

**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES**

DATE August 27, 2009, 5:30 P.M.

ATTENDANCE Mayor Pro Tempore Matt Swindell, Council members David Taylor and Lee Wells. Council member Darren Wertz arrived at 6:15 P.M.

ABSENT Mayor Ron Onslow

STAFF City Manager Justin Clary, Director of Finance & Administration/City Clerk Kay Kammer and Public Works Director Steve Wall

STUDY SESSION

1. Impact Fee/System Development Charge Payment Policy

Currently impact fees and system development charges (SDC's) are paid at the time of building permit issuance

Suggestion was made that fees be paid when the actual impact to infrastructure occurs at occupancy
Horns Corner Development Agreement allows impact fees and SDC's to be paid at time of occupancy
Time limit on Horns Corner Development Agreement for the payment policy is one year

Discussion topics:

Fairness to all builders to open payment policy city wide
Option of entering into Development Agreements with individual builders
Opening up policy may jump start development
Weigh pros and cons of impacts to the city with staff resources and financially
Consistent time limits with all developers
Residential versus commercial permits
Liability to city if we only open payment policy to residential and not commercial developers
Funding resources and availability
Builder does not have to pay interest on fees paid while not impacting systems
Financial guarantee
Fees may increase between permit issuance versus occupancy
Test policy and if it doesn't work rescind policy
New impact fees and SDC's are to take place September 1st
Proposed fees need to be revisited
Capital Facilities Plans (CFP) would need to be updated to review costs
Adding additional impacts on staff and financial resources
Need to have staff review other entities ordinances and policies
Fee increases are counter productive
Fees in the CFP's were justified and the moratorium to wait for implementation was to stimulate construction
When does vesting occur

ADJOURN 6:29 P.M.

Kay Kammer
Director of Finance & Administration
City Clerk

Matt Swindell
Mayor Pro Tempore