

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

DATE November 5, 2009

ATTENDANCE

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

ABSENT: None.

STAFF: 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 P.M.

PLEDGE OF ALLIANCE

LATE CHANGES TO THE AGENDA

Add: Business 3a. Amended Applicable Date of Park Impact Fees

MAYOR/COUNCIL REPORTS

Council:

Mr. Taylor No official report

Mr. Swindell Attended the study session regarding the six-year financial forecast, briefing, North County Leadership group retreat and a roundtable discussion regarding sustainable communities

Mr. Wells Attended the Association of Washington Cities (AWC) Regional meeting, the Port meeting, the study session, the NW Natural Gas luncheon, and briefing

Mr. Wertz Attended the AWC Regional meeting, the study session, briefing, and the Planning Commission meeting

Mayor Onslow: Met with the City Manager and Public Works Director about the Public Works department and its functions, attended the AWC meeting, the annual Mayor's breakfast, the study session, the NW Natural Gas luncheon, briefing, the Overlook Park committee meeting, the North County Leadership retreat, and the meeting regarding sustainable communities

Pacific Lifestyle Homes will be having a ribbon cutting on Saturday for the Osprey Pointe Trail opening

CITIZEN COMMUNICATIONS

None

CONSENT AGENDA

1. Approval of Claims and payroll in the amount of \$602,210.72
Claims: No. 12691 through 12734 in the amount of \$424,926.75

Payroll: No. 12683 through 12690 in the amount of \$35,155.61, direct deposit in the amount of \$90,232.08 and automatic payments in the amount of \$51,896.28

2. Approval of minutes from Executive Session October 21, 2009
3. Approval of minutes from Study Session October 21, 2009
4. Approval of minutes from October 22, 2009

MOTION: Council member Matt Swindell moved to approve the Executive Session minutes from October 21, 2009

SECOND: Council member David Taylor.

6:46:21 PM

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

Motion unanimously passed.

MOTION: Council member David Taylor moved to approve items No. 1, 3, and 4 of the consent agenda

SECOND: Council member Matt Swindell.

6:47:20 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.

PUBLIC HEARING

1. 2010 Preliminary Budget

Presentation topics:

Revenue factors including residential and commercial projections, increase in property taxes and utility rate increases

Expense factors including employee cost-of-living adjustments, medical premium and worker's compensation increases

Staffing levels, debt service, capital projects and capital purchases

General Fund projected budget is \$2,764,331, Street operation projected budget is \$214,932 and the Utilities operation projected budget is \$2,950,956

Total projected budget is \$12,825,687

Opened: **6:56:40 PM**

No testimony received

Closed: 6:57:44 PM

BUSINESS

1. Ordinance No. 1037
First reading of Budget Amendment 2009-03

Amendment contains one item to authorize purchase of park land identified as CP-5 in the Parks Capital Facilities Plan

MOTION: Council member Matt Swindell moved to adopt Ordinance No. 1037 as presented

SECOND: Council member David Taylor.

7:02:55 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. 1038
First reading of Approval of an Amended Applicable Date of Traffic Impact Fees

Deferral of impact fee increase until September 1, 2010

Rate returned to \$1,943 per single family residential and \$1,190 per multi-family residential instead of \$2,804 and \$1,717 respectively

MOTION: Council member Matt Swindell moved to suspend the rules of a second reading and adopt Ordinance No. 1038 as presented

SECOND: Council member Lee Wells.

Discussion:

Would like to hear input on all three ordinances and then look at the numbers to see what the total impact would be

HR 3548 extends out until May 2010 for the \$8,000 first time home buyer tax credit and it has been expanded to homeowners of 5 years to qualify for a \$6,800 tax credit

\$5,000 increase in impact fees and system development charges is taken care of by the president's plan

Oppose reducing rates prior to September 1, 2009

Support deferral of fees for another year

Do not suspend rules of a second reading and adopt, we need to study how we can best encourage growth

Believe this is righting a wrong – staff brought to council attention the increase to fees and no action was taken

Need to suspend the rules and adopt tonight

Short term fix to assist growth

Encourage council to create an ordinance to address vesting

Fees we have are out of order with the rest of the county
Parity with neighbors is not justifiable – other entities may not have the same capital projects
Not all council members are ashamed of rates that were set forth in the plan
Need to consider all in our community
Shortfall comes out of the pockets of the citizens

Letters received were read into the record:

George Diamond, Real Estate Investment Group
Request lowering impact fees for the next two years

Lyla Bostick, Realty Pro
Need to reduce impact fees
Need to cut the cost of new homes to save and create jobs

James Kessi, Diversified NW Associates
Does not support an increase of fees
Request fees be reduced to a total of \$10,000
Need affordable homes

Ivan Olin, Olin Homes
Would be disastrous to raise fees
Need to lower fees to get people back to work

Elie Kassab, Prestige Development
Need to give stimulus to the building industry
City of Vancouver has delayed increases to fees
Urge council not to increase fees

Barry Cain, Gramor Development
Fees should be decreased
Keep pace with market
Request deferral of fee increases

Mike Bomar, Building Industry Association
Request fee increases to be deferred until December 10, 2010
City needs to revisit Capital Facilities Plans

Thomas Barghausen, Green Gables Partners, LLC
Currently there is a severely depressed housing market
Request no fee increases

Ryan Zygar, Tamarack Corporation
Request deferral of fee increases
City needs to revisit Capital Facilities Plans
Encourage city to consider an incentive to defer payment of fees to time of closing

Karl Lemire, Home Pro, Inc.

If impact fees are increased, will not be able to build in Ridgefield and will look elsewhere
Impact fees are too high based upon the total cost to build affordable homes
Permit fee line item far exceeds the percentage of total cost allowed

James Kimball, Kimball Custom Homes/Realty Pro

If fees are increased, will have to seek land elsewhere in Vancouver or Clark County
Increased expense overrides the total cost to build based upon what the banks will lend

Matt Lewis, Pacific Lifestyle Homes

Support action to prevent fee increases

Encourage council to look at a temporary reduction or abatement of impact fees

Public comments:

7:49:24 PM

Niki Cantrell, non-resident

People are using the \$8,000 available tax credit for first time home buyers

Purchase must be closed by May to take advantage of tax credit and it is taking 120 days to close

USDA is allowing no down and no mortgage insurance right now

Construction lending is not available

Karl Lemire, Home Pro, Inc.

Line items are submitted to the bank

Banks have their own percentage allowances for each line item

Extra 50% for permit costs must come out of the builder's pocket

Market has changed dramatically

Teresa Robarge, resident

Any increase is a raise to the government

Raising fees will not help keep business afloat and able to build homes

Need to keep expenses low

James Kimball, Realtor

Builders are competing with already built homes

More lots are coming available and we also are competing with foreclosures

Seeing price reductions overall

Need to create jobs

Dennis Zyph, Mica Creek

Currently building homes in Ridgefield

Can not build any more homes if fees increase

Thinking survival not profit

Mark Jefferies, Pioneer Canyon

Need to defer fee increases

Recommend deferral of fee increases to December 31, 2010

Commercial building is at a stand still

There are 650 finished lots in Ridgefield

Consider cutting fees to \$10,000
650 x \$10,000 = \$6,500,000
\$12,000,000 in sale tax and \$4,000,000 in Excise tax revenues could be realized
Go out to grab business and think big picture

John Meyer, AKS Engineering and Forestry (Representing Green Gables Subdivision)
Purpose of fees is to mitigate cost of growth
Projects have come in lower than projected costs
Stimulus money not calculated into Capital Facilities Plans

8:08:17 PM

<u>Vote:</u>	4-1
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor and Lee Wells
No:	Council member Darren Wertz
Abstained:	None
Absent:	None

Motion Passed.

See above testimony for Ordinances No. 1039 and No. 1040

3. Ordinance No. 1039

First reading of Approval of an Amended Applicable Date for Sewer System Development Charges

Deferral of system development charge increase until September 1, 2010
Rate returned to \$6,950 per equivalent dwelling unit instead of \$10,090

MOTION: Council member Matt Swindell moved to suspend the rules of a second ordinance reading and adopt Ordinance No. 1039 as presented

SECOND: Council member David Taylor.

8:15:27 PM

<u>Vote:</u>	4-1
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor and Lee Wells
No:	Council member Darren Wertz
Abstained:	None
Absent:	None

Motion Passed.

3a. Ordinance No. 1040

First reading of Approval of an Amended Applicable Date for Park Impact Fees

Deferral of impact fee increase until September 1, 2010

Rate returned to \$1,933 per single family residential and \$1,533 per multi-family residential instead of \$2,768 and \$2,367 respectively

MOTION: Council member Matt Swindell moved to suspend the rules of a second ordinance reading and adopt Ordinance No. 1040 as presented

SECOND: Council member David Taylor.

8:20:17 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.

Mayor Onslow announced a 5 minute break at 8:21:42 PM

Mayor Onslow called the meeting back to order at 8:27:37 PM

4. Resolution No. 373
Approval of hunting area – Walker

Two parcels totaling 183 acres

MOTION: Council member David Taylor moved to adopt Resolution No. 373 as presented

SECOND: Council member Darren Wertz.

8:50:00 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.

5. Resolution No. 374
Approval of hunting area – Kennedy

Four parcels totaling 159 acres

MOTION: Council member Lee Wells moved to adopt Resolution No. 374 as presented

SECOND: Council member Matt Swindell.

8:50:14 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.

6. Resolution No. 375
Approval of hunting area – Lahti

Two parcels totaling 85 acres

MOTION: Council member Matt Swindell moved to adopt Resolution No. 375 as presented

SECOND: Council member David Taylor.

8:50:31 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.

7. Resolution No. 376
Approval of hunting area – Dobbins

MOTION: Council member Lee Wells moved to adopt Resolution No. 376 as presented

SECOND: Council member Matt Swindell.

Three parcels totaling 62 acres

8:50:45 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.

8. Resolution No. 377
Approval of hunting area – Lewis

One parcel totaling 25 acres

MOTION: Council member David Taylor moved to adopt Resolution No. 377 as presented

SECOND: Council member Darren Wertz.

8:50:57 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.

9. Resolution No. 378

Approval of hunting area – Wells

Five parcels totaling 158 acres

MOTION: Council member Matt Swindell moved to adopt Resolution No. 378 as presented

SECOND: Council member David Taylor.

8:51:45 PM

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

Motion unanimously passed.

10. Motion – Approval of a Reimbursable Services Agreement between Clark Regional Wastewater District and the City of Ridgefield 8:49:23 PM

Staff has identified approximately 16,000 lineal feet of gravity sewer to be cleaned and inspected
Document remains the same as the one authorized in 2008, except with a two-year expiration instead of a one-year expiration

Rick Nelson, Operations Manager for Clark Regional Wastewater District
Main change –minimal increase that is locked in for two years
On-call work as requested to be performed

MOTION: Council member Matt Swindell moved to authorize the City Manager to execute a Reimbursable Services Agreement with Clark Regional Wastewater District for Cleaning and Inspection Services

SECOND: Council member Darren Wertz.

8:59:22 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.


Council discussion:
Four packets have been received for the Maple Street project

CITIZEN COMMUNICATIONS


Jim Walker, resident
Thanked council members for adopting hunting resolutions

Council member Wertz recommended that council go through 50 pages of the Development Code before each council meeting

ADJOURN **9:03:05 PM**



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor