



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

June 22, 2017

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	Present	
Lee Wells	Councilor	Present	
Don Stose	Councilor	Present	
Darren Wertz	Councilor	Present	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

LATE CHANGES TO THE AGENDA

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

Mark Hensley - Resident
Problems with the police department and them dealing with my disabilities
They continue to arrest me
This consumed over two and a half years of my life
We need to discuss this, I need to be heard
City Manager has never issued a final decision after internal investigation was completed.
This is a problem and has cost me over 2 million dollars

CONSENT AGENDA - MOTION TO APPROVED AS PRESENTED. - [6:35 PM](#)

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

1. Approval of Claims And/Or Payroll - [6:35 PM](#)

2. Approval of Minutes from June 8, 2017 Meeting - [6:35 PM](#)

PRESENTATION - [6:36 PM](#)

Flag Recognition Presentation - Neal Van Houten, Sons of American Revolution, Fort Vancouver Chapter

Recognition given to the City and local American Legion by the Sons of the American Revolution, for the display of approximately 200 American flags on all prominent and pertinent holidays.

BUSINESS

1. Motion - Approval of Trail Naming - Hascall Trail - [6:42 PM](#)

The Ridgefield Municipal code includes procedures for the naming of park facilities. In May, Roy Garrison came to a Council Meeting and suggested naming the trail adjacent to Reiman Road after the Hascall Family. The City was also contacted by Cecil Hascall, the son of Lewis Hascall in support of this name. Lewis Hascall is responsible for the establishment of the Trail off Pioneer Road near Reiman Road. The trail was originally built as a road to access the family property in the 1950s.

Cecil Hascall provided a brief history on Lewis Hascall.

MOTION: MOVED TO APPROVE NAMING THE TRAIL ADJACENT TO REIMAN ROAD AS HASCALL TRAIL.

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

2. Ordinance No. 1236 – First Reading of Authorization to Issue Limited Tax General Obligation Bonds to Develop RORC-Kirk Johnson, Finance Director

The City of Ridgefield entered into an agreement with Ridgefield School District No. 122 to build a shared use recreation complex (Ridgefield Outdoor Recreation Complex or RORC). The City has agreed to build the facility while the school district is providing the majority of the land the facility will be built on. Funding for the design, 7.5 acre land purchase by the City, and construction will come from existing development related funding, consisting of Real Estate Excise Tax and Park Impact Fees. Additional funding has been targeted through a combination of federal and state grants. The final funding will be from the issuance of one of more series of limited tax general obligation bonds. Ordinance No. 1236 provides the legal authorization to the City Manager and Finance Director to issue the bonds and sets the not to exceed amount, maximum rate and time frame for issuance of the bonds. The City's project timeline includes grading and underground work to be completed in 2017 with the above ground facilities to be completed in 2018 with an expected completion date of August 2018.

First reading conducted.

3. Ordinance No. 1227 – Second Reading of Sign Code Amendment-Jeff Niten, Community Development Director

Cities around the country are amending their sign ordinances to comply with a recent U.S. Supreme Court decision, Reed v. Town of Gilbert. The basic premise municipalities must follow is that sign regulations must be content neutral. In other words, a municipal government must regulate signs in a way which doesn't require reading the content. The Association of Washington Cities has developed a model sign ordinance which will regulate signs in our community in a manner which we believe is compliant with the decision issued by the Supreme Court. Staff has tailored the model ordinance to match our community needs and also match previous work the Planning Commission has done on ordinances including the Commercial Design Standards and the optional Mixed Use overlay.

City Council conducted discussion on proposed sign code amendment.

Chris Dudley - Resident
City is growing and changing

Suggesting - consider that all businesses will benefit when approving the sign code

MOTION: Council member Don Stose moved to approve Ordinance No. 1227 as presented.

SECOND: Council member John Main.

MOTION: Council member Sandra Day moved to amend Ordinance No. 1227, section 18.710.270 that includes the Hillhurst Rd for banner posting.

SECOND: Council member John Main.

Vote - Yes: Council member Day, Main, Stose, Wells, Taylor, Wertz and Mayor Onslow.

Vote - No: None.

Amendment passed.

Vote - Yes: Council member Day, Main, Stose, Wells, Taylor, Wertz and Mayor Onslow.

Vote - No: None.

Motion Passed.

4. Ordinance No. 1234 – Second Reading of Ridgefield Development Code Amendment-Jeff Niten, Community Development Director

The Ridgefield Development Code established zoning regulations for residential and nonresidential development throughout the City, and needs periodic updating. The proposed package of 2017 updates includes clarifications to code language to better implement the original intent of the code, based on feedback from staff and code users over the past year. The majority of updates relate to issues identified by staff and code users during implementation or mandated updates that can be roughly broken into the following categories: planned Unit Development requirements, clarification of definitions, correcting outdated code references and typographical errors, use consistent terminology throughout the code.

Alternatively, if City Council desires to adopt Ordinance 1234 without self-storage regulation staff recommends amending Ordinance 1234 to remove the self-storage regulations and consider adoption of Ordinance 1238 which will place a moratorium on acceptance or processing of self-storage applications.

City Council conducted discussion.

Chris Dudley - Resident

Urge adoption without moratorium change.

Roy Garrison - Resident

Look at tax revenue the mini storage may generate for the City.

MOTION: Council member Darren Wertz moved to approve Ordinance No. 1234 as presented.

SECOND: Council member Don Stose

Council conducted discussion on the motion.

MOTION: Council member John Main moved to amend Ordinance No. 1234 to eliminate reference prohibiting self-storage within the code.

SECOND: Council member Don Stose

Council conducted discussion on the amendment.

Vote - Yes: Council member Day, Main, Stose, Taylor.

Abstain: Council member Wells.

Vote - No: Council member Wertz, Mayor Onslow.

Amendment passed.

Ordinance No. 1234 as amended.

Vote - Yes: Council member Day, Main, Stose, Taylor and Mayor Onslow.

Abstain: Council member Wells.

Vote - No: Council member Wertz.

5. **Ordinance of the City of Ridgefield, Washington adopting a moratorium within the corporate boundaries of the City on the filing, acceptance, processing, and/or approval of applications or permits for any new self-storage facilities; providing for severability and correction of clerical errors; declaring an emergency; and establishing an immediate effective date. - [7:47 PM](#)**

RESULT:	ADOPTED [6 TO 0]
MOVER:	David Taylor, Councilor
SECONDER:	Darren Wertz, Councilor
AYES:	Onslow, Taylor, Stose, Wertz, Main, Day
ABSTAIN:	Wells

6. **Ordinance No. 1235 – Second Reading of 35th Avenue Roundabout Right of Way Public Use and Necessity-Bryan Kast, Public Works Director**

The City of Ridgefield received a grant for the design and construction of the 35th Avenue Roundabout from the Washington Transportation Improvement Board in late 2015. The City has acquired all right-of-way necessary, with the exception of the southeast corner of the roundabout on property owned by Karen Lahti. City staff first met with Ms. Lahti about the project in June of 2016, and Universal Field Services completed an appraisal of the property in August of 2016. Beginning in November of 2016 the project team began contacting Ms. Lahti to set up a meeting with her to present an offer of compensation. In March of 2017, the project team was able to arrange a meeting with Ms. Lahti on the property and presented her with an offer of \$110,769 based on the appraised value of the property before and after the right of way acquisition. The ROW to be acquired with this offer included all right-of-way necessary along Pioneer Street for the proposed and future frontage improvements, as well as right-of-way on S. 35th Ave and area for stormwater improvements. The City has subsequently revised the offer to 122,905 to take into account the sale of the property directly to the east that took place after the appraisal was completed. To date the City has not been able to reach an agreement on the acquisition price. To avoid further delays to the project the City is proceeding with condemnation of the right-of-way necessary for the project. The property to be condemned has been reduced from the original acquisition offer to only that area that is necessary for the construction of the 35th Avenue Roundabout project. The City has mailed notice to Ms. Lahti via certified mail and has posted notice in both the Reflector and the Columbian to provide required notification per RCW 8.25.290.

Cynthia Carlson - County Resident

It's been less than a year since the last eminent domain that this Council did

You are takin the property that is unique to an individual

People's properties are meaningful to them

MOTION: MOVED TO ADOPT ORDINANCE NO. 1235 AS PRESENTED.

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

7. **Motion - Approval Award for the 35Th Avenue Roundabout Construction Contract - [8:16 PM](#)**

In late 2015 the City applied for and received a TIB Grant for the design and construction of the 35th Avenue Roundabout. The project will construct a 2-lane roundabout and associated bicycle, pedestrian and stormwater improvements. The City contracted with HDJ Design Group (which was acquired by PBS Engineering during design) to complete the design of the project, and the project was first bid in May. The City received four bids; however, two of the four bids were found to be non-responsive, and the lowest bit was significantly higher than the Engineer’s Estimate. Because of these issues, the Council rejected the original bids and authorized staff to re-bid the project. With the re-bid the project team incorporated design changes to reduce the overall price of the project construction.

MOTION: MOVED TO ACCEPT BID AWARD FROM NW CONTRUCTION FOR \$2,249,809,69 FOR THE 35TH ROUNDABOUT CONSTRUCTION PROJECT.

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

PUBLIC HEARING/BUSINESS

**1. Public Hearing and Approval of Resolution No. 529 – 2018-2023 Transportation Improvement Program-
Bryan Kast, Public Works Director**

Per RCW 35.77.010, the legislative body of each city and town, pursuant to one or more public hearings thereon, shall prepare and adopt a comprehensive transportation program for the ensuing six calendar years. The six-year program shall specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program within that region.

Mayor opened the hearing: 8:25PM

Cynthia Carlson - Council Resident

Request - let land owners know regarding these public hearings if the affects roads that go through their properties.

Mayor closed the hearing: 8:27

Staff response: Specific to this Resolution, no specific land owner is affected by this Resolution.

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

**2. Public Hearing and Resolution No. 530 - Declaring Certain Property as Surplus and Authorizing Its
Disposition-Kirk Johnson, Finance Director**

The City acquires various equipment and property as needed for staff to perform work responsibilities. As the equipment and property is used throughout its life to conduct City business, it ages, and eventually becomes obsolete and/or in disrepair. The City is requesting to declare 707 Abrams Park Road, parcel #68376-000 surplus and dispose of it in an orderly fashion. A public hearing is required due to this property having a value that exceeds \$50,000. The City purchased property located at 707 Abrams Park Road in 2015 in order to use a portion of the property to complete construction of a trail segment from Abrams Park to Heron Drive. Staff have completed design and are ready to begin construction on the trail. The City has completed a boundary line adjustment to carve out the needed land for the trail and are ready to sell the house and remaining property on this parcel. Staff is

recommending that Council approve surplus of the property in order to begin marketing during the real estate sales season. Staff will bring any sale of the property to Council for final approval prior to executing the sale.

Mayor opened the hearing: 8:31PM

Roy Garrison

Will easement be granted through the park?

How much acres is left?

Mayor closed the hearing: 8:32PM

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

PUBLIC COMMENT - [8:34 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:34 PM](#)

Council member Stose - Attended City Council/staff retreat.

Council member Main - Attended state auditors exit audit interview.

Council member Day - Attended Flowserve groundbreaking ceremony, 3 meeting with CREDC.

Council member Wertz - Suggesting to provide 1 significant meeting and for the rest of the meetings provide a list to Julie for the minutes, City Council/staff retreat, AWC annual conference.

Council member Taylor - Nothing to add.

Council member Wells - Attended 6 meeting and DCWA meeting.

Mayor

Trip to Kennewick with Port of Ridgefield Commission.

City Manager - [8:41 PM](#)

City Manager Steve Stuart - we had a great meeting regarding parking ordinance with citizens, great City Council retreat, thank you to everyone for community service day and to all downtown businesses for dealing with the Main Avenue overlay project.

Finance Director Kirk Johnson - provided an update on the state audit exit interview.

Deputy City Manager Lee Knottnerus- Provided update on all the upcoming City events.

FROM THE COUNCIL - [8:49 PM](#)

ADJOURN - [8:49 PM](#)


Julie Basarab, City Clerk


Ron Onslow, Mayor