



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

February 23, 2017

Regular Meeting - 6:30 PM

STUDY SESSION - 5:30 P.M. - [5:44 PM](#)

1. Bonding 101 Training Session - Presented by Public Financial Management, Inc - [5:44 PM](#)

Bonding 101 study session was presented by Duncan Brown with Public Financial Management and Stacy Lewis with Pacifica Law Group.

GENERAL SESSION CALL TO ORDER - 6:30 PM - [6:41 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 - [6:42 PM](#)

Add Ridgefield Youth Arts Month Proclamation under Mayor's report.

PUBLIC COMMENT - [6:43 PM](#)

Susan Setterberg - Resident and Board Treasurer for Vancouver Audubon Society
Advocate for protection of birds and their habitat by supporting local.
Concerns regarding City turning critical agriculture lands to development.
Kennedy Farms - Sandhill Crane use parcel as stopover during migration.
Encourage City to help save the Sandhill Crane.
Don't be the City that abandoned the cranes to development.

Nathan McCann - Ridgefield School Superintendent
Compliments to the Mayor on a great State of the City Address.
69% of the voters declared Yes on their ballots.
School project is on time and on budget.
Brochure with all the events for Ridgefield Youth Arts Month is available on the website.

Chuck Green - Chair with Middle Class Alliance

MCA support the creation of more jobs for the middle class, less poverty and cleaner government.

Concerns regarding growth in traffic congestion and increases in accidents along I-5 corridor.

Designate I-5 through SW WA and across Columbia River into OR as Corridor and Improvement Priority of Statewide Significance.

Mike Ruder - Kalama Resident

Concerns regarding the methanol plant in Kalama.

National and regional security over national gas supply - NW gas is the sole provider.

Gas transmission system is already full.

Takes over 10 years to enlarge pipeline and high increase in cost.

Need to be in control of the best resources that we have available.

CONSENT AGENDA - MOVED TO APPROVE AS PRESENTED. - [6:58 PM](#)

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

1. Approval of Claims And/Or Payroll - [6:58 PM](#)

2. Approval of Minutes from February 9, 2017 Meeting - [6:58 PM](#)

PUBLIC HEARING/BUSINESS - [6:59 PM](#)

1. Public Hearing and First Reading of Ordinance No. 1228 - Quail Hill Development Agreement-Steve Stuart, City Manager

The Quail Hill at Union Ridge subdivision received preliminary approval on July 11, 2007. The applicant has requested a two year extension of the preliminary plat approval to July 11, 2019. As part of this agreement the applicant has agreed to provide LED lights, the establishment of a Home Owners Association, and has agreed to meet the architectural design guidelines contained in the Ridgefield Development Code 18.210.060. Further, development of this 9.0 acre property will include a minimum of 13% of the gross total site area, or 1.17 acres, as open space, with placement of three bench features for use by the public to be located in consultation with city staff. The agreement also provides for land made available from adjacent parcel number 215383000 to satisfy additional open space requirements up to 17% of the original 9.0 acre site total. Finally, the agreement proposes to use adjacent parcel number 215383000, including a trail and bench features, to satisfy the open space requirements for subject 9.0 acre parcel, plus parcels 215443004 and 215443006.

City Council conducted discussion on the history of the property and parcels that will be designated as open space.

Mayor Onslow opened the hearing 7:48PM.

Kristen French - Attorney for the Applicant

Preserve the resources and not let the agreement expire.

Union Ridge agreement will not expire until 2026.

This is a preliminary concept, if approved will come back with more refined concept.

Concept can we refined with play area.

Open place is currently not being used in a community way - no trespassing signs are currently posted.

Jon Girod - Applicant

Owner of the property since 2006.

Timing has changed and we are now ready.

Met with City Manager few times and aware of different standards.

We can spend money and develop property as is or we can come up with an improvement plan.

Adjacent parcel is not being used properly - No trespassing signs posted.

Make property safe for children.

Going from liability to an asset.

Mark Jeffries - JB Homes

Support John Girod.

He will do a great job.

Mayor Onslow closed the hearing 7:59PM.

Discussion: Hard surface areas for youth, visiting parcel if approve by property owner, distance between Clark College and considered property.

BUSINESS

1. Resolution No. 522 – Approval of Master Fee Schedule Update-Kirk Johnson, Finance Director

The most significant changes to the Fee Schedule includes adjustments to 14 fees to remove the cost recovery aspect of the fee. Staff have reviewed other local agency fees as well as average cost of the cost recovery portion of the fee to set appropriate fee structures. In order to be more transparent to the building industry and provide cost certainty, staff felt this was the most appropriate avenue for our fee structure for land use planning permits. Cost recovery for charges from outside consultant in many instances were invoiced to the City months after the project was completed. Due to the timing of receiving invoices, developers would then be invoiced potentially after the project had already been closed out. Additional changes include a change to park rental fees for Overlook Park and Abrams Park (Bennett Hall & Kitchen). Staff changed the structure of fees with an increase to make them easier to understand for citizens and staff. The effective date for the park rental fees will be April 1, 2017 to allow staff time to notice the changes. All other changes will be effective immediately. Public Safety staff recommended changes to dog licensing fees as well as adding a fee required by RCW 63.21.030 for a property finder fee. City staff will be returning to Council with a request to update RMC 7.04.040 - licensing and registration requirements to remove language referencing the fee amount for hobby and commercial dog kennels. The updated rate in the fee schedule will be effective when the Ordinance is approved.

MOTION: Moved to adopt Resolution No. 522 as presented.

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

2. Resolution No. 523 - Approval of Streetscape Donation Policy-Bryan Kast, Public Works Director

The Streetscape Donation Policy guides donations of streetscape furnishings and art and allows the City to manage donations within the Public right of way to benefit the public. The policy was based on the

Parks Donation and Memorial Policy that was adopted by the Council in late 2015. The policy language addresses responsible parties and their roles and responsibilities and the procedure for donations, including a City review process and evaluation criteria for accepting donations.

MOTION: Moved to adopt Resolution No. 523 as presented.

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

PUBLIC COMMENT - [8:20 PM](#)

None.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [8:21 PM](#)

Council member Day - Attended AWC City Action days, testified at the house health committee, La Center City Council meeting.

Council member Taylor - Attended AWC City Action days, briefing with City Manager.

Council member Main - Attended C-Tran board meeting, AWC City Action days, Youth Arts month is march 4th - brochure of all the events during the day is available on the school website.

Council member Wertz - Attended AWC City Action days, PUD meeting, briefing with City Manager.

Council member Stose - Attended CRWWD board meeting and all other meeting that were mentioned.

Council member Wells - Attended tour of AIG, pre-application conference, AWC City Action days, DCWA meeting, CRWWD board meeting, briefing with City Manager, State of the County address.

Mayor - [8:29 PM](#)

Work has begun on big paddle event, CDGB bus tour coming up next week, AWC City Action days, DCWA meeting, breakfast event with Governor Inslee in Olympia, RTC meeting, State of the County Address.

Proclamation - Ridgefield Youth Arts Month read into the record.

City Manager - [8:33 PM](#)

City Manager Steve Stuart - no report.

City Attorney Janean Parker - litigation update provided.

Finance Director Kirk Johnson - Investment portfolio update provided, State auditors coming in April for an audit.

Public Works Director Bryan Kast - Division Street project update provided.

Deputy City Manager Lee Knottnerus- First Saturday event updates provided.

Police Chief John Brooks - no report.

FROM THE COUNCIL

ADJOURN - [8:41 PM](#)

Julie Basarab

Julie Basarab, City Clerk

Lee Wells

Lee Wells, Mayor Pro Tem