

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

DATE February 25, 2010
ATTENDANCE
PRESENT: Mayor Ron Onslow; Council member David Taylor, Darren Wertz and Don Stose.
ABSENT: Council member Lee Wells.
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.

MOTION: Council member Darren Wertz moved to excuse Council member Lee Wells

SECOND: Council member David Taylor.

6:31:27 PM

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

PLEDGE OF ALLIANCE

LATE CHANGES TO THE AGENDA

Add: general check in discussion after the second Citizen Comment period

MAYOR/COUNCIL REPORTS

Council:
Mr. Wertz Attended council briefing and the Association of Washington Cities (AWC) Elected Officials meeting
Mr. Taylor Attended briefing, Discovery Point Medical Center (DPMC) study session, Three Creeks Advisory meeting for the Salmon Creek sub-area planning, and the AWC meeting
Mr. Stose Attended the AWC meeting, the Planning Commission meeting, briefing, DPMC study session, and the School Board meeting
Mayor Onslow: Attended the AWC meeting, DPMC study session, Mayor's Ball, Port meeting, briefing, and met with Steve Wall about planting the remaining trees that were donated by G2 Outdoor Living

STAFF REPORTS

Executive & Community Development:
Columbia River Economic Development Council (CREDC) Capture the Recovery 2010: scheduling meetings with local businesses to see how we may be able to assist them in 2010 in expansion or retention efforts

Integrated Planning Grant: Request for Qualifications (RFQ) due February 26th
Development Stakeholder Committee: letters have gone out to agencies and an advertisement was placed in the Reflector notifying the public of the opportunity to serve on the committee
State Legislature: Short session and budgets from both sides have come out that are trying to cover the funding deficit
Transportation Benefit District: testified in Olympia about statute since Ridgefield was the first city to implement a district and what the process and limitations were
Community Development: 9 single family residential permits were issued in January and 4 so far in February
Community Garden Program: program was established and adopted last year. Submitted to Community Development Block Grant (CDBG) for a \$43,000 grant for the City to build a garden on the Sargent Street parcel to include fencing, irrigation, and sidewalks

Finance & Administration:

Administration: various annual required reports completed or underway
Washington Cities Insurance Authority (WCIA) 2010 annual audit: focus on Human Resources
AWC Annual Conference: kick off meeting attended to assist in coordination. Conference is scheduled for June 23-25 at the Vancouver Hilton
General Fund: cash went down 45% from December. Ending fund balance is \$351,000
January is our lowest revenue month and the annual Liability Insurance premium of \$145,000 was paid
Fixed Assets: in 2009, general government posted \$2.2 million in fixed assets, now at \$28.5 million total
Utilities posted \$4.2 million in fixed assets, now over \$34 million total

Public Works:

Utility system: tracked well system capacity. Dealing with some issues with low pressure in the morning
Street Trees: staff planted 12 Capital Pear street trees, now working on concrete replacement
Parks Board: Board finalized their 2010 work plan
Sewer Coalition: working through consultant agreements
Spotlighted employee: Jim Stickler currently holds a Utilities III classification and has over 21 years with the City

Public Safety:

Fleet: finalized a vehicle inspection report for the officers to complete
Enforcement: filings were down
Budget: Within authority
Spotlighted employee: Officer Gibson has been assisting with the new technology needs

CITIZEN COMMUNICATIONS

Mark Jefferies, non-resident
Pioneer Canyon project is going well. Working well with Jim Perry, Lindsay Warren, Julie Basarab, Kay Kammer and Steve Wall
Glad to see impact fees are low

CONSENT AGENDA

1. Approval of minutes from February 10 and February 11, 2010
2. Approval of claims/payroll in the amount of \$230,164.00
Claims: No. 13109 through 13173 in the amount of \$36,380.32 and automatic payments in the amount of \$2,491.89

Payroll: No. 13174 through 13181 in the amount of \$37, 597.42, direct deposit in the amount of \$97,341.65 and automatic payments in the amount of 56,352.72

MOTION: Council member David Taylor moved to approve the consent agenda

SECOND: Council member Don Stose.

7:18:39 PM

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

Motion unanimously passed.

PUBLIC HEARING

1. Green Gables Phases 2 and 3 Development Agreement

Development is located between 35th and 40th Avenues

It is difficult to obtain bonds, therefore, partners worked through a development agreement

Development Agreement allows for incentives for both the city and the developer

Five main points:

Bonding: in lieu of maintenance bonds, the city will do inspections every 90 days

Parks and Trails: Green Gables Partners LLC will maintain parks for five years

Developer to also pave all trails and the trails and open space will initially be owned by Home Owners Association, but the city has the option to require dedication to the City at any time

Phasing: revised phasing plan

Fees: pay impact fees and system development charges at time of occupancy

Architectural standards: all homes to not look similar

OPEN 7:27:47 PM

Randy Printz, Attorney for applicant

Thanked staff for working through the process

Working to insure differences within architecture

Language to include that within in any street block no house with the same architectural elevation will be built within 4 houses on the same side of the street

Tom Barghausen, Green Gables Partners LLC

Worked hard to make this a great project

Request approval of development agreement

CLOSED 7:33:11 PM

BUSINESS

1. Ordinance No. 1048

First reading of Green Gables Phases 2 and 3 Development Agreement

Council discussion:

Want to see more specific language about architectural design limitations
Wants staff to review and approve designs
Define architectural elevation and repetitious façade
Do not want a cookie cutter neighborhood

Randy Printz, Attorney for applicant
Discussed architectural proposed conditions
Standards cannot be ambiguous
Standards are up to interpretation

Cal Aho, Builder
Currently have 7 housing floor plans and are adding more
Need to see what house will fit on the lot

Tom Barghausen, Green Gables Partners LLC
Architectural elevations is the side or front view of a building
Building Official will determine if the elevations are different
Must be able to have some objective standard

Mark Jefferies, Pioneer Canyon Developer
Some of the nicest projects are repetitious and some people want that kind of look
Value is in how they are maintained not necessarily if the façades are different

2. Ordinance No. 1046
Second reading of Amendment to Parks Capital Facilities Plan

Reduce Park Impact Fee allocation for Community Park (CP)-5 by \$150,000 due to acquisition cost coming in lower than anticipated and add \$150,000 for the Pioneer Canyon Park in accordance with the development agreement to be budget neutral
Neighborhood Park (NP)-6 – add “construction costs” within amount noted

MOTION: Council member David Taylor moved to adopt Ordinance No. 1048 as presented

SECOND: Council member Don Stose.

8:10:26 PM

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

Motion unanimously passed.

3. Ordinance No. 1047
Second reading of Amendment to Ridgefield Municipal Code 13.08 regarding System Development Charge Refunds

Allows for refunds when a builder does not proceed with a project similar to the impact fee language

MOTION: Council member Don Stose moved to adopt Ordinance No. 1047 as presented

SECOND: Council member Darren Wertz.

8:12:02 PM

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

Motion unanimously passed.

4. Resolution No. 380
Designation of Official Newspaper for the City of Ridgefield

One bid received from the Reflector Newspaper
Same rates since 2007

MOTION: Council member David Taylor moved to adopt Resolution No. 380 awarding the Reflector as the Official Newspaper for the City of Ridgefield for the period March 1, 2010 through February 28, 2011 as presented.

SECOND: Council member Don Stose.

8:13:31 PM

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

Motion unanimously passed.

5. Motion – Approval of the American Legion Post No. 44 Parade of Flags Proposal

Creating a series of 3 ft x5 ft flags to be posted on 8 days throughout the year

Flags to be spaced 25 ft apart about 1 ft off the edge of the curb

Sidewalk holes to be capped when not in use

Letters were sent to the local businesses about the project

Jeff Lightburn, resident and Commander of Post 44 and Mark Burton, resident

Community project to get other citizens and groups to work together

Plan to solicit donations of \$50 for each flag and donors will receive a certificate that the flag flew over the Capital

Phase I of the project will include Pioneer from 5th to Main and Main to Mill Street

Would like to have in place by the 4th of July

Council member Wertz disclosed he is a member of the American Legion Post No. 44 and a member of the community and supports the efforts

MOTION: Council member Darren Wertz moved to approve the American Legion Post No. 44's Parade of Flags proposal as presented.

SECOND: Council member Don Stose.

8:21:43 PM

<u>Vote:</u>	4-0
Yes:	Mayor Ron Onslow; Council member David Taylor, Darren Wertz and Don Stose
No:	None
Abstained:	None
Absent:	Council member Lee Wells

Motion unanimously passed.

General Council check in discussion:

Grant opportunity for a portion of the acquisition costs of CP-5: applied for a waiver of retroactivity

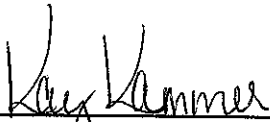
Working on a lease agreement for parcel

Abrams Park: Will the city rent the Martin property? Can be used as a park caretaker house

CITIZEN COMMUNICATIONS

None

ADJOURN 8:27:16 PM



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor