



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

June 11, 2020

Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

CITY COUNCIL JOINT THE MEETING VIA TELECONFERENCE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Mayor	Present	
Sandra Day	Councilor	Present	
Jen Lindsay	Councilor	Present	
Rob Aichele	Councilor	Present	
Dana Ziemer	Councilor	Present	

LATE CHANGES TO THE AGENDA

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

1. Approval of Claims And/Or Payroll

2. Approval of Minutes from May 28, 2020 Meeting

BUSINESS

1. Motion - Approval of Amendment to Continuing Operations Plan

Deputy City Manager Lee Knottnerus presented an update to the continuing operations plan.

MOTION: MOVED TO APPROVE AMENDMENT TO CONTINUING OPERATIONS PLAN AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sandra Day, Councilor
SECONDER:	Lee Wells, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

2. Motion - Approval of Amendment to Building and Construction Order

Community Development Director Claire Lust presented an update to building and construction order.

MOTION: MOVED TO APPROVE AMENDMENT TO BUILDING AND CONSTRUCTION ORDER AS PRESENTED.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rob Aichele, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

3. Motion - Approve a Purchase and Sale Agreement for Commercial Property for a New Operations Center

The property is located at 487 S 56th Place in Ridgefield. The facility meets or exceeds the space requirements, identified in the 2013 study, conducted to determine what was needed over a future 20-year horizon for a public works operations facility. The negotiated price is \$3.8 million for the property, 4.39 acres with a 23,000 sq. ft. warehouse/shop and a 5,000 sq. ft. 2 story office building. The city has completed all due diligence with the inspections showing minor required repairs consistent with the age of the building. Previous environmental site investigations noted the presence of heavy oil concentrations in soil beneath portions of the facility, limited to the top 2 feet of unsaturated soil. These impacted soils are capped with engineering barriers of concrete and asphalt flooring, and remediation is not required at this time. Follow up environmental testing of groundwater and soil vapor shows no evidence of ground water contamination, and soil vapor levels were below screening levels with the exception of benzene. Benzene levels were lower than permissible exposure limits for a vehicle repair facility. The survey confirmed prior recorded documents and property lines and did not reveal any issues. The current ownership has a lease with a commercial tenant through August of 2020. The City would work with the tenant to extend the lease to facilitate an orderly transition and move. Public works staff and engineering would all relocate to the new facility.

MOTION: MOVED TO APPROVE THE CITY'S PURCHASE OF PARCEL 214052001, 487 S 56TH PLACE, RIDGEFIELD, WASHINGTON FOR A PURCHASE PRICE OF \$3.8 MILLION PLUS APPLICABLE CLOSING AND DUE DILIGENCE COSTS AND AUTHORIZE THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO CLOSE THE SALE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ron Onslow, Councilor
SECONDER:	Dana Ziemer, Councilor
AYES:	Onslow, Wells, Stose, Day, Lindsay, Aichele, Ziemer

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council

Council member Onslow - Attended C-TRAN meeting, RTC meeting, City Manager Briefing.

Council Member Lindsay - Attended AWC statement policy meeting, pre-application conference, delivered Phase 2 COVID-19 packets to businesses.

Council Member Day - Attended pre-application conference, CRWWD meeting, Port of Ridgefield meeting, School Board meeting, Library policy meeting.

Council Member Wells - Attended City Manager briefing.

Council Member Ziemer - Attended City Manager briefing.

Council Member Aichele - Delivered Phase 2 COVID-19 packets to businesses, pre-application conference, wetlands project coordination.

Mayor

Attended meetings that got mentioned during Council reports.

City Manager

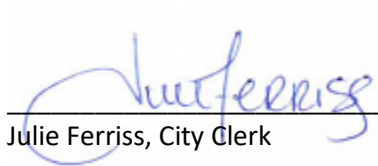
City Manager Steve Stuart - COVID-19 update, fireworks TNT permit update.

Public Works Director Bryan Kast - TIB funding project update, Public Works projects update.

Community Development Director Claire Lust - Community development report provided.

Police Chief John Brooks - Provided an update on protest gatherings at the junction.

ADJOURN - [7:23 PM](#)



Julie Ferriss, City Clerk



Don Stose, Mayor