



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, February 9, 2017
Ridgefield Community Center
210 N. Main, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding items not on the agenda may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

III. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from January 26, 2017 Meeting**

IV. PRESENTATION

- 1. Presentation on Kalama Methanol Plant Proposal - Steve Stuart, City Manager**

V. BUSINESS

The public is invited to comment on business items at the conclusion of Council discussion prior to the vote. In cases where public record has been closed, no additional comments may be received.

- 1. Motion - Approval of Authorization for Purchase of Property and Manufactured Homes at 211 N Main Ave - Kirk Johnson, Finance Director**
- 2. Motion - Approval of Parks Donation for Garden Club Plaque - Bryan Kast, Public Works Director**

VI. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding items not on the agenda may come forward at this time. Please state your name and address. Comments are limited to three minutes. Written comments may be submitted to the City Clerk prior to the meeting.

VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 3. Proclamation - Heart Health Month**

4. City Manager

VIII. FROM THE COUNCIL

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 09, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION:

Revised Code of Washington Title 35A

PREVIOUS COUNCIL ACTION TAKEN:

City Council approves claims and/or payroll of the City on a regular basis

BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor detail attached

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the claims and/or payroll by making the following motion:

“I move to approve the consent agenda as presented”

STAFF CONTACT: Kirk Johnson, Finance Director
ATTACHMENTS: February 9 2017 Claims Report (PDF)

Approved to be placed on City Council Agenda:

City of Ridgefield
Claims Payment Report
For Approval on: February 9, 2017

Sum of Amount				
Vendor Name	Vendor Number	Invoice Number	Description	Total
ACCELA INC.	2779	INV-ACC27011	2017 Accela Civic Platform-Subscription User (4) - Use/Sales Tax	(722.13)
			2017 Accela Civic Platform - Subscription User (4)	9,318.93
ACCELA INC. Total				8,596.80
ARAMARK UNIFORM SERVICES	32	862729873	Floor Mats - City Hall	7.11
			Floor Mats - PW	3.88
			Floor Mats - PD	4.52
			Floor Mats - CDDI	3.88
		862729874	Uniform Services	51.50
ARAMARK UNIFORM SERVICES Total				70.89
BERGERABAM	1708	317355	Smythe Road Trail Project	5,997.52
		317634	Smythe Road Trail Project	2,646.61
BERGERABAM Total				8,644.13
BUXTON COMPANY	2460	43920	2017 Retail Recruitment Model Solution - Contract Term Yr 2	50,000.00
BUXTON COMPANY Total				50,000.00
CARAHSOFT	2500	IN429965R	Springbrook Implementation - Finance	3,999.96
			Springbrook Implementation - Utility Billing	3,418.66
		IN429956R	Springbrook Implementation - Finance	8,390.70
			Springbrook Implementation - Utility Billing	4,990.46
		IN429893R	Springbrook Implementation - Payroll	3,377.32
CARAHSOFT Total				24,177.10
CATHY DORIOT	79	201702-01	Meals Per Diem - Doriot to Training in Napavine WA	31.00
CATHY DORIOT Total				31.00
CITY OF BATTLE GROUND	92	878	Court Costs - December 2016	1,720.00
CITY OF BATTLE GROUND Total				1,720.00
CLARK COUNTY	102	130007817	Biosolids Disposal - Dec. 2016	5,096.17
			Lab Analysis - Dec. 2016	2,441.15
		150000692	2017 Voter Registration & File Maintenance	7,020.44
		110015802	Jaill Services -Estimated 2nd 3rd & 4th Qtr 2016	5,008.78
		210001644	4TH Qtr 2016 Excess Liquor Profit & Liquor Excise Taxes	432.89
		220004618	Supervisions - Dec 2016	18.27
		120003984	Animal Control Services - 4th Qtr 2016	120.00
CLARK COUNTY Total				20,137.70
CLARK PUBLIC UTILITIES	110	201702-01	116 N Main Avenue	330.37

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CLARK PUBLIC UTILITIES	110	201702-03	109 W Division St - Electricity	307.27
		201702-12	109 W Division St - Electricity	3,397.17
		201702-05	301 N 3rd Ave	274.62
		201702-07	400 N Abrams Park Rd	1,009.70
		201702-02	214 S Riverview Dr	80.37
		201702-10	255 S 56th Pl - Electricity	997.43
		201702-04	230 Pioneer Ave	235.45
		201702-09	Municipal Lighting Lease	8,689.02
		201702-08	City Park/Water Well	3,043.28
		201702-13	Camera on Light Pole - Once a Year Billing	47.68
		201702-06	N 1st Cir & N 65th Ave - Park & Ride	84.05
		201702-11	N Abrams Park/E Division	275.01
CLARK PUBLIC UTILITIES Total				18,771.42
COMCAST	2271	201702-01	PW/CDD Fax Line	66.91
COMCAST Total				66.91
COMCAST BUSINESS	1666	904853386	City Hall Communications	362.05
COMCAST BUSINESS Total				362.05
COMDATA NETWORK INC.	1101	20270019	Fuel PW - XN173	1,310.32
			Fuel CDD - XN173	106.75
		20270024	Fuel PD - XN795	626.59
COMDATA NETWORK INC. Total				2,043.66
CONNECTIONS PUBLIC AFFAIRS	567	2017-01	January 2017 Lobbyist Fee	3,000.00
CONNECTIONS PUBLIC AFFAIRS Total				3,000.00
CURLY'S LOCK AND KEY	128	83638	Locks & Keys - Junction Well	63.86
			Locks & Keys - 1.0 MG Reservoir	101.96
CURLY'S LOCK AND KEY Total				165.82
DARREN WERTZ	1839	201702-01	Meals Per Diem - 2017 AWC City Action Days - Wertz	48.00
DARREN WERTZ Total				48.00
DAVID BONE	710	201702-01	Meals Per Diem - Bone travel to Napavine WA for Training	31.00
DAVID BONE Total				31.00
DAVID TAYLOR	1062	201702-01	Meals Per Diem - 2017 AWC City Action Days - Taylor	48.00
DAVID TAYLOR Total				48.00
DEPARTMENT OF LICENSING	154	RG0000148-2017	CPL Fees - McCamish	18.00
		RG0000147-2017	CPL Fees - Sakrisson	18.00
DEPARTMENT OF LICENSING Total				36.00
DICK'S TIRE FACTORY	158	D51032	PD Vehicle Maint - 2015 Explorer 55294D	35.21
DICK'S TIRE FACTORY Total				35.21

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DKS ASSOCIATES	1565	62665	On-Call Transportation Engineering Services -Oct 2016 - Dec 2016	1,485.00
DKS ASSOCIATES Total				1,485.00
DON STOSE	1223	201702-01	Meals Per Diem - 2017 AWC City Action Days - Stose	48.00
DON STOSE Total				48.00
GRAINGER	206	9334250918	Lockers for PW Ops Facility Upgrade	324.33
		9335894177	Lockers for PW Ops Facility Upgrade	972.99
		9335803426	Lockers for PW Ops Facility Upgrade	486.50
GRAINGER Total				1,783.82
GRAY AND OSBORNE INC	207	15263.00-20	Junction Well CM	672.42
			1.0 MG Reservoir CM	1,073.68
GRAY AND OSBORNE INC Total				1,746.10
HASKIN ELECTRIC	2712	20514C	PW Ops Facility Upgrade	2,550.66
		20514B	PW Ops Facility Upgrade	1,810.28
HASKIN ELECTRIC Total				4,360.94
HOME DEPOT CREDIT CARD SERVICES	1805	6012587	Parks Supplies	113.73
		4022407	PW Ops Facility Upgrade	71.20
			PW Shop Supplies	29.18
			Vehicle Maint - Tad's Truck	14.37
HOME DEPOT CREDIT CARD SERVICES Total				228.48
HR ANSWERS INC.	2594	39370	Classification & Compensation Study	5,084.00
HR ANSWERS INC. Total				5,084.00
INDX INC.	1755	2017020	Storage Unit Rental	450.00
INDX INC. Total				450.00
JAMES STRICKLER	489	201702-01	Meals Per Diem - Strickler - Evergreen Rural Water of WA Conf.	89.00
JAMES STRICKLER Total				89.00
JANET L ANDERSON	245	201702-01	Indigent Defense	50.00
JANET L ANDERSON Total				50.00
JESSICA KIPP	2099	201702-01	Mileage Reimbursement - Kipp	42.75
JESSICA KIPP Total				42.75
JOHN MAIN	2448	201702-01	Meals Per Diem - 2017 AWC City Action Days - Main	48.00
		201702-02	Mileage Reimbursement - Dec. 2016 - Main	57.08
JOHN MAIN Total				105.08
LEE KNOTTNERUS	1765	201702-01	Mileage Reimbursement - WA State Main St Conf - Knottnerus	102.19
LEE KNOTTNERUS Total				102.19
LEE WELLS	1068	201702-01	Meals Per Diem - 2017 AWC City Action Days - Wells	48.00
LEE WELLS Total				48.00
LES SCHWAB TIRES WOODLAND	272	42600217297	Parks Vehicle Maint - James's Truck	72.68

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LES SCHWAB TIRES WOODLAND Total				72.68
LINDSAY REGAN	2238	201702-01	Meals Per Diem - Regan - Laserfiche Conference	197.00
LINDSAY REGAN Total				197.00
LOWES HOME IMPROVEMENT	279	902355	Upgrade PW Ops Facility	20.59
		912083	Upgrade PW Ops Facility	90.73
		902823	Upgrade PW Ops Facility	447.96
LOWES HOME IMPROVEMENT Total				559.28
MINUTEMAN PRESS	1432	75581	2017 Utility Billing Calendar	248.18
MINUTEMAN PRESS Total				248.18
NAPA AUTO PARTS	498	958261	PW Shop Supplies	52.43
		957142	Vehicle Maint - F-350 - Dusten Truck	9.44
		955963	8.5' Plow Bug Lights	60.67
NAPA AUTO PARTS Total				122.54
NICHOLSON & ASSOCIATES	2780	201702-01	Reg for Active Shooter Class - Safety Committee	200.00
NICHOLSON & ASSOCIATES Total				200.00
NICK CROCKFORD	492	201702-01	Work Boot Reimbursement - Crockford	96.38
		201702-02	Meals Per Diem - Crockford - Evergreen Rural Water of WA Conf.	89.00
NICK CROCKFORD Total				185.38
OFFICE MART	321	14789	Furniture - New Utility Clerk	32.52
			Furniture - New Utility Clerk - WA State Use/Sales Tax 8.4%	(2.52)
OFFICE MART Total				30.00
OFFICEMAX INCORPORATED	1599	855582	CDD/PW Operational Supplies - Wall Clock	7.74
		822272	Office Supplies - Utility Clerk	344.17
			Operational Supplies - Utility Clerk	12.28
			Office Supplies - CDD	83.00
		823544	PD Office Supplies - Folders	14.89
OFFICEMAX INCORPORATED Total				462.08
OFFICIAL PAYMENTS CORPORATION	1701	INVINT00000045928	Utilities E-Pay Fees - Dec 2016	647.40
OFFICIAL PAYMENTS CORPORATION Total				647.40
PACIFIC OFFICE AUTOMATION	1564	53088620	PW Shop Printer Lease	51.30
			City Hall Copier Lease	729.32
PACIFIC OFFICE AUTOMATION Total				780.62
PURCHASE POWER	356	201702-01	Postage	500.00
PURCHASE POWER Total				500.00
RICOH USA INC.	1662	98216291	PD Copier Lease	140.57
		5046657016	PD Additional Images	13.73
RICOH USA INC. Total				154.30

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RONALD ONSLOW	930	201702-01	Meals Per Diem - 2017 AWC City Action Days - Onslow	48.00
RONALD ONSLOW Total				48.00
SANDRA DAY	1838	201702-01	Meals Per Diem - 2017 AWC City Action Days - Day	48.00
		201702-02	Heritage Breakfast Reg Reimbursementtt - Day - Oct - Dec 2016	35.00
			Mileage & Parking Reimbursement - Day - Oct - Dec 2016	100.37
SANDRA DAY Total				183.37
SENSUS METERING SYSTEMS	1048	ZA17013938	Sensus Software Support - 3/2017-3/2018	2,052.17
SENSUS METERING SYSTEMS Total				2,052.17
SOUTHWEST CLEAN AIR AGENCY	417	2017-1471	PW Annual Air Contaminant Reg Fee - 7/2016 - 6/2017	192.11
		2017-2105	WWTP Annual Air Contaminant Reg Fee - 7/2016 - 6/2017	197.63
SOUTHWEST CLEAN AIR AGENCY Total				389.74
STEVE STUART	2075	201702-01	Mileage Reimbursement - Mayors Exchange - Stuart	101.65
		201702-02	Meals Per Diem - 2017 AWC City Action Days - Stuart	48.00
STEVE STUART Total				149.65
SWORDFERN COMMERCIAL APPRAISAL	2663	16-226	Appraisal Phase 1 - 26506 NE 10th Ave Ridgefield WA	3,000.00
SWORDFERN COMMERCIAL APPRAISAL Total				3,000.00
TAD ARENDS	690	201702-01	Employee Reimbursement - Coffee for CDD	14.67
TAD ARENDS Total				14.67
TAPANI INC	420	14928	Division Street Stormwater Project - 5% Retainage	(2,255.39)
			Division Street Stormwater Project	45,418.37
TAPANI INC Total				43,162.98
TERESA D JOHNSON CPA INC.	561	4605	Compilation of 2016 Annual Report	2,389.83
TERESA D JOHNSON CPA INC. Total				2,389.83
THE PARR COMPANY	964	26348643	PW Shop Supplies - Worklight	61.56
		26348759	Upgrade PW Ops Facility	15.38
		26348786	PW Ops Facility Upgrade	48.25
		26349007	Water Supplies - Flat Bastard File	9.75
		26349160	Street Supplies - Trash Bags	18.20
THE PARR COMPANY Total				153.14
TLC TOWING	431	101112	Tow Snow Plow Out of Ditch on Heron/Reiman Rd.	542.00
TLC TOWING Total				542.00
TRIBECA TRANSPORT LLC	747	COR-1701	Sludge Hauling	2,135.00
		COR-1616	Sludge Hauling	3,965.00
TRIBECA TRANSPORT LLC Total				6,100.00
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD1385BL011	Streets Supplies - De-Icer & Rock	3,259.90
WA STATE DEPARTMENT OF TRANSPORTATION Total				3,259.90
WA STATE TREASURER'S OFFICE	642	201612-01	WA Drug Seizures/Forfeiture	0.79

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WA STATE TREASURER'S OFFICE Total				0.79
WELLS FARGO	1681	201702-01	211 N Main - Mobile Homes Purchase	55,167.66
WELLS FARGO Total				55,167.66
YULIYA BASARAB	1050	201702-01	Meals Per Diem - Basarab - Laserfiche Conference	197.00
YULIYA BASARAB Total				197.00
Grand Total				274,579.41

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 09, 2017
ITEM: CONSENT AGENDA
AGENDA ITEM TITLE: Approval of Minutes from January 26, 2017 Meeting

AGENDA ITEM TITLE:

Approval of minutes from the following meeting(s) of the council:

GOVERNING LEGISLATION:

Not applicable

PREVIOUS COUNCIL ACTION TAKEN:

Not applicable

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s)

BUDGET/FINANCIAL IMPACTS:

Not applicable

RECOMMENDED ACTION OR MOTION:

Staff recommends Council approve the minutes by making the following motion:

1. "I move to approve the consent agenda"

STAFF CONTACT: Julie Basarab, City Clerk

ATTACHMENTS: 01-26-2017 Meeting Minutes (PDF)

Approved to be placed on City Council Agenda:



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 26, 2017

Regular Meeting - 6:30 PM

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

FLAG SALUTE

ROLL CALL

Attendee Name	Title	Status	Arrived
Ron Onslow	Mayor	Absent	
David Taylor	Councilor	Present	
Lee Wells	Councilor	Present	
Don Stose	Councilor	Present	
Darren Wertz	Councilor	Present	
John Main	Councilor	Present	
Sandra Day	Councilor	Present	

MOTION: Council member Don Stose moved to excuse Mayor Ron Onslow from the meeting.

SECOND: Council member David Taylor.

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

Vote - No: None.

Motion Passed.

Late changes to the agenda - [6:31 PM](#)

None.

Community Development Director Jeff Niten introduced new employee - Associate Planner Claire Lust.

Finance Director Kirk Johnson introduced new employee - Utility Clerk Stephanie Jones.

PUBLIC COMMENT - [6:34 PM](#)

Tevis Laspa - Resident

Submitted letter into the records regarding commendation for building department.

Kudos to Jim Perry and Ray Newbill for their help.

Appreciate the attitude of customer service improvement.

John Dotson - Resident

Welcoming myself to your City.

Just moved here from Oregon.

Working on cleaning up the overgrown lot - took out 40 load of blackberries out.
Everyone is so nice and welcoming.

Steve Jackson - Resident

Thanked Community Development department for their prompted response over numerous complaints.
Complaints filed against the developer who is performing work on Pioneer Place pump station.
We have experience problems with mud, working equipment in the area, mud water pumped across us.
Stop work order doesn't seem to work, work is still being performed.
This needs to be taken care of.

Cynthia Carlson - Resident

Have lived in Ridgefield for a long time and love this town.
Concerns regarding our property.
Concerns regarding Pioneer Place and Ridge Crest development.
Concerns regarding Pioneer Place Pump Station.
Concerns regarding Gee Creek Trail design.
Do not give the permission the access my property and development of the trail.
Copies of the letter was submitted into the record.

Mike Bochart - Resident

Concerns regarding the development of Kennedy property.
Proper decisions need to be made for this property.
We expect decisions to be made with integrity.

Joe Melroy - Port of Ridgefield Commissioner/Resident

Was out of town during the snow storm.
Our community was well taking care of during the snow storm - received information that City did a great job.
Introduced John Burrows, he would like to say few words about his experience during the snow storm.

John Borrow - Resident

During the last snow storm - phone did not work, got a flat tire and driveway had a foot of snow.
Police Officers stop by the house for a welfare check when family couldn't get a hold of me.
After few days into the storm police officers stopped by again and I mentioned I wasn't able to get my car out of the driveway due to the snow, while there one of the officers shoveled snow off my driveway.
Very grateful for the work police officers did and I wanted to pass that on to their Chief.

CONSENT AGENDA - MOTION TO APPROVE AS PRESENTED. - [6:51 PM](#)

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

1. Approval of Claims And/Or Payroll - [6:51 PM](#)
2. Approval of Minutes from January 12, 2017 Meeting - [6:51 PM](#)

PRESENTATION

1. 2017 Community Development Work Program - [6:51 PM](#)

Each year the Planning Commission completes an annual work plan summarizing the items that the

Commission intends to review during the upcoming year. After drafting the work program the Commission presents it for approval by the City Council. At their January 4, 2017 meeting the Commission approved their work plan for 2017. Based on discussion with Planning Commission and keeping in mind City Council initiatives for 2017.

Jeff Niten presented 2017 community development work program to City Council.

2. Parks Board 2016 Accomplishments and 2017 Work Plan - [6:55 PM](#)

Parks Board Chair Marie Bouvier presented 2016 work plan accomplishment to City Council.

BUSINESS

1. Resolution No. 520 - Authorizing Hunting and the Discharge of Shotguns (James Walker)-Lee Knottnerus, Deputy City Manager

Ordinance No. 1029 was adopted during the regular council meeting on April 9, 2009 allowing hunting with shotguns when legally permitted and upon approval of the designated area by council in Section 9.07.151 Hunting. In February, 2014 RMC 9.07.151 was modified to include more specific regulation of hunting within the City and to require particularized findings related to the suitability of property for hunting. The property that's being considered is of sufficient size and nature to accommodate hunting and have not been the subject of any public nuisance or public safety violations within the past year. There have been no changes on or near the property since that time but a pre-application conference meeting did take place in December of 2016. Per Ridgefield Municipal Code 9.07.151(b)(1) if for any reason the nature of the property is changed due to a development of the land the Resolution at that point is void and no longer applicable to the parcels.

City Council conducted discussion on materials presented during staff report and ownership of the property.

MOTION: Moved to table Resolution No. 520 until paperwork signed by the property owner is re-submitted.

RESULT:	TABLED [UNANIMOUS]
MOVER:	David Taylor, Councilor
SECONDER:	John Main, Councilor
AYES:	Taylor, Wells, Stose, Wertz, Main, Day
ABSENT:	Onslow

2. Resolution No. 521 - Approval of Hazard Mitigation Plan - [7:16 PM](#)

In July of 2015 Clark Regional Emergency Services Agency (CRESA) formed a regional, seventeen member partnership comprised of Clark County, its cities and its special purpose districts and embarked on a planning process to prepare for and lessen the impacts of natural hazards by completely revising and updating the Clark Regional Natural Hazard Mitigation Plan (NHMP). The result of this effort will be a FEMA and Washington State Emergency Management Agency approved multi-jurisdictional, multi-hazard mitigation plan that meets federal mandates in the Disaster Mitigation Act of 2000 (Public Law 106-390) and establishes eligibility for hazard mitigation project funding under the unified hazard mitigation assistance grant program, which provides pre- and post-disaster grant opportunities. A 15 member Steering Committee composed of representative stakeholders was formed early in the planning process to guide the development of the NHMP. Members of the public and other area stakeholders were invited and encouraged to participate in the process through a multi-media effort that included several presentations at local events, press and media releases, the establishment of a mitigation planning website, booths at local community events and a public survey. Upon adoption of Volume 1 and the

Ridgefield Annex of Volume 2 of the Clark Regional Natural Hazard Mitigation Plan (NHMP) and subsequent approval of said plan by WAEMD and FEMA, the Ridgefield will be eligible to apply for specified grants. The grant funds are made available to states and local governments and can be used to implement the long-term hazard mitigation measures specified within the Ridgefield annex of the NHMP before and after a major disaster declaration. The NHMP is considered a living document such that, as awareness of additional hazards develops and new strategies and projects are conceived to offset or prevent losses due to natural disasters, the NHMP will be evaluated and revised on a continual 5-year time frame.

MOTION: Moved to approved Hazard Mitigation Plan as presented.

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

3. Motion - Approval of Contract with PBS Engineering for Design of Ridgefield Outdoor Recreation Complex - [7:28 PM](#)

The City's Parks Plan identifies a Community Park in the Southern portion of the City off of Hillhurst Road. This park has come to be known as the Ridgefield Outdoor Recreation Complex, or RORC. The City has been working with the Ridgefield School District, community stakeholders, and the public since 2015 on the master planning for this park. The project will be a partnership with the School District and will share a site with the planned 5-6 and 7-8 schools campus. The park will feature 6 multi-use sports fields, a community building, playground, trails, and picnic shelters. The overall project budget is \$15-20 Million. For Phase II Design and Permitting the City is contracting with a team of design consultants headed up by PBS Engineering and Environmental. This design team is the same team that completed the Phase I Master Planning that was selected through a comprehensive RFP process in 2015. For Phase II design PBS has taken over as the lead consultant to support the design and engineering work required for this phase.

City Council conducted discussion.

MOTION: Moved to award the Phase II Design Contract for the Ridgefield Outdoor Recreation Complex Project to PBS Engineering and Environmental as presented.

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

PUBLIC COMMENT - [7:34 PM](#)

David Kelly - Resident
How long will 45th Avenue continue to be closed?

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:36 PM](#)

Council member Taylor - Attended City Manager briefing, pipeline safety committee conference call.

Council member Wertz - Attended City Manager briefing, community meeting for Kennedy PUD and Canyon Ridge development, Port of Ridgefield meeting.

Council member Stose - Attended City Manager briefing, school board meeting.

Council member Day - Attended Clark County economic forecast breakfast, Clark College state of the college address, Port of Ridgefield meeting, CREDC meetings, CRWWD meeting, Friends of the Refuge annual membership meeting, special intertwine meeting.

Council member Main - Attended C-TRAN meeting regarding method for executive director selection, City Manager briefing.

Mayor - [7:43 PM](#)

Mayor Pro Tem Wells - Attended 7 meetings, Clark College state of the college address.

City Manager - [7:45 PM](#)

City Manager Steve Stuart - Attended Mayor's Exchange event in Olympia, City Actions Day is February 15-16, kudos to Public Works staff for their hard work during the snow storm.

Community Development Director Jeff Niten - Community Development update report provided.

Public Works Director Bryan Kast - Update provided regarding 45th Avenue construction, Main Ave pavement work update.

Finance Director Kirk Johnson - Investment portfolio report update, financial software project updates provided.

Deputy City Manager Lee Knottnerus- Attended Main Street Advocacy Day event in Olympia, postcard with all the 2017 events are mailed out, new website and mobile app is live.

FROM THE COUNCIL

Council member Wertz - Port of Ridgefield Commission would like to have Lee Knottnerus come to a meeting and present our mobile app to the Commission and Port staff.

Council member Taylor - Great article in the Reflector by Steve Stuart regarding funding for the RORC.

ADJOURN - [7:58 PM](#)

Julie Basarab, City Clerk

Ron Onslow, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 09, 2017
ITEM: PRESENTATION
AGENDA ITEM TITLE: Presentation on Kalama Methanol Plant Proposal

PRESENTATION WILL BE PRESENTED BY CITY MANAGER STEVE STUART.

STAFF CONTACT: Steve Stuart, City Manager
ATTACHMENTS:

Approved to be placed on City Council Agenda:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: February 09, 2017

ITEM: BUSINESS

AGENDA ITEM TITLE: Motion - Approval of Authorization for Purchase of Property and Manufactured Homes at 211 N Main Ave

GOVERNING LEGISLATION: RCW 35A.11.010

PREVIOUS COUNCIL ACTION TAKEN: Adoption of Ordinance 1214 Acquisition by Eminent Domain of Certain Property in the City of Ridgefield for Construction of a Public Library

SUMMARY/BACKGROUND: City of Ridgefield staff have conducted a comprehensive analysis of property locations suitable for construction of a new library facility suitable for meeting the needs of a growing community. Multiple presentations and discussions were held with City Council in public forums. As a result of the discussions, property locations at the corner of N Main Ave and Mill St were identified as the prime locations to target for a public library. In August 2016 Council adopted Ordinance 1214 to allow for the condemnation of property located at 211 N Main Ave for public use, specifically for use as a library facility. Since that time the City, property owner and manufactured homes owner have been negotiating on the sale of the property and manufactured homes located on this parcel. The City and owners have come to a mutually acceptable purchase price for both.

The City conducted an appraisal for the bare land parcel # 68027-000 and the value came in at \$92,000 closely matching the assessed value of \$92,200. The City offered the \$92,000 value which was accepted by the property owner. In addition the City conducted an appraisal of the two manufactured homes that sit on the property, parcel #'s 602805-000 and 602204-000. The appraised value for the trailers included an analysis on the income earning potential of the two trailers. The appraiser valued the two trailers at \$54,000 when using the income approach for valuation. The City offered \$54,000 which was accepted by the owner.

Staff is recommending the City move forward with the purchase of the property and manufactured homes. Staff will begin the process of removing the trailers after the purchase is completed.

Approved to be placed on City Council Agenda:

BUDGET/FINANCIAL IMPACTS: Staff recommends use of Real Estate Excise Tax funds for the purchase in the amount of \$146,000 plus closing costs and any cost associated with the removal and demolition of the trailers. Staff will return to Council at a later date to complete a budget amendment for the full cost of the purchase.

RECOMMENDED ACTION OR MOTION: Staff recommends that Council approve purchase of the property legally described as #80 Arthur Quigley DLC .14A, parcel 68027000 (211 N Main Ave), and the two manufactured homes located on the land previously mentioned, identified by parcel #'s 602805000 and 602204000 and a recommended motion would be:

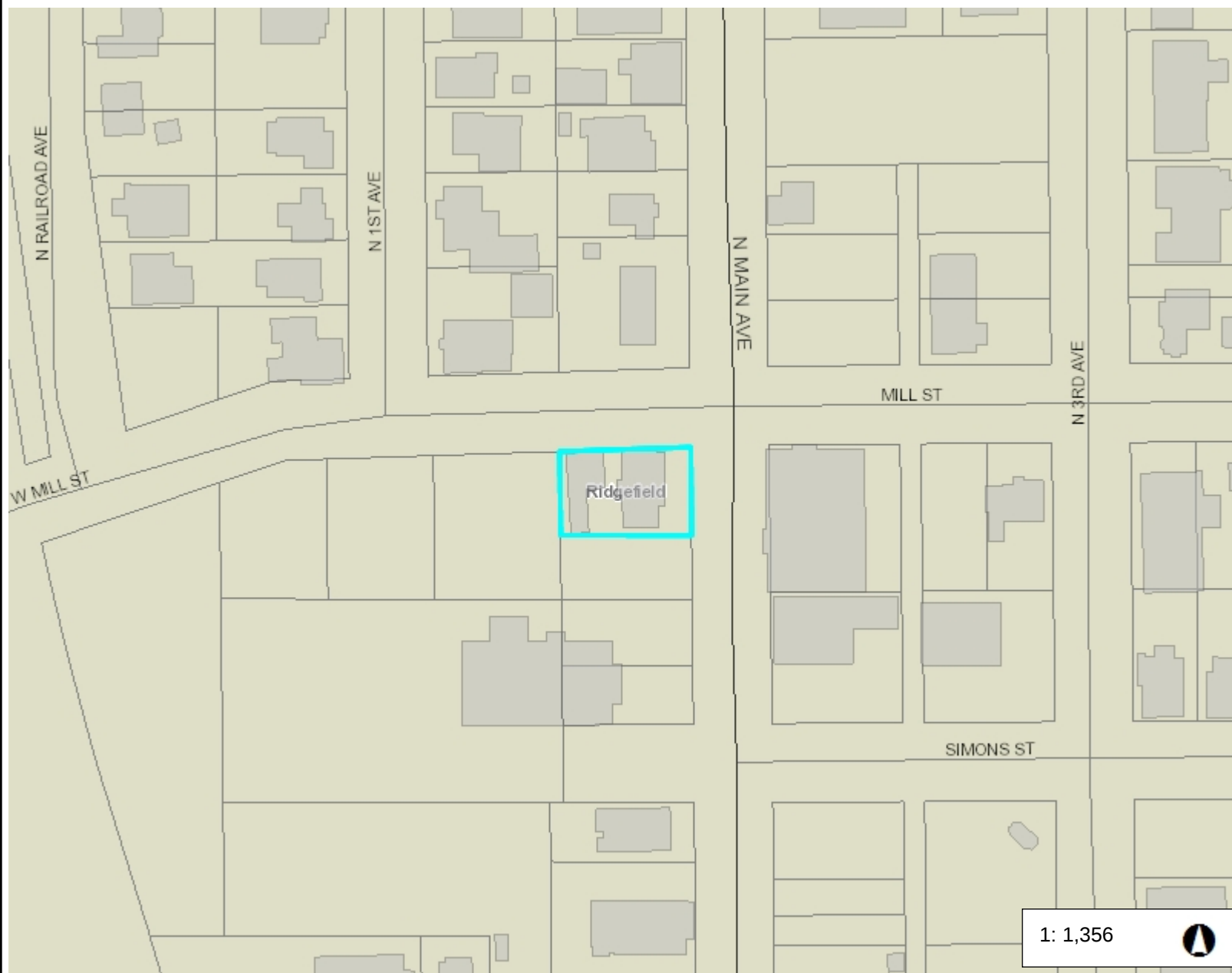
“I move to approve the City’s purchase of parcel 68027000 for land located at 211 N Main Ave and parcels # 602805000 and 602204000 for manufactured homes located on the property at 211 N Main Ave, for a purchase price of \$154,000 plus closing costs and any associated costs for removal and demolition of the trailers and authorize the City Manager to take all steps necessary to close the sale.”

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS: 211 N Main Ave Map (PDF)



211 N Main Ave



225.9 0 112.97 225.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 1,356



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

5.1.a



Attachment: 211 N Main Ave Map (1216 : Authorization for Purchase of Property and Manufactured

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: February 09, 2017

ITEM:

AGENDA ITEM TITLE: Motion - Approval of Parks Donation for Garden Club Plaque

GOVERNING LEGISLATION:

None

PREVIOUS COUNCIL ACTION TAKEN:

Adoption of the Parks Donation and Memorial Policy on November 19, 2015

SUMMARY/BACKGROUND:

The donation policy adopted by Council includes allows for “custom” donation process that would allow for one-of-a-kind donations to be accepted by the City. Proposals for these donation items must be reviewed by Parks Board and Council prior to the City accepting the Donation.

In December the City was contacted by the Ridgefield Garden club about donation of a plaque. Staff Met with members of the club in January to discuss the donation proposal. The Garden Club plans to place a stone with a brass plaque recognizing the founding members of the club. The stone will be placed at Davis park near the sign for the park.

Staff and the Garden Club are scheduled to present the proposed donation to the Parks Board on February 8, and staff will present the Board’s recommendation at the Council Meeting on the 9th.

BUDGET/FINANCIAL IMPACTS:

Staff time and materials to install the plaque are estimated to be \$200.

RECOMMENDED ACTION OR MOTION:

Approved to be placed on City Council Agenda:

Staff requests that the Council Discuss the proposed donation and the make a motion to approve the donation. A recommended motion would be:

“I move to accept the donation of the plaque and stone from the Garden Club”

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS: Plaque Location(JPG)
Sign for plaque (PDF)
Memorial Plaque in Davis Park (JPG)



Attachment: Plaque Location (1227 : Parks Donation for Garden Club Plaque)

Davis Park

A gift to the City of Ridgefield
from the Ridgefield Garden Club, founded May 19, 1938,
in honor of its members,
past, present and future

Founding Members:

Loretta Bagley	Sadie Fairbrother
Jean Bratlie	Grace Iles
Mary Bratlie	Isabel Kuihn
Winnie Bratlie	Beda Layne
Carrie Brown	Helen Mainwaring
Verta Claiborne	Helen Stefan
Maude Dearborn	Florence Stryker
Jessie Stubbs	

← NORTH

5.2.c



Existing Davis Park Sign

Attachment: Memorial Plaque in Davis Park (1227 :

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