

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

DATE December 15, 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; Director of Finance & Administration/City Clerk Kay Kammer; City Attorney Clayton Spencer; Public Works Director Steve Wall.

CALL TO ORDER 6:30 PM

PLEDGE OF ALLIANCE

LATE CHANGES TO THE AGENDA

Move: Oaths of Office for council members after the first Public Comment.

Add: Appointment of Juanita Freimann to Planning Commission, Position No. 4, after the reading of the National Mentoring Month proclamation during Council/Presiding Officer reports.

PUBLIC COMMENT

None

Council members Lee Wells, David Taylor and Darren Wertz took their Oath of Office for terms expiring December 31, 2015 administered by Judge Daniel Stahnke.

CONSENT AGENDA

1. Approval of minutes from December 1, 2011
2. Approval of claims in the amount of \$151,943.46. Claim No. 15687 through 15747 and automatic/electronic payment in the amount of \$2,784.33.

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

SECOND: Council member Lee Wells.

6:36:42 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.

BUSINESS

1. Ordinance No. 1095
First reading of Amendment to Water Utility Rates

Correct Ordinance No. 1086 regarding water utility rates.
Conservation rate proposed is \$0.04288 per cubic foot with no minimum base charge.

MOTION: Council member David Taylor moved to suspend the governance manual rules and adopt Ordinance No. 1095 as presented.

SECOND: Council member Don Stose.

6:39:50 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.

2. Ordinance No. 1093
Second reading of Approval of an Amended Applicable Date for Sewer System Development Charges

Proposed rate to increase from \$6,950 to \$8,250 per equivalent dwelling unit (EDU) effective January 1, 2012 through July 1, 2012. Effective July 2, 2012 the rate would increase to \$10,090.

Written testimony provided by James Howsley, representing the Building Industry Association
Request no fee increases
Request further dialog on the subject of development fee increases

Written testimony provided by Ryan Zygar, incoming President of the Building Industry Association
Request no fee increases

Pat Jeffries, Builder
Information provided on costs to build homes in Ridgefield and revenues to the City

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1093 as presented.

SECOND: Council member David Taylor.

Discussion:

- Do not raise rates for another year
- Sewer System Development Charge (SSDC) fund will be out of funds in 2013 and utility customer sewer rates would need to be increased to pay for debt service payments
- Other options are out there such as the regional system or merger with partner jurisdictions
- Raise sewer system development charges by \$500, do not raise park impact fees, and with the school impact fee being reduced on January 1, 2012 it should come out as a wash with no overall increase

MOTION: Council member Lee Wells moved to amend the motion to adopt Ordinance No. 1093 as presented to increase the Sewer System Development Charge to \$7,700 per Equivalent Dwelling Unit (EDU) effective January 1, 2012 through June 30, 2012 with the remaining increase to \$10,090 per EDU to become effective July 1, 2012.

SECOND: Council member David Taylor.

Discussion:

- A 25% increase is not significant enough
- Years ago the Building Industry Association (BIA) suggested that City needed to step up and build infrastructure

Therese Beaudry, resident

Concerned with council only looking at residential development to create revenues
Need to bring in more businesses to assist with needs of the City

Ryan Zygar, Developer/Builder

Understand that council has to pass an ordinance or the total increase of \$10,090 will go into effect January 1, 2012

Suggest that council pass an ordinance with a \$0.75 or \$0.00 increase so that marketing materials do not have to be reprinted

Pat Jeffries, Developer/Builder

City staff came to the developer to oversize sewer and build a round-about. The developer assisted the City by building the infrastructure requested

Developer was then issued credits for sewer and transportation

Vote on amendment

7:54:15 PM

<u>Vote:</u>	3-2
Yes:	Mayor Ron Onslow; Council member David Taylor and Lee Wells
No:	Council member Darren Wertz and Don Stose
Abstained:	None
Absent:	None

Motion Passed.

Vote on ordinance No 1093 as amended

7:54:40 PM

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

Motion Passed.

3. Ordinance No. 1094

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

Proposed rate to increase from \$1,933.09 to \$2,350 per single-family residence (sfr) and from \$1,533.14 to \$1,950 per multi-family unit effective January 1, 2012 to July 1, 2012. Effective July 1, 2012, rates would increase to \$2,768 per sfr and to \$2,367 per multi-family unit.

Parks Board made a motion to recommend that Council adopt the impact fee increase as presented.

MOTION: Council member Darren Wertz moved to adopt Ordinance No. 1094 as presented.

SECOND: Council member Lee Wells.

MOTION: Council member David Taylor moved to amend the motion for Ordinance No. 1094 with a \$0.00 increase effective January 1, 2012 through June 30, 2012 and the total increases to become effective July 1, 2012.

SECOND: Council member Don Stose.

Discussion:

- Need to increase the impact fee in the same proportion as the sewer system development charge
- Hold the line at present with a \$0.00 increase and move forward at a later date
- We are not currently looking at park land acquisition and will revisit in six months

Therese Beaudry, resident

Distressed by council direction for not increasing Park Impact Fees

Parks are integral and pivotal for cities

Sandra Day, resident

Propose other alternatives such as fundraising or grants for parks

Impressed with caliber of parks in Ridgefield

Mark Jeffries, Builder

Successful in selling homes in Pioneer Canyon in part due to the parks and trail system within the development

Vote on amendment

8:10:14 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.

Vote on Ordinance as amended

8:10:30 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.

4. Motion – Approval of an Interlocal Agreement with City of Woodland for Building Plan Review and Inspection Services

Proposed interlocal agreement will provide backup building inspection support to the partner jurisdiction when that jurisdiction's building official is unavailable.

MOTION: Council member Don Stose moved to authorize the City Manager to execute an Interlocal Agreement with the City of Woodland for providing backup building inspection and plans review services.

SECOND: Council member Darren Wertz.

8:12:50 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 on behalf of the City:

Council member Stose

Hometown Celebration tree lighting, briefing, School Board, and attended a tour with Blue Array at the sewer plant.

Council member Taylor

Tree lighting, Planning Commission, and the Blue Array tour.

Council member Wells

Tree lighting, briefing, and the Blue Array tour.

Council member Wertz

Tree lighting, briefing, Planning Commission, Parks Board, Columbia River Economic Development Council (CREDC) Board and Blue Array tour.

Mayor Onslow

Tree lighting, briefing, Overlook Park, met with Tricia Roscoe from Providence Health Systems, Regional Transportation Council (RTC), Association of Washington Cities (AWC) Mayors meeting, interviewed applicants for Planning Commission and

Parks Board, attended a meeting for Leadership Clark County, and the Blue Array tour.

- a. Proclamation – National Mentoring Month read into the record.
- b. Mayor Onslow appointed Juanita Freimann to the Planning Commission, Position No. 4, term expiring December 31, 2015.

MOTION: Council member Lee Wells moved to confirm the Mayor’s appointment of Juanita Freimann to the Planning Commission, Position No. 4 with term expiring December 31, 2015.

SECOND: Council member David Taylor.

8:40:09 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.

STAFF REPORTS

Executive & Community Development

CREDC: attended a meeting regarding the initial outcome for their lands for jobs analysis.

City of Vancouver: new project to create a website to assist and provide resources on business creation. City of Ridgefield website will be linked to site.

Shoreline Master Program: Interlocal agreement to be coming before council to allow for City of Vancouver staff to assist in the completion of the program update for the City of Ridgefield.

Development Code rewrite: Planning Commission recommended approval of a full draft to council.

Permits: 65 single family residential permits issued year-to-date.

Administration & Finance

Business licenses: renewal notices were sent out the first of November. Staff processed 114 renewals by December 6th.

Administration: creating and updating tables in the Interlocking permit system according to the International Building Code and in the utility billing system to accommodate the two new rate codes.

Utility rates: notification letters regarding rate increases to be mailed out the last week of December.

Finance: General Fund revenues are at 104%, expenditures are at 93% of year-to-date budget and ending cash balance is approximately \$1,300,000. Capital projects are funded 80% by grants, utility funds are tracking appropriately, and the outstanding debt is approximately \$5,200,000.

Public Works

Parks Board: 2012 work plan was adopted. At the last meeting there was discussion of the little league fields and dog owner’s use of fields.

Sewer: Investigating options for pipeline from Ridgefield to Salmon Creek. Regional Sewer Program update provided.

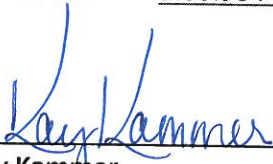
Water rights: proposed a plan to Department of Ecology and Lower Columbia Fish Recovery Board for junction area water rights.

Overlook Park: working with archeologist to determine if it is to be considered a significant site and believe it will be considered significant. Working on ways to mitigate impacts.
Cemetery: continue to make contact with adjacent property owners and in discussions with an attorney to assist with boundary adjustments.

FROM THE COUNCIL

Police Department had a training session for use of interpreter services.

ADJOURN 9:06:50 PM



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor