



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.

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.

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 meetings 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