



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, January 11, 2018
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**
- 4. Oath of Office - Greg Kimsey, Clark County Auditor**

II. SELECTION OF MAYOR AND MAYOR PRO TEM

III. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing 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.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from December 21, 2017 & January 2, 2018 Meetings**

V. PRESENTATION

- 1. Solid Waste Update by Waste Connections - Bryan Kast, Public Works Director**

VI. PUBLIC HEARING/BUSINESS

- 1. Public Hearing and First Reading of Ordinance No. 1255 - Economic Catalyst Program - Jeff Niten, Community Development Director**

VII. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing 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.

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 3. City Manager**

IX. FROM THE COUNCIL

X. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 11, 2018
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: January 11 2018 Claims Report (PDF)

City of Ridgefield
Claims Payment Report
For Approval on: January 11, 2018

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
ANDERSON SIGNS INC.	2569	41939	Genl Govt/Facilities	Nameplate - DeShiell	(1.05)
			Community Development	Nameplate - DeShiell	13.55
ANDERSON SIGNS INC. Total					12.50
ARAMARK UNIFORM SERVICES	32	863246014	Genl Govt/Facilities	PW Floor Mats/Uniforms	2.00
			Public Works	PW Floor Mats/Uniforms	44.53
			Community Development	PW Floor Mats/Uniforms	0.70
		863246013	Genl Govt/Facilities	Floor Mats - City Hall/PD/CDD/PW	7.09
			Public Safety	Floor Mats - City Hall/PD/CDD/PW	4.47
			Public Works	Floor Mats - City Hall/PD/CDD/PW	3.91
			Community Development	Floor Mats - City Hall/PD/CDD/PW	3.92
ARAMARK UNIFORM SERVICES Total					66.62
ASSOCIATION OF WASHINGTON CITIES	41	56802	Genl Govt/Facilities	2018 AWC Membership Fee	4,697.00
		57676	Genl Govt/Facilities	2018 AWC Workers Comp Retro Program	2,953.28
ASSOCIATION OF WASHINGTON CITIES Total					7,650.28
Biasi Dulce	UB*00067	1	Genl Govt/Facilities	Refund Check	68.31
Biasi Dulce Total					68.31
BLAIRCO INC	1493	17-89742	Public Safety	HVAC Maint - PD	161.52
		17-89741	Community Development	HVAC Maint - CDD Building	248.24
BLAIRCO INC Total					409.76
CITY OF RIDGEFIELD-W/S	96	0096-201801-01	Genl Govt/Facilities	230 Pioneer Street City Hall - Storm	115.22
				230 Pioneer Street City Hall - Water	253.10
				111 S Main - Water	61.77
				111 S Main - Storm	49.38
			Public Safety	116 N Main Ave PD - Water	51.85
				116 N Main Ave PD - Storm	65.84
				Water Tower (Cemetery)	49.38
			Public Works	Green Gables Tract-C Irrigation M	44.71
				618 Lark Dr Lark Park - Storm	16.46
				109 W Division WWTP - Water	260.22
				Park & Ride Lot - Storm	181.06
				301 N 3rd Ave CDD - Water	28.44
				2311 N 5th Way Crows Nest Park - Storm	32.92
				Cemetery Water Spigots - Water	44.71
				6007 N Ridgefield Woods Drive - Irrigation	44.71
				119 N 3rd Ave Community Park - Water	45.20

Attachment: January 11 2018 Claims Report (Approval of Claims And/Or Payroll)

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CITY OF RIDGEFIELD-W/S	96	0096-201801-01	Public Works	1-5/SR501 NE Interchange Irrigation	178.82			
				5054 Pioneer Street - Storm	51.15			
				Green Gables Tract-Q Irrigation M	44.71			
				Abrams Park Restrooms - Storm	16.46			
				Green Gables Tract-D Irrigation M	44.71			
				109 W Division WWTP - Storm	691.32			
				Abrams Park Restrooms - Water	99.31			
				Blue Heron Community Garden - Water	62.22			
				Abrams Soccer Field	143.07			
				301 N 3rd Ave CDD - Storm	16.46			
				Junction Well & Reservoir - Storm	115.22			
				Green Gables Tract-D Irrigation MET	44.71			
				Cedar Ridge Park - Water	89.41			
				618 Lark Dr Lark Park - Water	44.71			
				119 N 3rd Ave Community Park - Storm	32.92			
				2311 N 5th Way Crows Nest Park - Water	44.71			
				Abrams Park Chloine Injector - Storm	16.46			
				Abrams Park Kitchen & Irrigation - Water	206.80			
				Abrams Park Kitchen - Storm	345.66			
				Columbia Hills Irrigation Tract B Wind River	44.71			
				Columbia Hills Irrigation Tract D Cispus Way	89.41			
				315 N 3rd Avenue Davis Park - Water	143.31			
				1308 N Heron Dr Hayden Park - Storm	16.46			
				1308 N Heron Dr Hayden Park - Water	44.71			
				Cedar Ridge Park - Storm	16.46			
			Community Development	301 N 3rd Ave CDD - Water	28.45			
				301 N 3rd Ave CDD - Storm	16.46			
			CITY OF RIDGEFIELD-W/S Total					4,033.77
			CLARK COUNTY	102	220004936	Judicial	Nov 2017 Pretiral Interviews	75.64
130008154	Public Works	Nov 2017 Lab Analysis & Biosolids Disposal			6,871.81			
730014103	Community Development	Fire Inspections			400.00			
CLARK COUNTY Total					7,347.45			
CLARK PUBLIC UTILITIES	110	0110-201801-01	Genl Govt/Facilities	230 Pioneer Ave	186.48			
			Public Safety	116 N Main Avenue	227.20			
			Public Works	N 1st Cir & N 65th Ave - Park & Ride	93.27			
				N Abrams Park/E Division	134.24			
				301 N 3rd Ave	113.57			
				109 W Division St - Electricity	3,464.30			
				255 S 56th Pl - Electricity	2,439.43			

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CLARK PUBLIC UTILITIES	110	0110-201801-01	Public Works	400 N Abrams Park Rd	514.95
				214 S Riverview Dr	68.94
				City Park/Water Well	1,218.76
				Municipal Lighting Lease	7,105.01
			Community Development	301 N 3rd Ave	89.23
CLARK PUBLIC UTILITIES Total					15,655.38
COMDATA NETWORK INC.	1101	20289993	Genl Govt/Facilities	Fuel PW - XN173	3.89
			Public Works	Fuel PW - XN173	70.33
			Community Development	Fuel PW - XN173	1.51
				Fuel CDD - XN173	1,436.50
		20289992	Public Safety	PD Fuel - XN795	621.06
COMDATA NETWORK INC. Total					2,133.29
COMPULINK MANAGEMENT CENTER INC.	2648	20171228PS	Genl Govt/Facilities	Professional Service Work - CDD/Admin/HR/Fin	(185.56)
			Public Works	Professional Service Work - CDD/Admin/HR/Fin	957.83
			Community Development	Professional Service Work - CDD/Admin/HR/Fin	574.69
			Information Technology	Professional Service Work - CDD/Admin/HR/Fin	862.04
COMPULINK MANAGEMENT CENTER INC. Total					2,209.00
DEPARTMENT OF LICENSING	154	RG0000213-2017	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING Total					18.00
DICK'S TIRE FACTORY	158	D81763	Public Safety	PD Vehicle Maint	37.71
DICK'S TIRE FACTORY Total					37.71
FERGUSON ENTERPRISES INC # 8423	181	0582243-9	Public Works	Meter Replacement Program - Meters	6,734.09
FERGUSON ENTERPRISES INC # 8423 Total					6,734.09
Firkins Jordan	UB*00064	1	Genl Govt/Facilities	Refund Check	42.28
Firkins Jordan Total					42.28
Frati Joseph and Jennifer	UB*00066	1	Genl Govt/Facilities	Refund Check	49.00
Frati Joseph and Jennifer Total					49.00
GOVERNMENT FINANCE OFFICERS ASSOC	706	121520	Finance	GFOA 2018 Membership - Rubio Romero	150.00
GOVERNMENT FINANCE OFFICERS ASSOC Total					150.00
GRAY AND OSBORNE INC	207	17242.00-8	Public Works	Northridge Drive Water Main Replacement Project	145.75
		17292.00-2	Community Development	Final Plat - Seven Wells Subdivision	665.74
		17268.00-5	Community Development	Engineering Review - Cloverhill Phase 5	874.67
GRAY AND OSBORNE INC Total					1,686.16
Hall Jonathan	UB*00072	1	Genl Govt/Facilities	Refund Check	77.80
Hall Jonathan Total					77.80
Hanley Michael & Debra	UB*00065	1	Genl Govt/Facilities	Refund Check	35.71
Hanley Michael & Debra Total					35.71
Helmes Greg	UB*00062	1	Genl Govt/Facilities	Refund Check	38.47
Helmes Greg Total					38.47

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J.L. STOREDAHL AND SONS	558	1053626	Genl Govt/Facilities	Stock Gravel - PW Shop	7.03
			Public Works	Stock Gravel - PW Shop	113.45
			Community Development	Stock Gravel - PW Shop	3.91
		1053642	Genl Govt/Facilities	Stock Gravel - PW Shop	8.68
			Public Works	Stock Gravel - PW Shop	140.14
			Community Development	Stock Gravel - PW Shop	4.82
J.L. STOREDAHL AND SONS Total					278.03
JEFF NITEN	2249	2249-201801-01	Human Resources	Tuition Reimbursement - Niten	1,515.00
JEFF NITEN Total					1,515.00
KAUFMAN DIRECT MAIL INC.	1261	7175	Genl Govt/Facilities	Event Calendar Production/Mailing	990.78
KAUFMAN DIRECT MAIL INC. Total					990.78
KIRK JOHNSON	1716	1716-201801-02	Finance	Mileage Reimbursement - Johnson	41.41
KIRK JOHNSON Total					41.41
LEOTEK ELECTRONICS USA LLC	2921	4109168975	Public Works	LED Street Light Conversion	27,030.55
LEOTEK ELECTRONICS USA LLC Total					27,030.55
Mckee Angela	UB*00063	1	Genl Govt/Facilities	Refund Check	87.97
Mckee Angela Total					87.97
NAPA AUTO PARTS	498	24214	Genl Govt/Facilities	PW Shop Supplies	0.28
			Public Works	PW Shop Supplies	4.58
			Community Development	PW Shop Supplies	0.16
		26108	Public Safety	PD Supplies	4.89
		24895	Public Safety	PD Vehicle Maint	20.94
		25308	Public Works	Water Hydrant Meter Repair	135.85
NAPA AUTO PARTS Total					166.70
NORTHWEST STAFFING	522	4085102	Public Works	Temp Services Week Ending 12/31/17 - Lopez/White	629.31
			Community Development	Temp Services Week Ending 12/31/17 - Lopez/White	900.19
		4084880	Public Works	Temp Services Week Ending 12/24/17 - Lopez/White	943.79
			Community Development	Temp Services Week Ending 12/24/17 - Lopez/White	1,209.65
NORTHWEST STAFFING Total					3,682.94
NW CONSTRUCTION INC.	2900	C2017035-4	Genl Govt/Facilities	35th Avenue Roundabout Project	(4,319.28)
			Public Works	35th Avenue Roundabout Project	59,360.49
			#N/A	35th Avenue Roundabout Project	27,025.20
NW CONSTRUCTION INC. Total					82,066.41
ONE CALL CONCEPTS	326	7129091	Public Works	Excavation Notification & Modem Ticket Delivery	92.40
ONE CALL CONCEPTS Total					92.40
OTAK INC.	1787	121700218	Public Works	Downtown Accessibility Project	10,493.00
OTAK INC. Total					10,493.00
PACIFIC OFFICE AUTOMATION	1564	57372640	Genl Govt/Facilities	PW Shop Printer Lease	3.07
				City Hall Copier Lease	773.10

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PACIFIC OFFICE AUTOMATION	1564	57372640	Public Works	PW Shop Printer Lease	51.29
PACIFIC OFFICE AUTOMATION Total					827.46
PATRICK HILDRETH BRAND AND DESIGN	2372	1018	Genl Govt/Facilities	Events Postcard/City Newsletter/Webside Maint	640.00
			Information Technology	Events Postcard/City Newsletter/Webside Maint	200.00
		1028	Information Technology	Website Maintenance	200.00
PATRICK HILDRETH BRAND AND DESIGN Total					1,040.00
POSTMASTER	348	0348-201712-01	Genl Govt/Facilities	Postage	2,572.55
POSTMASTER Total					2,572.55
Potter Courtney	UB*00073	1	Genl Govt/Facilities	Refund Check	63.58
Potter Courtney Total					63.58
REFLECTOR	369	101880	Public Works	Public Hearing Notice - Main Ave. Access	141.75
		101726	Community Development	Pub Hrg Notice - Economic Catalyst Prog.	74.71
REFLECTOR Total					216.46
Salvagno Heidi & Clifton Curtis	UB*00061	1	Genl Govt/Facilities	Refund Check	48.72
Salvagno Heidi & Clifton Curtis Total					48.72
STAPLES ADVANTAGE	2884	8048105371	Genl Govt/Facilities	Office & Operational Supplies - Dec 2017	201.01
			Public Safety	Office & Operational Supplies - Dec 2017	132.45
			Public Works	Office & Operational Supplies - Dec 2017	17.95
			Community Development	Office & Operational Supplies - Dec 2017	142.57
			Administration	Office & Operational Supplies - Dec 2017	8.63
STAPLES ADVANTAGE Total					502.61
Taormina Paul & Willona	UB*00071	1	Genl Govt/Facilities	Refund Check	115.20
Taormina Paul & Willona Total					115.20
Tapani Inc	UB*00070	1	Genl Govt/Facilities	Refund Check	31.72
Tapani Inc Total					31.72
TERESA D JOHNSON CPA INC.	561	4763	Finance	Accounting Services	275.00
TERESA D JOHNSON CPA INC. Total					275.00
THE PARR COMPANY	964	26392670	Community Development	CDD Supplies	37.92
THE PARR COMPANY Total					37.92
Thompson Bros. Excavating Inc.	UB*00068	1	Genl Govt/Facilities	Refund Check	262.49
Thompson Bros. Excavating Inc. Total					262.49
TRABUCCO CONSULTING LLC	2236	6875	Genl Govt/Facilities	First Saturday Postcards	1,003.61
TRABUCCO CONSULTING LLC Total					1,003.61
USA BLUEBOOK	444	439067	Public Works	Water Operational Supplies - Yellow Tags	72.27
USA BLUEBOOK Total					72.27
Vigue Dustin	UB*00069	1	Genl Govt/Facilities	Refund Check	62.79
Vigue Dustin Total					62.79
WA STATE DEPARTMENT OF TRANSPORTATION	688	RE44JD15670L017	Public Works	35th Avenue Roundabout Project	1,919.29
WA STATE DEPARTMENT OF TRANSPORTATION Total					1,919.29

Attachment: January 11 2018 Claims Report (Approval of Claims And/Or Payroll)

City of Ridgefield
Claims Payment Report
For Approval on: January 11, 2018

4.1.a

WASHINGTON CITIES	732	18108	Genl Govt/Facilities	2018 Liability/Program Assesments	229,258.00
WASHINGTON CITIES Total					229,258.00
Grand Total					413,210.44

Attachment: January 11 2018 Claims Report (Approval of Claims And/Or Payroll)

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 11, 2018

ITEM: CONSENT AGENDA

AGENDA ITEM TITLE: Approval of Minutes from December 21, 2017 & January 2, 2018 Meetings

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 Ferriss, City Clerk

ATTACHMENTS: 12-21-2017 (PDF)
01-02-2018 (PDF)



CITY OF RIDGEFIELD, WASHINGTON
City Council MEETING MINUTES
December 21, 2017
Regular Meeting - 6:30 PM

GENERAL SESSION CALL TO ORDER - 6:30 PM

Flag Salute - [6:30 PM](#)

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	Absent	
Sandra Day	Councilor	Absent	

MOTION: Council Member Stose moved to excuse Council member Main and Day from the meeting.

SECOND: Council Member Taylor.

Vote - Yes: Council Member Stose, Wells, Taylor, Wertz, and Mayor Onslow.

Vote - No: None.

Motion Passed.

LATE CHANGES TO THE AGENDA

Additional claim to the consent agenda report and remove presentation from Waste Connections.

PUBLIC COMMENT - [6:33 PM](#)

None received.

CONSENT AGENDA - MOTION MOVED TO APPROVE CONSENT AGENDA AS AMENDED.

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

1. Approval of Claims And/Or Payroll
2. Approval of Minutes from the December 7, 2017 Meeting

Attachment: 12-21-2017 (Approval of Minutes)

3. Appointment Confirmation of Judge Roger Bennett as Municipal Court Judge

PRESENTATION - [6:36 PM](#)

1. 2018 Planning Commission - Community Development Work Program - [6:36 PM](#)

2. Planning Commission Report - [6:47 PM](#)

3. Third Quarter Financial Report - [6:50 PM](#)

PUBLIC COMMENT - [7:16 PM](#)

None received.

COUNCIL/PRESIDING OFFICER/STAFF REPORTS

Council - [7:18 PM](#)

Council member Wertz - Attended ICC presentation.

Council member Taylor - Attended ICC presentation, briefing with City Manager.

Council member Stose - Attended City/Port legislative breakfast session and Clark County legislative breakfast.

Council member Wells - Attended Church and Dwight tour event.

Mayor - [7:23 PM](#)

Attended City/Port legislative breakfast, Tim Levitt going away party, elected as RTC chair, Church and Dwight tour event, Main Street meeting.

Re-Appointment of Planning Commission Members, Position No. 2 & 3

Re-Appointment of Barbara Wright to the Clark County Arts Commission

Re-Appointment of Parks Board Member, Position No. 3 & 7

Re-Appointment of Salary Commission Members, Position No. 3 & 4

Appointment of Parks Board Member, Position No. 2

Appointment of Civil Service Commission Member, Position No. 2

MOTION: Council Member Wells moved to confirm Mayor's appointments to boards and commissions as presented.

SECOND: Council Member Stose.

Vote - Yes: Council Member Stose, Wells, Taylor, Wertz, and Mayor Onslow.

Vote - No: None.

Motion Passed.

City Manager

Deputy City Manager Lee Knottnerus - Special City Council meeting is January 2nd at 10AM.

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

Finance Director Kirk Johnson - Interviews for the Utility Clerk position completed, business license partnership with department of revenue update provided.

Police Chief John Brooks- Out of state plates update provided.

EXECUTIVE SESSION - [7:55 PM](#)

Collective Bargaining pursuant to RCW - 42.30.140(4)(a) - [7:45 PM](#)

Mayor announced that Council would enter an executive session regarding collective bargaining pursuant to RCW - 42.30.140(4)(a) for approximately 10 minutes and action is anticipated.

Attachment: 12-21-2017 (Approval of Minutes)

Attendees: City Council and Deputy City Manager Lee Knottnerus.

Mayor Onslow reconvened the general session at 7:54PM.

MOTION: Council member Stose moved to approve the 2018-2020 labor agreement between City of Ridgefield and the Chauffeurs, Teamsters and Helpers, Local 58 and authorize the City Manager to sign the agreement.

SECOND: Council member Taylor.

Vote - Yes: Council Member Stose, Wells, Taylor, Wertz, and Mayor Onslow.

Vote - No: None.

Motion Passed.

FROM THE COUNCIL

ADJOURN - [7:55 PM](#)

Julie Ferriss, City Clerk

Ron Onslow, Mayor

Attachment: 12-21-2017 (Approval of Minutes)



CITY OF RIDGEFIELD, WASHINGTON

City Council MEETING MINUTES

January 2, 2018

Special Meeting - 10:00 AM

GENERAL SESSION CALL TO ORDER - [10:00 AM](#)

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	Absent	

MOTION: Council Member Don Stose moved to excuse Council Member Sandra Day from the meeting.

SECOND: Council Member Taylor.

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

Vote - No: None

Motion passed.

LATE CHANGES TO THE AGENDA

None.

OATH OF OFFICE

Oath of office conducted for Council Member Stose, Main and Mayor Onslow.

CONSENT AGENDA

1. Approval of Claims And/Or Payroll

ADJOURN - [10:45 AM](#)

Julie Ferriss, City Clerk

Ron Onslow, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: January 11, 2018

ITEM:

AGENDA ITEM TITLE: Solid Waste Update by Waste Connections

SUMMARY/BACKGROUND:

STAFF CONTACT: Bryan Kast, Public Works Director

ATTACHMENTS:

CITY OF RIDGEFIELD REQUEST FOR COUNCIL ACTION

MEETING DATE: January 11, 2018

ITEM: PUBLIC HEARING/BUSINESS

AGENDA ITEM TITLE: An Ordinance of the City of Ridgefield, Washington Establishing the City of Ridgefield Economic Development Catalyst Project Program and Authorizing Modifications Specified Herein of the City of Ridgefield Fee Schedule – Fees for City Permits and Actions

GOVERNING LEGISLATION:

RCW 36.70A

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

The Economic Catalyst program is intended to encourage development of employment and/or commercial uses that will have a positive effect on the surrounding area by spurring additional job development, increasing sales tax revenue, increasing property values, or improving city residents' quality of life. Two sub-area plans, the Junction sub-area plan and the 45th and Pioneer sub-area plan, adopted by Council in 2015, identified land uses and future development potential that will have a significant impact on the Ridgefield built environment in the future. Because these two sub-areas are incredibly important to how the city grows, and because residents of Ridgefield consistently express the need for increased services and job opportunities, encouraging employment and commercial development in these two areas is a priority for the city.

The ordinance identifies several criteria which the City Manager may use to evaluate potential catalyst projects. Existing and/or future land uses, property values, assemblage potential, proximity to Employment Centers, job creation, taxable value calculations, and improvement of quality of life for Ridgefield residents are all potential criteria. If any of these criteria are met the ordinance provides the city with the opportunity to spur development by reducing or eliminating fees including permitting fees for land use, engineering, construction and Traffic Impact Fees.

BUDGET/FINANCIAL IMPACTS:

In the short term Community Development funds would be expected to decrease, however the long term impact to the General Fund through property tax values and sales tax revenue would be positive.

RECOMMENDED ACTION OR MOTION:

None. Second reading is scheduled with City Council on January 25, 2018.

STAFF CONTACT:

Jeff Niten, Community Development Director

ATTACHMENTS:

Econ Catalyst V.3 (DOCX)

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ESTABLISHING THE CITY OF RIDGEFIELD ECONOMIC DEVELOPMENT CATALYST PROJECT PROGRAM AND AUTHORIZING MODIFICATIONS SPECIFIED HEREIN OF THE CITY OF RIDGEFIELD FEE SCHEDULE – FEES FOR CITY PERMITS AND ACTIONS

WHEREAS, the City of Ridgefield processes permits required for the development of land; and

WHEREAS, a condition precedent for processing any application for said permits is the payment of fees associated therewith; and

WHEREAS, the development of commercial and employment land is vital for the future economic sustainability of Ridgefield; and

WHEREAS, the lack of commercial and employment development in the city is resulting in lower tax revenues for the city; and

WHEREAS, the City Council finds it is desirable and beneficial to the City of Ridgefield to encourage catalyst projects on commercial and employment sites; and

WHEREAS, catalyst projects are defined as unique, original projects within the City of Ridgefield; and

WHEREAS, the City Council conducted a public hearing and first reading and took testimony on the proposed Economic Development Catalyst Project Program ordinance at a regular meeting held on January 11, 2018; and

WHEREAS, the City Council conducted a second reading of the ordinance on January 25, 2018;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Economic Development Catalyst Project Program.

Section 2. **Catalyst Projects.** Catalyst projects are defined as public or private developments that are planned and designed to cause a corresponding and complimentary development reaction on surrounding properties. Designation as a catalyst project shall be at the discretion of the City Manager or designee, and consideration of such designations include, but are not limited to:

- a. Existing and/or future land uses, property values, assemblage potential.
- b. Proximity to Employment Centers.
- c. Job creation.
- d. Taxable value calculations.
- e. Improvement of quality of life for Ridgefield residents.

Section 3. **Applicability.** The effect of a proposed catalyst development shall be evaluated on a case by case basis by the City Manager or designee. Catalyst projects should be within the boundaries of either the Junction sub-area or 45th and Pioneer sub-area as described below:

- a. The Junction sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the west, S. 20th Way to the south, the alignment of N. 20th Ave. to the east, and N. 20th St. to the north.
- b. The 45th and Pioneer sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the east, N. 35th Avenue to the west, N. 10th St. to the north, and approximately 1,200 feet northeast of the intersection of Royle Rd. and Hillhurst Rd. on the south.

Section 4. **Fees Reduced.** The following fees may be reduced or eliminated from the City of Ridgefield Master Fee Schedule in effect at the time of application:

- a. Land Use Planning permit fees; and
- b. Building permit fees; and
- c. Civil Engineering permit fees; and
- d. Traffic Impact Fees (TIF) to the extent that an increase in sales revenues can be quantified as a direct result of the catalyst project.

Section 5. **Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 7. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25th DAY OF JANUARY 2018.

CITY OF
RIDGEFIELD

Mayor, Ron
Onslow

ATTEST:

Julie Ferriss
City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing:	January 11, 2018
First reading:	January 11, 2018
Second Reading/Passage:	January 25,
2018	
Date of Publication:	
Effective Date:	

ORDINANCE NO. 1255

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ESTABLISHING THE CITY OF RIDGEFIELD ECONOMIC DEVELOPMENT CATALYST PROJECT PROGRAM AND AUTHORIZING MODIFICATIONS SPECIFIED HEREIN OF THE CITY OF RIDGEFIELD FEE SCHEDULE – FEES FOR CITY PERMITS AND ACTIONS

WHEREAS, the City of Ridgefield processes permits required for the development of land; and

WHEREAS, a condition precedent for processing any application for said permits is the payment of fees associated therewith; and

WHEREAS, the development of commercial and employment land is vital for the future economic sustainability of Ridgefield; and

WHEREAS, the lack of commercial and employment development in the city is resulting in lower tax revenues for the city; and

WHEREAS, the City Council finds it is desirable and beneficial to the City of Ridgefield to encourage catalyst projects on commercial and employment sites; and

WHEREAS, catalyst projects are defined as unique, original projects within the City of Ridgefield; and

WHEREAS, the City Council conducted a public hearing and first reading and took testimony on the proposed Economic Development Catalyst Project Program ordinance at a regular meeting held on January 11, 2018; and

WHEREAS, the City Council conducted a second reading of the ordinance on January 25, 2018;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. **Public Interest.** The City Council for the City of Ridgefield, Washington finds, following a public hearing process, that it is in the public interest for the City of Ridgefield to approve the Economic Development Catalyst Project Program.

Section 2. **Catalyst Projects.** Catalyst projects are defined as public or private developments that are planned and designed to cause a corresponding and complimentary development reaction on surrounding properties. Designation as a catalyst project shall be at

the discretion of the City Manager or designee, and consideration of such designations include, but are not limited to:

- a. Existing and/or future land uses, property values, assemblage potential.
- b. Proximity to Employment Centers.
- c. Job creation.
- d. Taxable value calculations.
- e. Improvement of quality of life for Ridgefield residents.

Section 3. **Applicability.** The effect of a proposed catalyst development shall be evaluated on a case by case basis by the City Manager or designee. Catalyst projects should be within the boundaries of either the Junction sub-area or 45th and Pioneer sub-area as described below:

- a. The Junction sub-area plan generally bounded by N. 50th Pl./N. 51st St. to the west, S. 20th Way to the south, the alignment of N. 20th Ave. to the east, and N. 20th St. to the north.
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Section 4. **Fees Reduced.** The following fees may be reduced or eliminated from the City of Ridgefield Master Fee Schedule in effect at the time of application:

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- b. Building permit fees; and
- c. Civil Engineering permit fees; and
- d. Traffic Impact Fees (TIF) to the extent that an increase in sales revenues can be quantified as a direct result of the catalyst project.

Section 5. **Corrections.** The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. **Severability.** Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid, the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 7. **Effective Date.** This ordinance shall be in full force and effect thirty (30) calendar days after adoption and publication pursuant to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON THIS 25th DAY OF JANUARY 2018.

CITY OF RIDGEFIELD

Mayor, Ron Onslow

ATTEST:

Julie Basarab
Deputy City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

Public Hearing: January 11, 2018
First reading: January 11, 2018
Second Reading/Passage: January 25, 2018
Date of Publication:
Effective Date:

Attachment: Econ Catalyst V.3 (Economic Catalyst Program)