

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

DATE January 13, 2011

TIME 5:30 P.M.

**CITY OF RIDGEFIELD
COUNCIL ATTENDANCE**

Mayor Ron Onslow; Council member David Taylor, Lee Wells, Don Stose and Darren Wertz

STAFF:

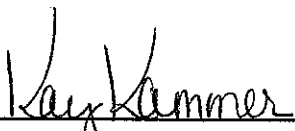
City Manager Justin Clary; Chief of Police Carrie Greene; Director of Finance & Administration/City Clerk Kay Kammer; Finance Division Director Gaylynn Brien and Public Works Director Steve Wall.

WORK SESSION Financial Policies

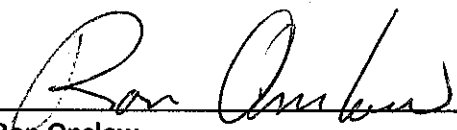
Points of discussion:

- Fund Balances
- Reserve definitions: Non-spendable, Restricted, Committed, Assigned and Unassigned
- Priorities: Debt service, General Unassigned, General Reserved, Equipment Repair & Replacement Reserve, and Capital and Maintenance Reserve
- Reserve allocation estimates

ADJOURN 6:15 P.M.



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor

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

DATE January 13, 2011

ATTENDANCE

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

ABSENT: None.

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 P.M.

PLEDGE OF ALLIANCE

LATE CHANGES TO THE AGENDA

Add: Executive Session regarding personnel

PUBLIC COMMENT

None

CONSENT AGENDA

1. Approval of claims/payroll in the amount of \$671,465.51
Claims No. 14295 through 14359 in the amount of \$401,883.59 and claims No. 14385 through 14409 in the amount of \$68,303.39 and automatic payments in the amount of \$498.87
Payroll direct deposit in the amount of \$101,310.53, No. 14287 through 14294 in the amount of \$41,512.07 and automatic electronic payments in the amount of \$58,455.93
2. Approval of minutes from December 16, 2010

MOTION: Council member Don Stose moved to approve the claims and payroll

SECOND: Council member David Taylor.

6:32:31 PM

Vote: 5-0
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells, Darren Wertz and Don Stose
No: None
Abstained: None
Absent: None

Motion unanimously passed.

MOTION: Council member David Taylor moved to approve the minutes from December 16, 2010

SECOND: Council member Don Stose.

MOTION: Council member Darren Wertz moved to amend the December 16, 2010 minutes to include a copy of the letter submitted from Council members Wertz and Taylor regarding revisions to the Development Code

SECOND: Council member David Taylor.

6:36:05 PM

Vote: 5-0
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells, Darren Wertz and Don Stose
No: None
Abstained: None
Absent: None

Motion unanimously passed.

Vote on approval of minutes as amended

6:36:14 PM

Vote: 5-0
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells, Darren Wertz and Don Stose
No: None
Abstained: None
Absent: None

Motion unanimously passed.

PUBLIC HEARING

1. Green Gables Phases 2 & 3 Development Agreement Amendment

Private party sale of the subdivision required transfer of the maintenance bond from Quadrant Corp to Green Gables Partners (GGP) LLC

Development Agreement amendment will include:

- Obligation of maintenance of Pioneer Canyon (45th Ave) Lift Station from Quadrant Corp to GGP
- City to provide a written release for bond provided by Quadrant Corp
- City waive the maintenance requirement for GGP
- City to establish a 90 day inspection program for the Lift State to satisfy GGP maintenance responsibilities

Opened 6:42:11 PM

No testimony received

Closed 6:42:21 PM

2. Development Code Revisions

Council member Wertz proposed to continue the Public Hearing and defer the second reading of the ordinance to the next regular council meeting

Opened 7:04:04 PM

Gail Alexander, resident

Particularly interested in the storage unit site on the Port property

Was part of the 2007 Stakeholder Committee regarding the property and a chapter was written in the plan that was adopted November 2008 regarding Harbor Improvements. Prohibited uses were listed in the document and storage facilities were noted as a prohibited use.

Randy Mueller, resident and representing Port of Ridgefield

Port supports the proposed plan and understands that there are restrictions on storage units

Storage units would be a short term business to bring in revenues

Asked Council not to shut the door on the Port for future viable uses

Todd Johnson, Group MacKenzie, representing the Port of Ridgefield

No comments at this time

Peggy Quall, resident

It would be a shame to put up storage units on the waterfront, the property is worthy of so much more

Pete Wallace, resident

Bought home for view of Carty Lake and do not want to lose the view

Closed 7:14:48 PM

BUSINESS

1. Ordinance No. 1073

First reading of Green Gables Phases 2 & 3 Development Agreement Amendment

First reading conducted

2. Ordinance No. 1072

Second reading of the Ridgefield Development Code Revision

MOTION: Council member Darren Wertz moved to defer ordinance to a third reading

SECOND: Council member Lee Wells.

Council discussion:

Does not agree with deferral

Washington Administrative Code (WAC) and Revised Code of Washington (RCW) notations are incorrect

Code was submitted to agencies for review prior to being complete

7:29:32 PM

Vote:

1-4

Yes:

Council member Darren Wertz

No:

Mayor Ron Onslow; Council member David Taylor, Lee Wells and Don Stose

Abstained:

None

Absent: None

Motion Failed.

MOTION: Council member Lee Wells moved to adopt Ordinance No. 1072 as presented

SECOND: Council member Don Stose.

Council discussion:

Washington State University (WSU) may not be interested in locating a facility with a limited use allowance of a Wastewater Treatment Plant (WWTP)

Direction to staff was to move WWTP from a prohibited use to limited use

Port was asked to clarify where WSU was going to locate

In favor of prohibiting a WWTP to be located in Waterfront Mixed Use

Randy Mueller, Port of Ridgefield

WSU has not identified a location

A WWTP would be a limited use through out the entire Waterfront Mixed Use

7:36:41 PM

MOTION: Council member Don Stose moved to amend the motion to include that a Wastewater Treatment Plant be a prohibited use in Waterfront Mixed Use

SECOND: Council member David Taylor.

7:38:20 PM

Vote: 5-0

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

No: None

Abstained: None

Absent: None

Motion unanimously passed.

Discussion:

These are patches to the code

Continue to have concerns regarding a reoccurrence of certain subdivisions

Don't see anything that addresses residential designs in the proposal

Storage units are a limited use not a permitted use

Limited use will require a Type II review and a public comment period

Port must have a Master Plan and the uses within it would need to be approved

Todd Johnson, Group MacKenzie 7:46:17 PM

Port would be required to provide a subdivision application that must also go through a public comment period

Port is committed to a Development Agreement process

Vote on motion as amended

7:51:03 PM

Vote: 4-1
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells and Don Stose
No: Council member Darren Wertz
Abstained: None
Absent: None

Motion Passed.

3. Resolution No. 395
Partial release of a communication line easement

Qwest requested the ability to complete the relocation of their underground communication lines through both Stages 1 and 2 of the I-5 Interchange Replacement Project rather than just Stage 1. The City needed to obtain an easement from the property owner to allow Qwest to move forward. Qwest completed the relocation and Washington State Department of Transportation (WSDOT) must now have all easements cleared to complete the right-of-way purchase.

MOTION: Council member Lee Wells moved to adopt Resolution No. 395 as presented
SECOND: Council member David Taylor.

7:53:50 PM

Vote: 5-0
Yes: Mayor Ron Onslow; Council member David Taylor, Lee Wells, Darren Wertz and Don Stose
No: None
Abstained: None
Absent: None

Motion unanimously passed.

PUBLIC COMMENT

None

COUNCIL/PRESIDING OFFICER REPORTS

Meetings attended by council members and the Mayor

Council member Stose	Joint Legislative breakfast meeting with legislators and the City of Battle Ground, Port Legislative meeting, briefing, Development Code study session, and the School Board meeting
Council member Taylor	Joint Legislative breakfast meeting with legislators and the City of Battle Ground, Port Legislative meeting, briefing, and the Development Code study session
Council member Wertz	Development Code study session and the Parks Board meeting
Council member Wells	Joint Legislative breakfast meeting with legislators and the City of Battle Ground, Port Legislative meeting, briefing, Development Code study session, and the Port meeting

Mayor Onslow

Tracy Ruff's going away event at First Independent Bank, Cemetery Advisory Board meeting, Overlook Park meeting, Regional Transportation Council meeting, joint legislative breakfast, Port legislative meeting, study session, School board meeting, Parks Board meeting, and the Comcast interview of elected officials

Picked Heron Gallery will be closing and the Country Café was sold

- a. Appointment of Mark Burton, Planning Commission, Position No. 3

MOTION: Council member David Taylor moved to confirm the Mayor's appointment of Mark Burton to the Planning Commission, Position No. 3

SECOND: Council member Don Stose.

8:06:43 PM

Vote:

5-0

Yes:

Mayor Ron Onslow; Council member David Taylor, Lee Wells, Darren Wertz and Don Stose

No:

None

Abstained:

None

Absent:

None

Motion unanimously passed.

Mark Burton, resident

Interested in getting involved in the Planning Commission

- a. Appointment of Zach Goldfinch, Parks Board, Position No. 4

MOTION: Council member Lee Wells moved to confirm the Mayor's appointment of Zach Goldfinch to the Parks Board, Position No. 4

SECOND: Council member Don Stose.

8:09:02 PM

Vote:

5-0

Yes:

Mayor Ron Onslow; Council member David Taylor, Lee Wells, Darren Wertz and Don Stose

No:

None

Abstained:

None

Absent:

None

Motion unanimously passed.

FROM THE COUNCIL

None

EXECUTIVE SESSION

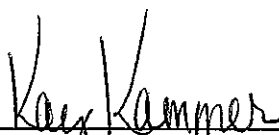
Mayor Onslow announced that Council would enter Executive Session at 8:10:23 PM for approximately 20 minutes and no action is anticipated to be taken following the session

At 8:30, Clerk Kammer announced that Executive Session would be extended for approximately 10 more minutes

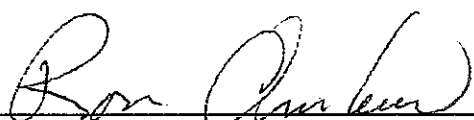
Mayor Onslow reconvened the regular session at 8:37:20 PM and no action was taken

ADJOURN

8:37:38 PM



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor