

CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES

**DATE** August 28, 2008

**ATTENDANCE**

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

**ABSENT:** Council member Matt Swindell.

**STAFF:** Finance Division Director Gaylynn Brien; City Manager Justin Clary; Chief of Police Carrie Greene; Director of Finance & Administration/City Clerk Kay Kammer; Senior Planner Dale Schulze; City Attorneys Chris Sundstrom and Clayton Spencer; Public Works Director Steve Wall.

**CALL TO ORDER** [6:32:42 PM](#)

MOTION: Council member Lee Wells moved to excuse Mr. Swindell from tonight's meeting

SECOND: Council member David Taylor.

[6:33:49 PM](#)

Vote: 4-0

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

No: None

Abstained: None

Absent: Council member Matt Swindell

Motion unanimously passed.

**PLEDGE OF ALLIEGANCE**

**LATE CHANGES TO THE AGENDA**

Add an Executive Session regarding purchase of real estate at the end of the meeting

Presentation regarding the Community Development Block Grant Consolidated Plan will be provided when Ms. Givens arrives later in the evening

**MAYOR/COUNCIL REPORTS**

Mr. Taylor	Attended briefing, Cedar Ridge Ice Cream Social, Heritage Days, and Port of Ridgefield Commissioners Picnic
Mr. Wells	Attended the Ridgefield Junction Association meeting, briefing, Ice Cream Social at Cedar Ridge, Business Association meeting, Port picnic, USDA Rural Development meeting, and met with a private citizen regarding Transportation Benefit District
Mr. Wertz	Briefing with City Manager

Mayor Onslow

Attended the Russian/American Federation Welcome at Paradise Park, USDA Rural Development meeting, briefing, Port picnic, met with an Eagle Scout who will be working on South Main Park, met with Mayors from Battle Ground and Vancouver, and met with John Crist

**STAFF REPORTS**

Executive & Community Dev

Working with lobbyist Mark Brown on 2009 legislative sessions  
Gave a tour of Ridgefield to Bob Dingethal from Senator Maria Cantwell's office, am the Member at large for a Healthier Clark County  
Kent Anderson is no longer with the City and the position at this time will not be filled  
YTD 28 new home permits issued  
Agave Jeans facility has been issued a building permit in August  
Mason's Supply has been issued a grading permit and expect a building permit to be issued next week  
Parks Board recommended for approval the Abrams Park Master Plan  
Parks Board is working on park names and Rules of Procedure  
Planning Commission nearly has draft of Development Code rewrite completed

Finance & Administration

Thanked the citizens for participating in National Night Out and the vendors who made it possible. Served approximately 800.  
State Auditor expects to complete field work next week  
Work complete on Records Management Grant and will be closing out  
General fund is struggling  
General Fund Ending Balance is \$204,648  
Both revenues and expenditures are under budget  
Revenues at 83% of anticipated budget  
Expenditures at 90% of anticipate budget  
Utility operations cash balances are: Water at \$437,894, Sewer at \$390,151 and Stormwater at \$54,950  
Revenues are at 102% of anticipated budget and Expenditures are at 108%

Public Works

Highest recorded usage for water in this cycle  
Design of 1.0 mgd upgrade project is moving forward  
Reviewed list of water bodies in the county  
Review of solids handling needs  
Well 10 and Davis Park projects are out for bid  
Due to permitting processes will hold off until January 2009 on the South 85<sup>th</sup> Avenue project

Public Safety

No changes in personnel  
Officer Gibson is still in his coaching phase  
Traffic enforcement was down due to vacations and coaching of Officer Gibson  
Budget expenditures are at a normal rate

**PRESENTATION**

- 1. Community Development Block Grant (CDBG) Consolidated Plan for 2009-2013

Every five years Housing & Urban Development (HUD) requires an update to the consolidated plan  
Requested feedback from the public on goals and objectives  
Sustainability language added to the plan  
Added programs for homeownership assistance  
Goal is to establish and maintain a sustainable living environment and economic opportunities

**CITIZEN COMMUNICATIONS**

Joe Melroy, resident, Port Commissioner  
Thanked City for attendance at the picnic  
A lot of folks in attendance, between 600 and 800  
Willing to bring portable kitchen to cook for the people who are willing to work at the park

Ginger Hancock, resident  
The easement to our property has been closed for 10 months, previously the contractor owned it and now the city owns it  
Road goes into property but must cross a barrier to get out  
Need to open easement on 35<sup>th</sup> Place

Mark Jefferies, Developer  
Willing to bring snacks to the next council meeting

**CONSENT AGENDA**

- 1. Approval of minutes from August 7, and August 14, 2008
- 2. Approval of claims/payroll in the amount of \$377,791.46  
Claims: 10987 through 11057 in the amount of \$152,122.85 and Automatic Clearing in the amount of \$2,055.99  
Payroll: 11058 through 11064 in the amount of \$40,208.45, Direct deposit in the amount of \$113,339.68, electronic transfer in the amount of \$43,176.66 and automatic clearing in the amount of \$25,887.83

No quorum available to vote on the meeting from 8-7-08

MOTION: Council member David Taylor moved to approve the minutes from August 14, 2008  
[7:12:37 PM](#)

SECOND: Council member Lee Wells.

Vote: 3-0  
Yes: Council member David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: Mayor Ron Onslow  
Absent: Council member Matt Swindell

Motion unanimously passed.

MOTION: Council member Lee Wells moved to approve the claims and payroll

SECOND: Council member David Taylor.

Discussion: Question on Gray & Osborne and MacKay & Sposito invoices  
What are the total expenditures for each vendor  
What is pass through and what is a cost to the city  
Council can be provided a vendor report

[7:17:39 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and  
Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

## **BUSINESS**

1. Ordinance No. 1016  
First reading of Amendment to Animal Regulations

Housekeeping and revising some issues  
Current code has two chapters dealing with animals and there are some conflicts between the two  
Update will combine them into one code section  
Added additional definitions, rules and regulations

Discussion:  
7.04.030 voice commands  
Fine of \$125 if livestock is not maintained - courts will look at if it is a one time incident or negligence  
Restrictions for keeping large animals and housing of poultry  
Behavior and control of animals on their own property and off  
Nuisance animals  
Dangerous dog licensing

2. Ordinance No. 1017  
First reading of Repeal of Ridgefield Municipal Code Chapter 9.12  
(Parental Responsibility-Curfew)

Housekeeping item  
Ruled unconstitutional  
Sumner's curfew law challenged up to the Supreme Court

3. Ordinance No. 1013  
Second reading of Amendment to Transportation Impact Fee

Capital Facilities Plan adopted at the last meeting  
Reviewed amendments and Daily Average Trip amount is \$293

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1013 as presented

SECOND: Council member David Taylor.

[7:48:43 PM](#)

Vote: 3-0  
Yes: Mayor Ron Onslow; Council member David Taylor and Darren Wertz  
No: None  
Abstained: Council member Lee Wells - potential conflict due to property ownership  
Absent: Council member Matt Swindell

Motion unanimously passed.

4. Ordinance No. 1014

Second reading of Amendment to Sewer System Development Charge

Fee not to be implemented until September 1, 2009

Analysis indicates fee should be \$10,070 per equivalent dwelling unit

Utility rates may need to be used to service debt if system development charges collected can not cover payment

MOTION: Council member Lee Wells moved to adopt Ordinance No. 1014 with the amendment to the fee to be \$10,070 per equivalent dwelling unit

SECOND: Council member Darren Wertz.

[7:59:36 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

5. Ordinance No. 1015

Second reading of Amendment to Ridgefield School District Impact Fee

School Board of Director's adopted 2009-2014 School District Capital Facilities plan

Current fee \$3,819.72 to \$4,490.17 per single family unit and from \$1,077.12 to \$2,314.65 for a multi-family unit

Marnie Allen, Attorney for School District

Presented information regarding calculations and percentage increases

Third lowest fee in Clark County

County Planning commission unanimously voted to recommend approval to the County Commissioners

Board of County Commissioners will take action in November

MOTION: Council member David Taylor moved to adopt Ordinance No. 1015 as presented  
SECOND: Council member Lee Wells.

[8:07:40 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

6. Resolution No. 358  
Governance Manual

Previously adopted Council Rules of Procedures  
More comprehensive rules and procedures  
Two study sessions conducted

Discussion:  
Excellent step for the council  
Amend 4.01(b) – Committees - by appointment by the Mayor and confirmation of the council

MOTION: Council member Lee Wells moved to Resolution No. 358 as amended  
SECOND: Council member Darren Wertz.

[8:13:26 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

7. Resolution No. 359  
Abrams Park Master Plan

Parks Board recommended approval of the Abrams Park Master Plan  
Improvements range from parking areas, exits and entrances, upgrade to performance stage, trail improvements, separate vendor space from community space  
Removal and replacing Caretaker residence  
Lighting of fields, use of artificial turf, and maintaining of sports fields  
Upgrades to Bennett Kitchen and concessions

Improving Memorial Garden and trail system  
Signage and stream restoration  
Commend Parks Board for efforts and hard work  
Conceptual plan of community desires  
Plan can be done in phases

MOTION: Council member David Taylor moved to Resolution No. 359 as presented

SECOND: Council member Lee Wells.

[8:24:29 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

8. Motion – Approval of an agreement regarding the treatment and beneficial reuse of City of Ridgefield domestic wastewater solids

Started as an emergency need  
Formalize arrangement for services  
Agreement details new arrangements, costs and procedures of hauling solids to Salmon Creek  
Agreement notes an estimate of a maximum of dry tons to be processed  
Regional plans to handle solids

John Peterson, Manager of Clark Regional Wastewater District  
Regional planning is being studied  
Looking at existing treatment plants  
Vancouver incinerator plant can process solids into ash; current percentage of dry material is 80%  
If they can get it dry to 90% to 94% it could be provided to Glacier for use  
Pay on a per load basis  
Some operations truck solids to Yakima County for processing and regional use

MOTION: Council member David Taylor moved to authorize the City Manager to execute an interlocal agreement with Clark County, Clark Regional Wastewater District and the City of Battle Ground formalizing the arrangement Regarding Treatment and Beneficial Reuse of City of Ridgefield Domestic Wastewater Solids at the Clark County Salmon Creek Wastewater Treatment Plant

SECOND: Council member Lee Wells.

Joe Melroy, resident  
Is there a benefit to Clark Regional Wastewater facility

John Peterson, Manager of Clark Regional Wastewater District

Three materials that can be processed at the plants in Clark County  
Ash, Class B Bio-solids, Class A Bio-solids  
No benefit to Clark Regional

[8:40:38 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and  
Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

9. Motion – Approval of the purchase of real property from the Ridgefield School District associated with the Division Street sidewalk project

Division Street design found that portions are on School District property  
Working towards a transfer of the property that the city has been maintaining  
Requested School Board to sell approximately 1/4 quarter acre to the city for \$1.00  
Manager of Clark Regional Wastewater District  
Construction of a safe route to school, and liability of existing infrastructure transfers to the city, is a benefit to the community as a whole  
School District Board has not made a decision and should be on the September study session agenda

Art Edgerly, Superintendent of the Ridgefield School District  
Will be on the next study session agenda  
Looking at benefits to the district and will discuss in detail  
School District wishes to work with the City

MOTION: Council member Darren Wertz moved to authorize the City Manager to execute a Quit Claim Deed with the Ridgefield School District for the purchase of approximately 10,428 square feet of real property in and adjacent to Division Street for a purchase amount of one dollar (\$1.00)  
SECOND: Council member David Taylor.

[8:53:21 PM](#)

Vote: 4-0  
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and  
Darren Wertz  
No: None  
Abstained: None  
Absent: Council member Matt Swindell

Motion unanimously passed.

**CITIZEN COMMUNICATIONS**  
None

**EXECUTIVE SESSION**

1. Purchase of real property

Mayor Onslow announced that council would enter into an Executive Session to discuss the potential purchase of real property for approximately 20 minutes at [8:55:28 PM](#) and no action is anticipated

Mayor Onslow called the meeting back to order at [9:14:23 PM](#) and announced no action would be taken

**ADJOURN**                      [9:15:08 PM](#)

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**Kay Kammer**  
**Director of Finance & Administration**  
**City Clerk**

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**Ron Onslow**  
**Mayor**