

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

DATE October 8, 2009

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; City Attorney Chris Sundstrom; Public Works Director Steve Wall.

CALL TO ORDER 6:30:41 PM

PLEDGE OF ALLIANCE

MOTION: Council member Darren Wertz moved to excuse Council member Swindell from the meeting

SECOND: Council member David Taylor.

6:31:41 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.

LATE CHANGES TO THE AGENDA

Add: Business item No. 2 - Approval of Pioneer Canyon PUD Final Plat Modification
Business item No. 3 - Discussion on System Development Charges and Impact Fees Increases
Executive Session pertaining to pending litigation

MAYOR/COUNCIL REPORTS

Council:

Mr. Wertz Attended the study session regarding the Waste Connections recycle program and E-Verify program and a briefing with the City Manager

Mr. Taylor Attended the Three Creeks Advisory committee meeting and the Kennedy-Jenks seminar regarding waste treatment

Mr. Wells Attended briefing, the study session, the Ridgefield Business Association meeting, Port meeting, and met with Mr. Jefferies regarding plat modification

Mr. Wells read into the record a public disclosure statement regarding property owned on 45th Avenue

Mayor: Attended the Executive Session regarding real estate acquisition, the Budget

Advisory Committee meeting, the Birdfest fundraiser, met with the Public Works Director regarding the Community Development Block Grant (CDBG) for the Maple Street sewer line, the Regional Transportation Committee meeting, the Port meeting regarding the Waterfront Tour, and met with Mr. Jefferies regarding the plat modification

Mayor Onslow recommended the appointment of Randy Mueller to the Planning Commission

MOTION: Council member David Taylor moved to confirm the Mayor's appointment of Randy Mueller to Planning Commission Position No. 4

SECOND: Council member Lee Wells.

6:43:09 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.

Justin Clary, City Manager

Mark Brown, lobbyist for the City of Ridgefield and the City of Battle Ground, recommends having a joint breakfast meeting with our legislators and the City of Battle Ground as the cities have similar concerns and will allow for cost sharing of the meal

Mayor Onslow attended the Overlook Park meeting and was given literature regarding the proposed plan and costs. Recommendation is to find partners to complete the work on the park.

CITIZEN COMMUNICATIONS

None

CONSENT AGENDA

1. Approval of claims/payroll in the amount of \$381,843.01
Claims No. 12591 through No. 12635 in the amount of \$198,405.51 and automatic payments in the amount of \$1,002.87
Payroll direct deposit in the amount of \$94,511.07, checks No. 12538 through 12590 in the amount of \$33,750.81, automatic payments in the amount of \$33,868.11 and electronic fund payment in the amount of \$20,304.64
2. Approval of minutes from September 24 and September 28, 2009

MOTION: Council member David Taylor moved to approve the claims/payroll and the minutes from September 24, 2009

SECOND: Council member Darren Wertz.

6:51:50 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.

MOTION: Council member Darren Wertz moved to approve the minutes from September 28, 2009

SECOND: Council member David Taylor.

6:52:11 PM

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

Motion unanimously passed.

PUBLIC HEARING

1. 2010 Revenue Sources including Ad Valorem (Property Taxes) and Utility Rate increases

Information presented:

Property taxes, retail sales taxes and utility taxes comprise 70% of the General Fund

20 new single family residential permits and 50,000 square feet of commercial construction are used in proposed budget

Projected General Fund revenue total is \$2,792,030, Street Fund is \$228,122, Water Utility operating is \$904,821, Sewer Utility operating is \$1,817,487 and Stormwater Utility operating is \$189,900

Budget includes the proposed 1% property tax increase; increases in the utility rates include a 2% increase in the water utility rates, a 5% increase in the sewer utility rates and a \$0.50 increase for the stormwater utility rate

I-5 Interchange Project is budgeted at \$5.3 million

Public hearing opened: 6:58 PM

Betty Tuenessen, resident

Utility rate increases clarified

Public Hearing closed: 6:59:15 PM

BUSINESS

1. Ordinance No. 1035
First reading of Establishment of the Ad Valorem Taxes for 2010

1% increase recommended and included in proposed budget

Increase equals \$6,989

2. Approval of Pioneer Canyon PUD Final Plat Modification

Developer has requested to re-phase the project

Modification to plat changed the number of lots
Staff has reviewed request and prepared conditions for approval

MOTION: Council member David Taylor moved to approve the Pioneer Canyon Phase 1 Final Plat with the conditions identified in the October 8, 2009 Memorandum from the Public Works Director with the inclusion of natural gas noted in the Utility and Sidewalk Easement section.

SECOND: Council member Lee Wells.

7:22:34 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.

3. Discussion on System Development Charges (SDC) and Impact Fees Increases

Impact Fees and SDC's are paid by new development for their pro-rata share to build the necessary infrastructure to serve the growth

Comprehensive Plan shows over a 20 year horizon how the city is projected to grow

Capital Facilities Plans detail necessary infrastructure and the estimated costs to provide it

Council elected to delay the effective dates of system development charges and impact fees

Council discussion:

Should have addressed increases in August before they went into effect

Reduce fees back to previous rates excluding School Impact Fees

Need roof tops to bring retail businesses to the City

Sewer rate based partially on a \$7,000,000 loan that we are not pursuing

Continue work with sewer coalition partners

Need to take into consideration budget constraints

Would not affect the operation of the city as fees are dedicated and go into specific funds

Defer fee increases until a certain amount of building permits have been applied for to stimulate building

Mark Jefferies, Developer

Lending institutions are not loaning on new construction unless it is a pre-sold

Needs to be a win-win situation for both developers and the City

Need to create jobs and affordable housing in the community

Development will get people back to work

Everything is price point driven - market is at \$250,000 or less

Can have an elegant affordable community

Need to have another 1,000 houses to draw retail business to the junction area

Need to partner together to build Ridgely into what we want it to be

Council discussion:

May not want Ridgefield to be the next low or affordable housing market
Decision needs to be made for the best quality of life
Understand that we need to stimulate building for economic development
Council has taken extraordinary measures to assist development
Need to stimulate growth again

Justin Clary, City Manager

Building Industry Association (BIA) would support a reduction of fees
Delay with fees did not stimulate growth in the last year
Ridgefield has things to offer and a good quality of life that other jurisdictions may not be able to offer
Takes ordinance action to revise fees
Fees are based on projected costs for a 20 year period
If fees are reduced arbitrarily we may not be compliant with the Growth Management Act
Council was apprised in July that the rates would take effect but no action was taken

8:08:40 PM

MOTION: Council member David Taylor moved to defer fees that took effect September 1, 2009 for one more year for Ordinances No. 1012, 1013 and 1014

Invalid motion – fees are in effect

MOTION: Council member David Taylor moved to instruct the City Manager to prepare an ordinance to defer fees that took effect on September 1, 2009 for one more year for Ordinances No. 1012, 1013 and 1014

SECOND: Council member Lee Wells.

Invalid motion – fees are in effect

8:10:46 PM

Justin Clary, City Manager

Need to discuss with a land use attorney if fees could be deferred without revisiting the Comprehensive Plan and Capital Facility Plans

Council discussion:

Fees are cost based rates
Direct staff to research ability to reduce fees
Numbers are alright and not in question for the 20 year plan
Make ordinance retroactive

8:14:59 PM

MOTION: Council member David Taylor moved to direct the City Manager to bring back to council a method to reduce fees to what they were prior to September 1, 2009 for Ordinances No. 1012, 1013 and 1014

SECOND: Council member Lee Wells.

8:18:19 PM

Vote:

3-1

Yes:

Mayor Ron Onslow; Council member David Taylor and Lee Wells

No: Council member Darren Wertz
Abstained: None
Absent: Council member Matt Swindell

Motion Passed.

CITIZEN COMMUNICATIONS

None

EXECUTIVE SESSION

Mayor Onslow announced that council would enter an Executive Session at 8:18:48 PM for approximately 15 minutes to discuss pending litigation and action is anticipated

Attendees: City Council, City Manager, City Attorney, City Clerk and Public Works Director

At 8:35 PM it was announced that the Executive Session would last another 15 minutes

At 8:48 PM it was announced that the Executive Session would last another 10 minutes

Mayor Onslow reconvened the general session at 8:52:59 PM

MOTION: Council member Lee Wells moved to authorize the City Manager to negotiate and sign an agreement on behalf of the City of Ridgefield in the form of an agreement described within the executive session pertaining to the Hancock claim.

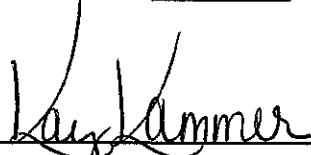
SECOND: Council member David Taylor.

8:53:43 PM

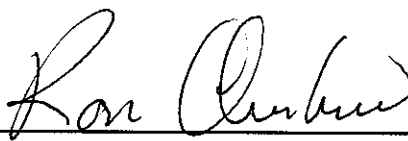
Vote: 4-0
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and Darren Wertz
No: None
Abstained: None
Absent: Council member Matt Swindell

Motion unanimously passed.

ADJOURN 8:53:59 PM



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor