



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

September 8, 2016

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

3. Motion to Excuse Council Member Taylor from the meeting.

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

Late changes to the agenda - [6:32 PM](#)

None.

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

Cynthia Carlson - Non Resident

Citizen read letter into the records regarding the annexation of the Brown property.

Lance Paul - Resident

Property 808 Pioneer St is a nuisance, property is an eye sore.

Condition of the property is enabling the sale of my property.

Has filed 3 complaints with the City - and has received no answers.

Dave Garrett - Non Resident

Development around 289th/annexation.

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.

Concerns regarding population and wildlife area.

City Manager Steve Stuart - Addressed the comments from Lance Paul, code enforcement is working on the complaint.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:46 PM](#)

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

1. Approval of Minutes from August 25, 2016 Meeting - [6:46 PM](#)

2. Approval of Claims And/Or Payroll - [6:46 PM](#)

3. Approval of Donations - [6:46 PM](#)

PRESENTATION

1. Parks Board Quarterly Update on 2016 Work Plan - [6:49 PM](#)

Parks Board Chair Marie Bouvier presented Parks Board quarterly update on 2016 work plan.

2. Water and Stormwater Rate Study Final Draft Update - [7:05 PM](#)

Public Works Director Bryan Kast presented final draft update on water and stormwater rate study.

PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading on Ordinance No. 1218 - Stephenson Vista Development Agreement - [7:12 PM](#)

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.

Mayor opened the Public Hearing 7:16PM

Kristin French - Representative

This is a very smart decision for the City and property owner.

Development standards will need to be met prior to any development of the land.

Mayor Closed the Public Hearing 7:18PM

First reading of Ordinance No. 1218 - no action will be taken.

BUSINESS

1. Second Reading of Ordinance No. 1216 - Petition to Annex the Brown Property - [7:19 PM](#)

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. 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

MOTION: Moved to adopt Ordinance No. 1216 as presented.

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

2. Motion - Approval of Amendment to the Comprehensive Plan Map - [7:27 PM](#)

During the sub-area planning process, 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. 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.

MOTION: Affirm that the 45th and Pioneer sub-area map was adopted with the intention to control application of zoning within the sub-area.

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

3. Motion - Approval of Contract for Construction of N. 4Th Place Project - [7:34 PM](#)

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. City received eight bids on the project, with the lowest bid submitted by Advanced Excavating Specialists (AES) of Longview.

MOTION: Moved to award the North 4th Place improvement project to AES in the amount of \$170,590.00.

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

4. Motion - Approval of Bid Award for Reiman Guardrail Project - [7:38 PM](#)

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 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.

MOTION: Moved to award the Reiman Road guardrail project to Peterson Brothers in the amount of \$124,482.56.

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

5. Motion-Approval of Bid Award for Division Street Storm Project - [7:42 PM](#)

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 project was bid via small works roster and the City received two bids on the project, with the lowest bid submitted by Tapani, Inc.

MOTION: Moved to award the Division Street storm project to Tapani, Inc in the amount of \$303,911.00.

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

PUBLIC COMMENT - [7:49 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS - [7:49 PM](#)

Council

Council Member John Main: Attended City Manager briefing.

Council Member Darren Wertz: Attended City Manager briefing, off-leash dog park ribbon cutting dedication.

Council Member Sandra Day: Attended Farm-to-Table event, off-leash dog park ribbon cutting dedication, BIA meeting and City Manager briefing.

Council Member Don Stose: Attended oversight committee meeting with Clark Regional Wastewater District.

Council Member Lee Wells: Attended off-leash dog park ribbon cutting dedication, Heritage Days event and City Manager briefing.

Mayor

Mayor Ron Onslow: Attended Farm-to-Table event, RTC meeting, off-leash dog park ribbon cutting dedication, oversight committee meeting with Clark Regional Wastewater District.

Mayor read proclamation into the record: Legendary Teacher Day.

Mayor read proclamation into the record: Constitution Week.

Appointment of Parks Board Member, Position No. 7 - [7:59 PM](#)

Beth Wills introduced herself to City Council and staff.

MOTION: Moved to confirm Mayor's recommendation of Beth Wills to the Parks Board, Position No. 7.

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

City Manager - [8:05 PM](#)

Thanked Beth Wills for coming to the meeting and appointment to the Parks Board.

Big Thank you to everyone for all the events going on in the City.

Introduction of new Police Chief John Brooks and a big Thank You to Chief Garry Lucas for all of his hard work during the search for the new Police Chief.

John Brooks introduced himself to Mayor and City Council.

Community Development Jeff Niten - Community Development report provided.

Public Works Director Bryan Kast - Thanked Dave Holcomb for his service on Parks Board, Department of Ecology letter was received for outstanding operation at the WWTP for 2015.

Deputy City Manager Lee Knottnerus - Farm-to-Table was a fabulous event. Upcoming Events: Octoberfest is this Saturday, Community and Nature Center Community Meeting is September 10th, first Saturday in October is Birdfest event.

Finance Director Kirk Johnson- 2017 budget process update provided.

FROM THE COUNCIL

None.

ADJOURN - [8:21 PM](#)

Julie Basarab, City Clerk

Ron Onslow, Mayor