



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

April 9, 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

Add Business 3. Resolution No. 576 - Tenant Protection Emergency Order

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED.

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

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the March 26, 2020 Meeting**

PRESENTATION

- 1. Update on Emergency Declaration**

BUSINESS

- 1. Second Reading of Ordinance No. 1315 - Authorization for an Interfund Loan for Purchase of Property - Kirk Johnson, Finance Director**

The City is negotiating and has considered an offer to purchase commercial property in Ridgefield that has capacity to house the Public Works Operations. The property consists of 4.39 acres with a 23,000 sq Ft shop/warehouse and a two story 5,000 sq ft office building. The City has conducted a facility study to

identify the needs long term for a new operations facility. The commercial property identified meets or exceeds the requirements from the study. The Finance Department will issue an RFP for bids from commercial banks to finance the purchase. As a short-term financing bridge, staff are recommending an interfund loan, to facilitate the purchase and closing of escrow. Staff is recommending an interfund loan from the Water System Development Charge fund for a maximum of \$3.8 million with interest paid back at the current LGIP rate in effect at the time the loan is disbursed. Currently the LGIP rate is 1.56%. The timeline is to issue the interfund loan to close the purchase of the property within 60 days of the signed purchase and sale agreement. The Finance Department will follow-up with a 10-year bank loan and reimburse all costs for the property purchase, paying the interfund loan no later than December 31, 2020. Staff will return to Council in April with authorization requests for the City Manager to sign the Purchase and Sale Agreement and authorization for the Finance Director to issue debt for financing the purchase and required tenant improvements. In addition, staff will bring a budget amendment to Council to recognize the debt issuance revenue and expense for the purchase, tenant improvements and moving expenses.

City Council conducted discussion.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1315 AS PRESENTED.

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

2. Motion - Approval of Executive Order - Building and Construction

On March 23, 2020, Governor Inslee issued Proclamation No. 20-25 which ordered that from midnight March 25, 2020 to midnight April 6, 2020, all non-essential businesses would be prohibited from conducting all but basic minimum operations and all essential businesses were allowed to continue operations so long as appropriate social distancing, sanitation, and worker safety measures were implemented. In its listing of essential businesses, the Order includes language related to construction workers as essential workers in the following circumstance:

“Construction workers who support the construction, operation, inspections, and maintenance of construction sites and construction projects (including housing construction) for all essential facilities, services and projects included in this document, and for residential construction related to emergency repairs and projects that ensure structural integrity.”

On March 25, 2020, the Governor issued a memorandum clarifying that, in general, commercial and residential construction is not authorized under the Proclamation because construction is not an essential activity, except for construction related to essential activities described in the order, to further a public purpose, to “prevent spoliation and avoid damage or unsafe conditions”, or emergency repairs. Most recently, on April 2, 2020, the Governor issued Proclamation No. 20-25.1, extending the Stay Home - Stay Healthy Order until 11:59PM May 4, 2020. The Order extended all the provisions of “Proclamation No. 20-25 and all amendments thereto”.

City Manager Steve Stuart provided Ridgefield interpretation and action of the plan.

City Council conducted discussion.

MOTION: MOVED TO APPROVE EXECUTIVE ORDER FOR BUILDING AND CONSTRUCTION AS AMENDED.

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

3. Resolution No. 576 - Tenant Protection Emergency Order

On February 29, 2020, the Governor of the State of Washington proclaimed that a State of Emergency exists in all counties in the State of Washington as a result of the novel coronavirus (COVID-19) outbreak. On March 17, 2020, through a Declaration of Civil Public Health Emergency, the Ridgefield City Manager declared an emergency that requires immediate measures to protect the public health and safety of Ridgefield residents. The Declaration was ratified by Ridgefield City Council at its regularly scheduled meeting on March 26, 2020. On March 18, 2020, the Governor of the State of Washington declared a 30-day moratorium on residential evictions. There was no moratorium declared by the WA Governor on commercial evictions. On April 6, 2020, the Vancouver City Council ratified an Emergency Order containing protections for residential and commercial tenants, joining Cities around the State in creating additional protections beyond what the Governor of Washington has enacted.

City Council conducted discussion.

MOTION: MOVED TO ADOPT RESOLUTION NO. 576 AS PRESENTED.

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

City Council Member Lindsay - AWC policy committee update.
City Council Member Aichele - Helping and checking in with the community.
Council Member Ziemer - Council is here for the community, stay healthy.
Council Member Onslow - RTC update, stay healthy.
Council Member Day - Help out community, donate food and stay healthy.
Council Member Wells - Working with CRWWD on an easement.

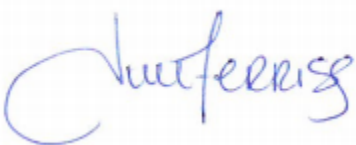
Mayor

Wear a mask when out in public and stay healthy.

City Manager

Thank you to Mayor, Council and staff for all you do.
Business owner Tony Zebrun provided "Doing Good Treat Cards" to give out to citizens that are doing good in the community.

ADJOURN - [7:29 PM](#)



Julie Ferriss, City Clerk

Don Stose, Mayor