

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

**DATE** November 3, 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 Clayton Spencer.

**CALL TO ORDER** 6:30 PM

**PLEDGE OF ALLIANCE**

**LATE CHANGES TO THE AGENDA**

Add business items:

8. Resolution No. 414 – Authorization of hunting area – Jerry Dobbins
9. Resolution No. 415 – Authorization of hunting area – John Rohrer
10. Motion – Approval of contract with Archaeological Investigation Northwest, Inc for the Ridgefield Welcome Center Cultural Resources Report and Archaeological Site Evaluation

Remove business item:

4. Ordinance No. 1086 – Second reading of Amendment to Water Utility Rates  
Council member Wertz to propose new structure that would be revenue neutral

**MOTION:** Council member Darren Wertz moved to remove Business item No. 4, Ordinance No. 1086, Second reading of Amendment to Water Utility Rates

**SECOND:** Council member David Taylor.

6:35:42 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**

Chris Wilkins, resident and business owner

Concerns regarding proposed water rate increase and rate structure

Concerns regarding rates for mixed-use buildings with a commercial unit and residential unit

Peggy Quall, resident and business owner  
Concerns regarding proposed utility rate increases and rate structure  
Also owns a mixed-use building with a commercial unit and residential unit  
Use less water than a regular residential home  
Need to find a more equitable solution for mixed-use buildings

**CONSENT AGENDA**

1. Approval of claims/payroll in the amount of \$105,122.52  
Claims No. 15555 through 15579 in the amount of \$105,122.52

MOTION: Council member Don Stose moved to approve the consent agenda as presented.

SECOND: Council member Lee Wells.

6:49:36 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. Ridgefield School District Capital Facilities Plan

Ridgefield School Board of Directors adopted the 2011-2017 Ridgefield School District No. 122 Capital Facilities Plan on January 25, 2011  
Ridgefield Planning Commission conducted a public hearing on October 5, 2011 and subsequently recommended approval of the plan  
Plan will add classrooms and estimates an additional 200 students

Hearing opened 7:12:07 PM

Bill Self, resident  
Concerns regarding the use of portables

Hearing closed 7:13:21 PM

**BUSINESS**

1. Ordinance No. 1089  
First reading of Ridgefield School District Capital Facilities Plan

Please refer to the Public Hearing

2. Ordinance No. 1090  
First reading of Ridgefield School District Impact Fees

2011 -2017 Plan identified a decrease in impact fees

Single-family residential school impact fee decreased from \$4,490.97 to \$3,983.00  
Multi-family impact fee decreased from \$2,314.65 to \$1,796.00 per unit

3. Ordinance No. 1085

Second reading of Establishment of Ad Valorem Taxes for Fiscal Year 2012

1% increase proposed to property tax levy  
Current levy certification is \$748,852  
1% increase would be \$7,489

MOTION: Council member David Taylor moved to adopt Ordinance No. 1085 as presented

SECOND: Council member Darren Wertz.

7:27:40 PM

|               |  |
|---------------|--|
| <u>Vote</u> : | 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.

4. Ordinance No. 1087

Second reading of Amendment to Sewer Utility Rates

10% increase proposed to the Sewer Utility Rate  
Current residential rate per month is \$49.79  
Increase would add \$4.98 per month for a total residential monthly rate of \$54.77

MOTION: Council member Lee Wells moved to adopt Ordinance No. 1087 as presented

SECOND: Council member Don Stose.

7:36:41 PM

|               |  |
|---------------|--|
| <u>Vote</u> : | 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.

5. Ordinance No. 1088

Second reading of Amendment to Stormwater Utility Rates

\$0.50 increase proposed to the Stormwater Utility Rates  
Current rate is \$5.00 per month per equivalent dwelling unit (EDU)  
Total monthly rate would be \$5.50 per month per EDU

MOTION: Council member David Taylor moved to adopt Ordinance No. 1088 as presented

SECOND: Council member Don Stose.

7:41:26 PM

Vote:

4-1

Yes:

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

No:

Council member Lee Wells

Abstained:

None

Absent:

None

Motion Passed.

6. Resolution No. 413  
Declaring Certain Property as Surplus (Fire Hydrant)

Hydrant is no longer viable

MOTION: Council member Don Stose moved to adopt Resolution No. 413 as presented

SECOND: Council member David Taylor.

7:46:17 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.

7. Resolution No. 414  
Authorization of hunting area – Jerry Dobbins

Mr. Dobbins is the agent for property owners Hank Boschma, Gerald Jones and Marshall Gleason

MOTION: Council member Don Stose moved to adopt Resolution No. 414 as presented

SECOND: Council member David Taylor.

7:46:49 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.

8. Resolution No 415  
Authorization of hunting area – John Rohrer

MOTION: Council member Don Stose moved to adopt Resolution No. 415 as presented

SECOND: Council member David Taylor.

7:47:01 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.

9. Motion – Approval of a contract with Archaeological Investigation Northwest, Inc. (AINW) for the Ridgefield Welcome Center Cultural Resource Report and Archaeological Site Evaluation

Contract cost is \$22,712.40

Overlook Park Committee has agreed to fund 25% of the contract costs

MOTION: Council member Don Stose moved to authorize the City Manager to execute the professional services agreement with AINW to proceed with the archaeological study on Overlook Park as presented.

SECOND: Council member David Taylor.

7:51:43 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.

**PUBLIC COMMENT**

Bill Self, resident

Concerns regarding School impact fees available for portables

**COUNCIL/PRESIDING OFFICER REPORTS**

Meetings attended on behalf of the City:

Council member Wertz Sewer briefing and Planning Commission meeting  
Council member Wells Sewer briefing  
Council member Taylor Sewer briefing and Planning Commission meeting

Council member Stose  
Mayor Onslow

Sewer briefing  
Habitat for Humanity breakfast meeting, sewer briefing, met  
with Lisa Nisenfeld of Columbia River Economic Development  
Council, retirement event for Ginger Metcalf of Identity Clark  
County and the Mayor's monthly meeting

**FROM THE COUNCIL**

Discussion:

Home occupation utility rate structure

Participation in the Shop Ridgefield webinar


Incentives for ADA compliance in future Clark County building codes

I-5 Interchange Phase II bid

Surveyor flags in the cemetery marking the cemetery boundaries

**ADJOURN**

**8:09:28 PM**



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Kay Kammer  
Director of Finance & Administration  
City Clerk



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Ron Onslow  
Mayor