



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

July 14, 2022

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Jen Lindsay	Mayor	Present	
Rob Aichele	Councilor	Present	
Judy Chipman	Councilor	Present	
Rachel Coker	Councilor	Present	
Matt Cole	Councilor	Present	

LATE CHANGES TO THE AGENDA

PUBLIC COMMENT

Comments received during public testimony can be heard on the City's website under
<https://ridgefieldwa.us/government/city-council-meeting-audio-files/>

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Rachel Coker, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the June 23, 2022 Meeting**

PRESENTATION

- 1. Ridgefield School District - Proposition No. 9**
- 2. Clark Cowlitz Fire Rescue - Proposition No. 3**

BUSINESS

- 1. Second Reading of Ordinance No. 1367 - KDev LLC Petition to Annex - Claire Lust, Community Development Director**

The Petition to Annex includes one four-acre parcel owned by KDev, LLC. The subject parcel is within the Ridgefield Urban Growth Area (UGA) and is contiguous with the Ridgefield city limits to the west (S 85th Avenue is in the city limits). Per the applicant's introductory statement, the applicant "has plans to develop the property in the future as possible business offices or eating establishments as allowed under the Neighborhood Commercial zoning code." Per RDC 18.205.020, offices and eating establishments are permitted uses in the NC zone. Any future development applications will be subject to site plan review and compliance with the applicable development standards in Title 18 of the Ridgefield Municipal Code. Engineering and building applications will also be require to obtain development permits.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1367 KDEV LLC PETITION TO ANNEX AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

2. Resolution No. 613 – Approval of Amendment to Financial Policy #07: Budget - Kirk Johnson, Finance Director

Per the City's formal budget policy both financial management and budget policies are reviewed each year during the budget process. Staff reviewed the budget policy to ensure best practice and industry standards are up to date. The following changes are recommended:

Changes are proposed to add clarity to legal limits and match language in the financial management policies. Clarity was added for the authorization for seasonal and temporary employees. Additional clarity was added for capital expenditure approval to match current processes and budget approval grant to the City Manager and designees. References were added to the policy regarding a 6-year capital budget which will be developed over the next 1 - 2 years and presented to council for review and adoption. The overall budget process was further defined to match current processes and additional steps taken to prepare the budget for budget advisory committee and council review.

MOTION: MOVED TO ADOPT RESOLUTION NO. 613 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

3. Resolution No. 614 – Approval of Amendment to Financial Policy #01: Financial Management Policies - Kirk Johnson, Finance Director

Per the City's formal budget policy both financial and budget policies are reviewed each year during the budget process. Staff are recommending the following revisions to the Financial Management Policy #01: Financial Management. The proposed policy update includes updates to the Operations and Maintenance (O&M) Reserve "Priority #2" for the Stormwater Operating Fund. The reserve would be set at 60 days of prior year operating expenses less any one-time and capital outlay expenses. The previous reserve for the stormwater fund was set at 90 days of prior year operating expense less any one-time and capital outlay expense. The stormwater fund revenues are stable each billing cycle which is in line with industry standards for this service. No changes are proposed for the General and Water Fund O&M Reserve. Additional updates to the Capital Reserve "Priority #5" includes the ability to use the funds for repair and replacement of existing infrastructure at the end of the asset's useful life, or in the event of a

failure of the asset with council approval. The use of reserves includes criteria for replenishment of the reserve balance. The purpose of the reserve was to create the financial ability to pay for unanticipated capital needs typically resulting from a natural disaster or other unanticipated event that damages City infrastructure. The proposed change adds flexibility for council to use the reserve balances if appropriated through the budget process. Additional changes to the policy are for clarity to legal limits and understanding to match current processes or requirements.

MOTION: MOVED TO ADOPT RESOLUTION NO. 614 AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Ron Onslow, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

4. Motion - Approval of Sanderling Park Phase 1 Final Plat

The Hearing Examiner approved the Kennedy Farm East preliminary planned unit development (PUD) plat on March 19, 2019, as PLZ-18-0085. The project has since been renamed to Sanderling Park. The overall Kennedy Farm East approval was for 435 lots - 327 single-family detached and 108 single-family attached - on 89.65 acres in the RLD-4 zone. The project is subject to the 2007 Kennedy Development Agreement and 2017 Kennedy Development Agreement Amendment, which established a target average density of between four and six units per gross acre for Kennedy Farms West and East. The approved Kennedy East/Sanderling Park density is 4.85 units per gross acre, in compliance with the DA. The applicant proposes to subdivide Phase 1 (Parcel #986059670, 12.26 acres) into 46 single-family detached residential lots. The lots range from 4,000 square feet (Lots 11, 16, 29, 34) to 7,556 square feet (Lot 30), consistent with the lot sizes and density approved through the Kennedy Farms DA, Kennedy Farm East Preliminary PUD, and subsequent post decision review. The average lot area is 5,335 square feet.

MOTION: MOVED TO APPROVE SANDERLING PARK PHASE 1 FINAL PLAT AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

PUBLIC COMMENT

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COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council Member Onslow - Attended 4th of July parade and festivities, Clark College groundbreaking ceremony.

Council Member Coker - Attended numerous volunteer events.

Council Member Aichele - Attended Neighbors on Watch meeting, 4th of July parade and festivities.

Council Member Well - Attended 4th of July parade and festivities.

Council Member Chipman - Attended City employee picnic, main street meeting.

Council Member Cole - Attended 4th of July parade and festivities, meetings with City staff members.

Mayor

Attended main street days event, meeting and city tour with Rep. Abbarno.

Appointment of Salary Commission Member

Appointment of Maria Swinger-Inskeep to Salary Commission.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rachel Coker, Councilor
SECONDER:	Judy Chipman, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

Appointment of two Council Members to serve on the 2023 Budget Advisory Committee

Appointment of Councilor Chipman and Coker to Budget Advisory Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Cole, Councilor
SECONDER:	Rob Aichele, Councilor
AYES:	Onslow, Wells, Lindsay, Aichele, Chipman, Coker, Cole

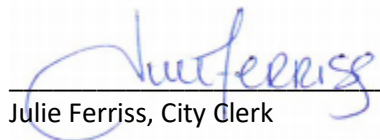
City Manager

Public Works Director Brenda Howell - Royle Road update and water conservation update provided.

Deputy City Manager Lee Knottnerus - Upcoming events update provided.

Police Chief John Brooks - Kudos to PD staff on 4th of July.

ADJOURN - [8:10 PM](#)


Julie Ferriss, City Clerk


Jennifer Lindsay, Mayor