scenic Ar
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay
- Infill Residential Development Ar

Notes:

1,807.6 0 903.78 1,807.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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1: 10,845



Attachment: Zoning Correction (1072 : Amendment to the Comprehensive Plan Map)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Contract for Construction of N. 4Th Place Project

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

In 2015 the City applied for and received a CDBG Grant for reconstruction and drainage improvements on North 4th Place between Mill Street and Division Street. This project will re-open the alley to through traffic and will connect to the Mill Street Improvements Project and the 5th Avenue Improvements project, both previous CDBG funded projects. In 2015 the City contracted with Harper Hough Peterson Righellis (HHPR) to complete the design, and the project was advertised for bid on August 9th. The City received eight bids on the project, with the lowest bid submitted by Advanced Excavating Specialists (AES) of Longview.

BUDGET/FINANCIAL IMPACTS:

The AES bid of \$170,590.00 is lower than the amount estimated by the Design Engineer. The City was awarded \$178,600.00 in CDBG Funds for the construction of the project and the 2016 Budget includes a total of \$246,800 for the design and construction of the N. 4th Place Improvements project.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the construction contract to AES. A suggested motion is:

“I move to award the North 4th Place Improvements Project to AES in the amount of \$170,590.00”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: 4th Place Improvement Project Bid Tab (PDF)

Approved to be placed on City Council Agenda:

**CITY OF RIDGEFIELD
N 4TH PLACE (MILL STREET TO DIVISION STREET)**

6.3.a

Bid Opening Date: Thursday, August 25, 2016
Location: City Hall
Bid Opening Time: 3:00 pm

BID SET CONSTRUCTION COST ESTIMATE

Engineers Estimate

**Advanced Excavating Specialists
Longview, WA
CCB# ADVANES915LT**

**McDonald Excavating
Washougal, WA
CCB# MCDONEI088KG**

<u>NO</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>
1	Project Surveying	1	LS	\$ 15,000	\$ 15,000	\$ 6,995.00	\$ 6,995.00	\$ 8,695.00	\$ 8,695.00
2	SPCC Plan	1	LS	\$ 1,000	\$ 1,000	\$ 220.00	\$ 220.00	\$ 185.00	\$ 185.00
3	Mobilizaiton	1	LS	\$ 20,000	\$ 20,000	\$ 24,650.00	\$ 24,650.00	\$ 20,925.00	\$ 20,925.00
4	Project Temporary Traffic Control	1	LS	\$ 7,500	\$ 7,500	\$ 1,380.00	\$ 1,380.00	\$ 1,600.00	\$ 1,600.00
5	Clearing and Grubbing	1	LS	\$ 5,000	\$ 5,000	\$ 7,300.00	\$ 7,300.00	\$ 9,860.00	\$ 9,860.00
6	Removal of Structures and Obstructions	1	LS	\$ 5,000	\$ 5,000	\$ 2,770.00	\$ 2,770.00	\$ 2,020.00	\$ 2,020.00
7	Roadway Excavation Incl. Haul	220	CY	\$ 25	\$ 5,500	\$ 52.00	\$ 11,440.00	\$ 46.00	\$ 10,120.00
8	Select Borrow Incl. Haul	60	CY	\$ 30	\$ 1,800	\$ 41.00	\$ 2,460.00	\$ 53.00	\$ 3,180.00
9	Crushed Surfacing Base Course	270	CY	\$ 50	\$ 13,500	\$ 56.00	\$ 15,120.00	\$ 65.00	\$ 17,550.00
10	HMA CL. 1/2 PG 64-22 (1)	140	TON	\$ 90	\$ 12,600	\$ 94.50	\$ 13,230.00	\$ 130.00	\$ 18,200.00
11	Testing Storm Sewer Pipe	440	LF	\$ 2	\$ 880	\$ 2.00	\$ 880.00	\$ 4.00	\$ 1,760.00
12	Ductile Iron Storm Sewer Pipe 12 In. Diam.	369	LF	\$ 100	\$ 36,900	\$ 61.00	\$ 22,509.00	\$ 77.00	\$ 28,413.00
13	Ductile Iron Storm Sewer Pipe 8 In. Diam.	44	LF	\$ 95	\$ 4,180	\$ 77.00	\$ 3,388.00	\$ 100.00	\$ 4,400.00
14	Ductile Iron Storm Sewer Pipe 6 In. Diam.	33	LF	\$ 80	\$ 2,640	\$ 53.00	\$ 1,749.00	\$ 77.00	\$ 2,541.00
15	Manhole 48 In. Diam. Type 3	3	EA	\$ 3,500	\$ 10,500	\$ 2,955.00	\$ 8,865.00	\$ 3,275.00	\$ 9,825.00
16	Catch Basin Type 1	6	EA	\$ 2,500	\$ 15,000	\$ 1,450.00	\$ 8,700.00	\$ 1,865.00	\$ 11,190.00
17	Area Drain	2	EA	\$ 1,500	\$ 3,000	\$ 1,005.00	\$ 2,010.00	\$ 1,450.00	\$ 2,900.00
18	Treatment Manhole	1	EA	\$ 10,000	\$ 10,000	\$ 9,040.00	\$ 9,040.00	\$ 14,000.00	\$ 14,000.00
19	Connection to Drainage System	1	EA	\$ 1,000	\$ 1,000	\$ 1,680.00	\$ 1,680.00	\$ 985.00	\$ 985.00
20	Trench Safety System	369	LF	\$ 2	\$ 738	\$ 1.00	\$ 369.00	\$ 1.00	\$ 369.00
21	Erosion Control	1	LS	\$ 4,000	\$ 4,000	\$ 2,925.00	\$ 2,925.00	\$ 3,940.00	\$ 3,940.00
22	Seeding, Fertililzing, Mulching (Lawn Mix)	3,030	SF	\$ 0.75	\$ 2,273	\$ 0.20	\$ 606.00	\$ 0.30	\$ 909.00
23	Top Soil Type A	40	CY	\$ 40	\$ 1,600	\$ 40.00	\$ 1,600.00	\$ 55.00	\$ 2,200.00
24	Cement Conc. Traffic Curb and Gutter	490	LF	\$ 25	\$ 12,250	\$ 25.00	\$ 12,250.00	\$ 37.00	\$ 18,130.00
25	24" Tall Cement Concrete Traffic Curb and	127	LF	\$ 40	\$ 5,080	\$ 39.00	\$ 4,953.00	\$ 75.00	\$ 9,525.00
26	6' Cedar Fence	52	LF	\$ 35	\$ 1,820	\$ 44.25	\$ 2,301.00	\$ 50.00	\$ 2,600.00
27	Permanent Signage	1	LS	\$ 1,000	\$ 1,000	\$ 595.00	\$ 595.00	\$ 3,600.00	\$ 3,600.00
28	Project Sign	1	LS	\$ 1,000	\$ 1,000	\$ 605.00	\$ 605.00	\$ 2,100.00	\$ 2,100.00
	Subtotal				\$ 200,760.50	.	\$ 170,590.00		\$ 211,722.00

Attachment: 4th Place Improvement Project Bid Tab (1070 : Motion-Approval of Bid Award for N. 4Th

North Fork Excavating
Woodland, WA
CCB# NORTHFE991J5

NOVA Contracting
Olympia, WA
CCB# NOVACI*991N3

NW Construction General Contracting
Battleground WA
CCB# CCNWCONGC084OA

Clark and Sons Excavating
Battleground, WA
CCB# CLARKSE85105

CivilWorks NW
Vancouver, WA
CCB# CIVILNI972CG

<u>UNIT COST</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>	<u>UNIT COST</u>	<u>AMOUNT</u>
\$ 7,000.00	\$ 7,000.00	\$ 5,200.00	\$ 5,200.00	\$ 7,200.00	\$ 7,200.00	\$ 8,500.00	\$ 8,500.00	\$ 5,000.00	\$ 5,000.00
\$ 500.00	\$ 500.00	\$ 1,600.00	\$ 1,600.00	\$ 300.00	\$ 300.00	\$ 350.00	\$ 350.00	\$ 250.00	\$ 250.00
\$ 25,000.00	\$ 25,000.00	\$ 28,000.00	\$ 28,000.00	\$ 12,500.00	\$ 12,500.00	\$ 21,500.00	\$ 21,500.00	\$ 20,000.00	\$ 20,000.00
\$ 6,000.00	\$ 6,000.00	\$ 4,100.00	\$ 4,100.00	\$ 3,925.00	\$ 3,925.00	\$ 11,500.00	\$ 11,500.00	\$ 3,000.00	\$ 3,000.00
\$ 10,000.00	\$ 10,000.00	\$ 12,400.00	\$ 12,400.00	\$ 4,150.00	\$ 4,150.00	\$ 1,200.00	\$ 1,200.00	\$ 10,000.00	\$ 10,000.00
\$ 10,000.00	\$ 10,000.00	\$ 21,000.00	\$ 21,000.00	\$ 9,675.00	\$ 9,675.00	\$ 5,100.00	\$ 5,100.00	\$ 12,000.00	\$ 12,000.00
\$ 90.00	\$ 19,800.00	\$ 40.00	\$ 8,800.00	\$ 35.50	\$ 7,810.00	\$ 50.00	\$ 11,000.00	\$ 45.00	\$ 9,900.00
\$ 105.00	\$ 6,300.00	\$ 40.00	\$ 2,400.00	\$ 75.00	\$ 4,500.00	\$ 75.00	\$ 4,500.00	\$ 35.00	\$ 2,100.00
\$ 60.00	\$ 16,200.00	\$ 60.00	\$ 16,200.00	\$ 70.00	\$ 18,900.00	\$ 63.00	\$ 17,010.00	\$ 50.00	\$ 13,500.00
\$ 132.00	\$ 18,480.00	\$ 160.00	\$ 22,400.00	\$ 107.25	\$ 15,015.00	\$ 138.00	\$ 19,320.00	\$ 145.00	\$ 20,300.00
\$ 6.00	\$ 2,640.00	\$ 2.00	\$ 880.00	\$ 6.25	\$ 2,750.00	\$ 3.50	\$ 1,540.00	\$ 5.00	\$ 2,200.00
\$ 76.00	\$ 28,044.00	\$ 169.00	\$ 62,361.00	\$ 85.00	\$ 31,365.00	\$ 105.00	\$ 38,745.00	\$ 85.00	\$ 31,365.00
\$ 150.00	\$ 6,600.00	\$ 120.00	\$ 5,280.00	\$ 105.00	\$ 4,620.00	\$ 150.00	\$ 6,600.00	\$ 75.00	\$ 3,300.00
\$ 45.00	\$ 1,485.00	\$ 120.00	\$ 3,960.00	\$ 105.00	\$ 3,465.00	\$ 120.00	\$ 3,960.00	\$ 70.00	\$ 2,310.00
\$ 4,000.00	\$ 12,000.00	\$ 9,000.00	\$ 27,000.00	\$ 4,000.00	\$ 12,000.00	\$ 2,500.00	\$ 7,500.00	\$ 4,500.00	\$ 13,500.00
\$ 2,500.00	\$ 15,000.00	\$ 3,000.00	\$ 18,000.00	\$ 1,500.00	\$ 9,000.00	\$ 1,500.00	\$ 9,000.00	\$ 1,800.00	\$ 10,800.00
\$ 3,000.00	\$ 6,000.00	\$ 2,000.00	\$ 4,000.00	\$ 600.00	\$ 1,200.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00
\$ 11,000.00	\$ 11,000.00	\$ 9,000.00	\$ 9,000.00	\$ 10,750.00	\$ 10,750.00	\$ 9,500.00	\$ 9,500.00	\$ 10,000.00	\$ 10,000.00
\$ 1,400.00	\$ 1,400.00	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 730.00	\$ 730.00	\$ 1,000.00	\$ 1,000.00
\$ 2.00	\$ 738.00	\$ 1.00	\$ 369.00	\$ 5.00	\$ 1,845.00	\$ 3.15	\$ 1,162.35	\$ 3.00	\$ 1,107.00
\$ 3,000.00	\$ 3,000.00	\$ 600.00	\$ 600.00	\$ 9,550.00	\$ 9,550.00	\$ 2,200.00	\$ 2,200.00	\$ 2,500.00	\$ 2,500.00
\$ 0.60	\$ 1,818.00	\$ 0.30	\$ 909.00	\$ 0.25	\$ 757.50	\$ 0.50	\$ 1,515.00	\$ 1.00	\$ 3,030.00
\$ 109.00	\$ 4,360.00	\$ 30.00	\$ 1,200.00	\$ 42.75	\$ 1,710.00	\$ 40.00	\$ 1,600.00	\$ 55.00	\$ 2,200.00
\$ 57.00	\$ 27,930.00	\$ 30.00	\$ 14,700.00	\$ 32.25	\$ 15,802.50	\$ 35.00	\$ 17,150.00	\$ 35.00	\$ 17,150.00
\$ 83.00	\$ 10,541.00	\$ 40.00	\$ 5,080.00	\$ 46.25	\$ 5,873.75	\$ 50.00	\$ 6,350.00	\$ 70.00	\$ 8,890.00
\$ 53.00	\$ 2,756.00	\$ 40.00	\$ 2,080.00	\$ 46.50	\$ 2,418.00	\$ 23.00	\$ 1,196.00	\$ 70.00	\$ 3,640.00
\$ 3,000.00	\$ 3,000.00	\$ 1,202.00	\$ 1,202.00	\$ 1,350.00	\$ 1,350.00	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00
\$ 2,000.00	\$ 2,000.00	\$ 600.00	\$ 600.00	\$ 735.00	\$ 735.00	\$ 1,320.00	\$ 1,320.00	\$ 1,250.00	\$ 1,250.00
	\$ 259,592.00		\$ 280,321.00		\$ 201,666.75		\$ 213,648.35		\$ 214,792.00

Columbia Pacific Construction
Woodland, WA
CCB# COLUMPC905DS

<u>UNIT COST</u>	<u>AMOUNT</u>
\$ 8,100.00	\$ 8,100.00
\$ 675.00	\$ 675.00
\$ 9,062.50	\$ 9,062.50
\$ 30,274.56	\$ 30,274.56
\$ 4,958.39	\$ 4,958.39
\$ 4,140.77	\$ 4,140.77
\$ 41.10	\$ 9,042.00
\$ 84.67	\$ 5,080.20
\$ 65.45	\$ 17,671.50
\$ 138.40	\$ 19,376.00
\$ 3.09	\$ 1,359.60
\$ 91.84	\$ 33,888.96
\$ 200.19	\$ 8,808.36
\$ 247.65	\$ 8,172.45
\$ 3,481.70	\$ 10,445.10
\$ 1,845.47	\$ 11,072.82
\$ 853.69	\$ 1,707.38
\$ 11,735.31	\$ 11,735.31
\$ 1,418.30	\$ 1,418.30
\$ 3.52	\$ 1,298.88
\$ 2,625.89	\$ 2,625.89
\$ 0.91	\$ 2,757.30
\$ 145.13	\$ 5,805.20
\$ 26.31	\$ 12,891.90
\$ 40.11	\$ 5,093.97
\$ 54.00	\$ 2,808.00
\$ 1,662.66	\$ 1,662.66
\$ 1,029.78	\$ 1,029.78
	\$ 232,962.78

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016
ITEM: BUSINESS
AGENDA ITEM TITLE: Motion - Approval of Bid Award for Reiman Guardrail Project

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

In 2015 the City identified a project to extend and add additional guardrail along Reiman Road. The roadway is adjacent to a creek and in some areas there is a slope down to the creek that could pose a hazard to cars if they were to leave the roadway. The City contracted with Wallis Engineering for the design of the project, and funds for construction were carried over into the 2016 budget. The project was bid via the small works roster and the City received two bids on the project, with the lowest bid submitted by Peterson Brothers of Sumner WA.

BUDGET/FINANCIAL IMPACTS:

The Peterson Brothers bid of \$124,482.56 is slightly higher than the amount estimated by the Design Engineer, but is within the budgeted amount of \$150,000 that was included in the 2016 budget for the project.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the construction contract to Peterson Brothers. A suggested motion is:

“I move to award the Reiman Road Guardrail Project to Peterson Brothers in the amount of \$124,482.56”

Approved to be placed on City Council Agenda:

STAFF CONTACT:

Bryan Kast, Public Works Director

ATTACHMENTS:

Reiman Road Guardrail Improvement Project Bid Tabs Corrected
(PDF)

CITY OF RIDGEFIELD
Reiman Road Guardrail Improvements Project

Bid Opening Date: Thursday, August 25, 2016
Location: City Hall
Bid Opening Time: 5:00 pm

BID SET CONSTRUCTION COST ESTIMATE

Engineers Estimate

Peterson Brothers
Sumner, WA
CCB# CC01-PETERBI187NZ

Dirt and Aggregate Interchange
Fairview, OR
CCB# DIRTAI192NP

NO	DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
1	Mobilization	1	LS	\$8,640	\$8,640	\$ 8,772.60	\$ 8,772.60	\$ 16,200.00	\$ 16,200.00
2	Flaggers and Spotters	400	HOURL	\$52.00	\$20,800	\$ 52.38	\$ 20,952.00	\$ 50.00	\$ 20,000.00
3	Traffic Control Supervisor	1	LS	\$2,200.00	\$2,200	\$ 2,371.31	\$ 2,371.31	\$ 8,800.00	\$ 8,800.00
4	Construction Signs, Class A	144	SF	\$25.00	\$3,600	\$ 21.59	\$ 3,108.96	\$ 20.00	\$ 2,880.00
5	Other Temporary Traffic Control	1	LS	\$4,000.00	\$4,000	\$ 1,794.01	\$ 1,794.01	\$ 2,944.00	\$ 2,944.00
6	Clearing and Grubbing	1	LS	\$2,000.00	\$2,000	\$ 7,350.18	\$ 7,350.18	\$ 2,500.00	\$ 2,500.00
7	Roadside Cleanup	1	FA	\$3,000.00	\$3,000	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
8	Roadway Excavation Incl. Haul	78	CY	\$35.00	\$2,730	\$ 88.55	\$ 6,906.90	\$ 75.00	\$ 5,850.00
9	Crushed Surfacing Top Course, Incl. Haul and Wa	145	TON	\$65.00	\$9,425	\$ 93.07	\$ 13,495.15	\$ 65.00	\$ 9,425.00
10	Inlet Protection	2	EA	\$100.00	\$200	\$ 162.87	\$ 325.74	\$ 200.00	\$ 400.00
11	Silt Fence	165	LF	\$2.00	\$330	\$ 8.24	\$ 1,359.60	\$ 4.00	\$ 660.00
12	Wattle	1451	LF	\$2.00	\$2,902	\$ 3.66	\$ 5,310.66	\$ 6.00	\$ 8,706.00
13	Mulching with Short-Term Mulch	101	SY	\$10.00	\$1,010	\$ 11.10	\$ 1,121.10	\$ 20.00	\$ 2,020.00
14	Jute Matting	101	SY	\$10.00	\$1,010	\$ 7.19	\$ 726.19	\$ 20.00	\$ 2,020.00
15	Fascines	456	LF	\$30.00	\$13,680	\$ 27.75	\$ 12,654.00	\$ 25.00	\$ 11,400.00
16	Flexible Guide Posts	16	EA	\$50.00	\$800	\$ 57.39	\$ 918.24	\$ 46.00	\$ 736.00
17	Beam Guardrail Type 31, 6 Ft. Long Posts	35	LF	\$35.00	\$1,225	\$ 29.65	\$ 1,037.75	\$ 25.00	\$ 875.00
18	Beam Guardrail Type 31, 8 Ft. Long Posts	47	LF	\$35.00	\$1,645	\$ 31.47	\$ 1,479.09	\$ 27.00	\$ 1,269.00
19	Beam Guardrail Type 31, 9 Ft. Long Posts	365	LF	\$40.00	\$14,600	\$ 34.43	\$ 12,566.95	\$ 30.00	\$ 10,950.00
20	Beam Guardrail Type 31, 11 Ft. Long Posts	263	LF	\$45.00	\$11,835	\$ 36.71	\$ 9,654.73	\$ 35.00	\$ 9,205.00
21	Beam Guardrail, Type 31 Non-Flared Terminal	3	EA	\$3,500.00	\$10,500	\$ 3,073.87	\$ 9,221.61	\$ 2,820.00	\$ 8,460.00
22	Removing Guardrail Anchor	1	EA	\$500.00	\$500	\$ 355.79	\$ 355.79	\$ 500.00	\$ 500.00
	Total				\$ 116,632.40	.	\$ 124,482.56		\$ 128,800.00

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: September 08, 2016

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion-Approval of Bid Award for Division Street Storm Project

GOVERNING LEGISLATION:

Revised Code of Washington Title 35 – Cities and Towns

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The City's 2008 Stormwater management plan identifies the upsizing of the Division Street Storm line as the number one project. A majority of the runoff from the northeast section of down-town flows to this storm line. In 2015 heavy rain from a thunderstorm overwhelmed the pipe causing flooding on Division street. This project will increase the pipe size from 12 to 24-inches and will include provisions to allow a stormwater treatment facility to be retrofitted to the line in the future. The City contracted with Harper Hough Peterson Righellis (HHPR) to complete the design, and the project was advertised for bid on August 24th. Bids will be opened on September 8, and bid results will be available at the meeting.

BUDGET/FINANCIAL IMPACTS:

The 2016 Budget includes a total of \$240,000 for the design and construction of the N. 4th Place Improvements project.

RECOMMENDED ACTION OR MOTION:

Staff recommends awarding the construction contract to the low bidder.

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

Approved to be placed on City Council Agenda: