

CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES

DATE June 26, 2008

ATTENDANCE

PRESENT: Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz.

ABSENT: None.

STAFF: Community Development Director Kent Anderson; Finance Division Director Gaylynn Brien; City Manager Justin Clary; Chief of Police Carrie Greene; Director of Finance & Administration/City Clerk Kay Kammer; City Attorney Clayton Spencer; Public Works Director Steve Wall

CALL TO ORDER [6:30:59 PM](#)

PLEDGE OF ALLIANCE

LATE CHANGES TO THE AGENDA

None

PRESENTATION

1. George C. Marshall Leadership Award
Larry Smith, Awards Committee Member

Information presented on the eligibility and criteria to qualify for the award that was initiated in 1989

- Residents of Clark County, graduate with a four-year college degree, thirty-five years of age or under
- Benefits of the award is a \$2,200 stipend towards a trip to the Marshall Foundation in Lexington, Virginia, Colonial Williamsburg, and Washington D.C., a full scholarship for participation in the Leadership Clark County program and it provides opportunities to meet and develop relationships with community leaders
- Nominee must demonstrate a commitment to public service
- Encouraged those in attendance to recognize those who they know would be eligible for the award

MAYOR/COUNCIL REPORTS

Council

Mr. Swindell

Attended the SW Washington Legislative forum on stormwater regulations, 75th annual Association of Washington Cities (AWC) conference, Rural Lands Task force meeting and the Three Creeks council meeting

Mr. Taylor	Attended the AWC conference, Transportation Benefit District (TBD) Open House
Mr. Wells	Attended the Junction Association meeting, Planning Commission meeting, TBD Open House, Business Association meeting, Marc Boldt's campaign kickoff, Port meeting, and a meeting with WSDOT regarding funding for the overpass
Mr. Wertz	Attended a conference at the University of Idaho, 4 th of July committee meeting , and the Overlook Park Dedication
Mayor Mayor Onslow	Attended the Grand Opening for the Clark College Gaiser Hall, 4 th of July committee meetings, Washington State University graduation, AWC Conference, Fire District meeting, Overlook Park event, and met with WSDOT to discuss I-5 overpass

Mayor Onslow nominated John Dingethal for reappointment to the Civil Service Commission for Position No. 2 with a term expiring May 11, 2014

MOTION: Council member David Taylor moved to confirm the Mayor's reappointment of John Dingethal to the Civil Service Commission for Position No. 2 with a term expiring May 11, 2014

SECOND: Council member Matt Swindell.

[6:51:22 PM](#)

<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

STAFF REPORTS

Executive	Business Opportunity Expo held on May 29 th was a success Hayden Park was dedicated on June 10 th , ICC Tax Increment Financing meeting, AWC Conference, ICS-400 training, and the Transportation Benefit District Open House
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Finance & Administration	Water Quality reports will be going out tomorrow Summer event preparations continue and the 4 th of July schedules area on the table Mosquito Control came by City Hall and let us know that they have been out treating areas including the refuge and will spray in Abrams Park before July 4 th Adult mosquitoes must fly through the aerial treatment to die Cannot aerial treat the refuge as it is the eagle nesting season Next ice cream social is July 17 th in Osprey Pointe Received a donation from Legacy Health Systems of \$250.00
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and acceptance will be on the next consent agenda
General Fund revenues continue to be slow but have posted
both May and June receipt of property taxes on the May report
Beginning fund balance has changed to \$312,000 after the
close of 2007
No major changes in the other funds
Retail sales tax may be impacted as of July 1st when the
Streamlined Sale Tax goes into effect – unknown to what degree

Community Development

Single family residence (SFR) building permits are up –
9 were issued in May and Year-to-date issued 20
Commercial/industrial permits: 100,000 square feet currently
under review
Comprehensive Plan, Capital Facilities Plans (CFP) and
Development Code work continues
Busy with nuisance abatement and code enforcement

Public Works

Flows for the Wastewater Treatment Plant has decreased but
water usage increasing as expected for this time of year
Design continues on 1.0 mgd design plant expansion
Received word today that interest rate on construction of 1.0
mdg expansion should be about 3.6% instead of the 4.8% as
expected
Sewer coalition work is moving forward
Drafts of the Transportation, Parks and Sewer CFP's will be
presented to the Planning commission next week

Public Safety

Officer Gibson completed the Basic Law Enforcement Academy
and will now undergo his Field Training
Enforcement efforts continue at a steady rate which increases
our court costs but the revenues we receive are also increasing
Budget continues at a normal rate

Fire District

Dennis Mason, Chief of the newly created Clark County Fire &
Rescue
Consolidation is going well
District covers Ridgefield, Battle Ground and La Center which is
120 square miles total
Have 156 personnel and expect 4,000 calls this year

CITIZEN COMMUNICATIONS

[7:26:44 PM](#)

Rick Rush, resident

Congratulations on obtaining the \$10,000,000 from the County – too bad it was taken away

Where is the county priority now

If the 179th Street Interchange does not go through, can we go after that money again

What is the backup plan for the treatment plant

Good to see you are looking after the water supply

Has the funding for the Interchange been secured – keep moving forward

Mr. Clary gave a description of the measures taken by the city; capacity needs and plan for near term Sewer Coalition is a more long term vision
Would need to default to the County Commissioners on where the money will be allocated now
Information was provided on funding received, Transportation Benefit District and what other funding mechanisms are being considered

CONSENT AGENDA

1. Approval of minutes from June 12, 2008
2. Approval of claims/payroll in the amount of \$531,428.92
Claims No. 10738 through 10789 in the amount of \$531,428.92

MOTION: Council member Matt Swindell moved to approve the consent agenda

SECOND: Council member Lee Wells.

[7:34:14 PM](#)

<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

3. Approval of Pleasant Ridge Final Plat – removed. Information packet not submitted.

PUBLIC HEARING

1. Continuation of hearing regarding the Transportation Benefit District supporting the I-5/SR 501 Interchange Replacement Project

Current Interchange was built in 1964 to serve a rural community
Commercial and industrial growth has been increasing around the junction
New overpass will improve safety and mobility
Work began in 2005 with Legislators to obtain funding for a new overpass
\$25,000,000 has been secured with a current shortfall of \$15,000,000
Transportation Benefit District (TBD) legislation and funding mechanisms reviewed
Feasibility study conducted, boundary and funding studied
Determined that the sales tax was the only feasible revenue stream, potential revenue is expected at 1 to 2 million from increased sale tax prior to sunset of 10 years
Three study sessions regarding the TBD conducted with the Council
Recent changes from last meeting include consensus of the group changed the boundaries of the district to only encompass the employment zoned areas
Open House was held on June 23rd

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Brent Grening, Executive Director of the Port of Ridgefield

Thanked staff for efforts

Port Commission supports the new interchange and the sales tax increase for funding the project

Must raise our local share for the project to show the community commitment

Act now and don't wait until failure of overpass

Being proactive will save time and money

Economic future depends upon a new interchange

Will help to create a diverse and healthy tax base by attracting new companies

Formation of a TBD does not automatically raise taxes, only allows the increase to be placed on the ballot before the voters

Scott Hancock, resident

TBD legislation does not allow for the formation of a taxing district to create a tax base or attract new companies

Only used with foreseeable congestion levels

Was a study conducted on when the failure was to occur

Is the design complete and where is it available to view

WSDOT information indicates the overpass will be at capacity in 2016

Unnecessary to replace now, wait for state and federal funds to fully fund new overpass

Believe we cannot obtain the additional state and federal funds as it is unnecessary now

What will the impacts of the 179th St and 219th interchanges be

179th interchange is going for a Local Infrastructure Financing Tool (LIFT) grant

LIFT program is for economic development and appropriate for this use

Justin Clary, City Manager

Capacity study was completed in 2004 which was prior to significant growth

County recently adopted comprehensive plan which adds additional population

90% design status is completed

Summer/fall 2009 projected for going out for bid

Cannot go out for bid until full funding has been secured

Funding of other projects mentioned were approved with a different economic environment

Will reach capacity long before the 20 year plan with growth we have already experienced

David Taylor, Council member

Have had to wait at least two light cycles during rush hour traffic at the interchange

John Crist, Developer

Master Plan build out for Union Ridge will cause the interchange to fail

Planning ahead is necessary and appropriate

Source of funds for repayment from local sources needs to be fair – current residents; city, port and travelers will benefit from a new interchange not just the developers

Assessment fees, increase in property taxes, sales tax and collection can be used for funding

Port and County need to step up and assist as they will also benefit

Carrie Dennis, business owner

What guarantee are you getting from the State regarding the appropriation

Justin Clary, City Manager
Provides leverage and assists in keeping the appropriations secured

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Lee Wells
Since the 2004 traffic study, the city has annexed approximately 800 acres

BUSINESS

1. Ordinance No. 998
Second reading of the formation of a Transportation Benefit District

MOTION: Council member Lee Wells moved to Ordinance No. 998 as presented

SECOND: Council member David Taylor.

Discussion:

Mr. Wells - Junction Association took this project on back in 1999 so that Ridgefield did not end up with another 134th Street

Recognized the need to bring industry to Ridgefield

Need to move forward and make use of the appropriations received

Mr. Wertz – major feeder of Pioneer

The overpass has failed and out of compliance

Need to get this cranked up and move towards solving a problem

Take advantage of temporary slump in construction

Mr. Taylor – traffic studies must be done on any new developments and studies done on Pioneer have acknowledged that the interchange would not accommodate new commercial development

Mayor Onslow – stakeholder group worked hard to find solution

Interchange is below standards now

Provides opportunity for community

Mr. Swindell – because this will go before the voters for funding, it will assist us with the legislators

[8:27:42 PM](#)

Vote: 5-0

Yes: Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz

No: None

Abstained: None

Absent: None

Motion unanimously passed.

2. Ordinance No. 1001
Second reading of Amendment to Ridgefield Municipal Code Chapter 2.56 (Ridgefield Parks Advisory Board)

Update will match with the comp plan

Parks Board has reviewed and approved

2.56.050 (a) changes made to removal of board members, insert “or” to replace “and”

MOTION: Council member Matt Swindell moved to adopt Ordinance No. 1001 as amended

SECOND: Council member David Taylor.

[8:31:34 PM](#)

<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

3. Ordinance No. 1002
Second reading of Budget Amendment 03-2008

Items added since first reading

- Sewer Operating Fund for a debt service payment
- Purchase of real estate

\$349,050 total amendment

- \$3,700 for School Resource Officer
- \$15,000 Economic Development Conference
- \$110,000 Well Source project at Abrams Park
- \$30,000 purchase of property from the Port
- \$190,350 for debt service payment

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1002 as presented

SECOND: Council member David Taylor.

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<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

4. Resolution No. 355
Approval of the 2009-2014 Transportation Improvement Plan

Public Hearing on the plan was held on June 26, 2008

No testimony was received

MOTION: Council member Lee Wells moved to adopt Resolution No. 355 as presented

SECOND: Council member Matt Swindell.

[8:39:19 PM](#)

<u>Vote</u> :	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

5. Resolution No. 356
Notice of intent to annex – Hayden Park

First step in the process to annex the park into the City limits
Interlocal agreement with Clark County was entered into regarding the park being outside the city limits

MOTION: Council member Matt Swindell moved to approve Resolution No. 356 as presented

SECOND: Council member Darren Wertz.

[8:43:01 PM](#)

<u>Vote</u> :	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

6. Motion – Approval of a Purchase and Sale Agreement with the Port of Ridgefield pertaining to purchase of real property from the Port of Ridgefield for a future 1.0 million gallon water reservoir

City owns a parcel of land which has both a 100,000 gallon reservoir and booster station on it
Expansion is needed for a 1 million gallon reservoir to serve the junction area
Negotiated with the Port for the sale
Port Commission approved the sale at their meeting last night
Addendum is proposed that the city would also maintain the stormwater

Discussion:
Mr. Swindell - Is the purchase necessary

Mr. Wall – need to add additional cap

MOTION: Council member David Taylor moved to authorize the City Manager to execute the Purchase and Sale Agreement with the Port of Ridgefield pertaining to purchase of real property from the Port of Ridgefield for a future 1.0 million gallon water reservoir with the provision to accept the addendum submitted by the Port of Ridgefield

SECOND: Council member Matt Swindell.

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<u>Vote</u> :	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

CITIZEN COMMUNICATIONS [8:50:46 PM](#)

None received

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Kay Kammer
Director of Finance & Administration
City Clerk

Ron Onslow
Mayor