



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

August 8, 2019

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M.

1. Washington State Legislative Update

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

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

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

Ken Koch - Resident

Concerns regarding sewer bill costs

Traffic concerns - road improvement need to happen prior to development

Rod Langer - Resident

Trail needed that connects from Pioneer Canyon development to Heron Ridge development

Dangerous for kids that walk on Pioneer Street through the S curves, high traffic area

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from the July 25, 2019 Meeting

BUSINESS

1. Motion - Approval of Greely Farms Phase 1 Final Plat

The Ridgefield Hearing Examiner approved the preliminary plat for Ridgefield East/Greely Acres Phase 1 Planned Unit Development via final order on March 20, 2018, as PLZ-17-0049. The project is also subject the Rohrer-Walker-Schuster Development Agreement (June 30, 2008), as amended on January 20, 2017. The project name is now Greely Farms Phase 1. The project proposes to subdivide an approximately 19-acre portion of Assessor's #214499066 into 96 detached single-family residential lots. The lots range from 4,284 square feet (Lot 20) to 10,345 square feet (Lot 85), consistent with the lot size approved for the preliminary PUD. The average lot size is 5,356 square feet. Tract A is a 92,645-square foot open space tract. Phase 1 includes multiple public streets providing internal circulation and connections to existing public streets and future project phases.

MOTION: MOVED TO APPROVE FINAL PLAT AS PRESENTED.

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

2. Motion - Approval of Kennedy Water Rights Purchase

The City of Ridgefield's 2013 Water System Plan Update identifies a need to obtain additional water rights. In January 2018, the City was approached by Tom Pors representing the Kennedy Family with the possibility of purchasing 80-120 acre-feet of water rights formerly used by the Arwana Farms Dairy at the Southern end of the City. The City hired GSI Water Solutions to assist with evaluating the dairy's water rights and negotiate a purchase agreement. After evaluation of the dairy's water use and water rights, In May of 2018, presented an offer to the Kennedys for purchase of all valid water rights at a rate of \$1,250 per acre foot, with an up-front payment of \$100,000 for 80 acre-feet, and the remainder due on transfer and closing of the sale. On April 2nd of this year the City, GSI and Tom Pors met with the Department of Ecology (DOE) for a water right transfer pre-application meeting. At this meeting DOE indicated that 78.26 acre-feet of water rights were tentatively confirmed to be valid, and there was a potential to demonstrate that additional valid rights are available. As it is in the Kennedy's interest to maximize the amount of valid water rights to sell, Tom Pors and Kennedy Water Holdings will be producing a technical and legal report on the additional water rights for review by DOE. Because the tentatively confirmed rights were less than the originally negotiated 80-acre feet the Kennedys and City agreed to revise the initial down-payment to \$97,000. This amount will be paid to the Kennedys upon Council's approval of this purchase and sale agreement.

City Council discussion.

MOTION: MOVED TO APPROVE THE CITY'S PURCHASE OF WATER RIGHTS FROM KENNEDY WATER HOLDINGS LLC AND AUTHORIZE THE CITY MANAGER TO TAKE ALL STEPS NECESSARY AND INCIDENTAL TO CLOSE THE SALE.

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

3. Motion - Approval of Donation from Ridgefield Main Street (Bike Racks)

RCW 35.21.100 states that the City has the authority to accept donations so long as the City carries out the terms of the donations within 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. Under RMC 3.80.010 the City Council granted the authority to the City Manager to accept monetary donations up to \$100, or property valued up to \$100. Donations of money or property valued at greater than \$100.00 may be accepted via an affirmative vote by the City Council. Pursuant to the City’s Streetscape Donation Policy, Ridgefield Main Street (“RMS”) contacted the Public Works Director, Bryan Kast, seeking to make a donation of two bike racks valued at approximately \$1,200 each. As required by the Donation Policy, the bike racks were reviewed for suitability and location.

City Council conducted discussion on location of bike rack placements.

MOTION: MOVED TO ACCEPT THE DONATION AS PRESENTED.

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

PUBLIC COMMENT

Rob Aichele - Resident
Consider new community garden at the new park that will be located next to the apartments on Pioneer Street

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council member Onslow - Attended employee picnic, National Night Out and Lions Club Booth at the Fair.
Council member Taylor - Attended National Night Out.
Council member Wells - Attended employee picnic, National Night out.
Council member Wertz - Attended National Night Out, City Manager briefing, employee picnic, Planning Commission meeting.
Council member Lindsay - Attended First Saturday events, National Night Out.
Council member Day - Attended National Night Out, dragon boat races event, tour Clark County parks board, AWC legislative priorities call.

Mayor

Appointment to Clark County Arts Commission

Appointment of Vickey Schull.

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

City Manager

City Manager Steve Stuart - Thanked City Council for attending employee picnic, National Night Out, Raptors season update - last weekend for the games, movie in the park, farm to table.

Community Development Director Louisa Garbo - Community Development report update, code amendment open house.

Public Works Director Bryan Kast - Engineering tech employee starting September 4th, Public Works trust fund application update.

ADJOURN - [7:15 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor