

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

DATE March 25, 2010

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: Discussion from the board of any issues the council wishes to bring up

PRESENTATION

1. 2010 Washington State Legislative Session Wrap Up
Mark Brown, Governmental Affairs Consultant, Connections Public Affairs

Presented updates on legislation and various issues including:

Transportation Budget	WWRP Funding
Local Government Financing	Growth Management Act Timelines
Annexation to a Fire District	Transportation Benefit District
Impact Fees	Criminal Background Checks
Stormwater Funding	Community Facility Districts
Water Right Permitting Process	Municipal Court Judges
Local Revitalization	Campaign Contributions
Tent Cities	911 Funding
Main Street	Transportation Preemption
Wrongful Death	Hearing Examiner Fees
Utility Liens	Brokered Natural Gas

MAYOR/COUNCIL REPORTS

Council:

Mr. Taylor Attended the Parade of Homes groundbreaking, briefing, and the Salmon Creek sub-area planning meeting

Mr Stose Attended the Downtown Waterfront Integration Steering Committee meeting, Parade of Homes groundbreaking, and briefing

Mr. Wells Attended the Fire Mtn Farms bio-solids meeting, the Junction Neighborhood Association meeting, Parade of Homes groundbreaking, briefing, and the Port

meeting
Mr. Wertz Attended the Parade of Homes groundbreaking, briefing, the Columbia River Economic Development Council (CREDC) meetings and the 179th Street sub-area planning open house

Mayor Onslow: Attended the Community Development Block Grant (CDBG) meeting, Downtown Waterfront Integration Steering Committee meeting, Parade of Homes groundbreaking, Clark Regional program, briefing, Mayor's Prayer Breakfast meeting, Port meeting, and the sustainable communities meeting

STAFF REPORTS

Executive/Community Development:

Integrated Planning Grant: Normadeau Associates was the selected consultant for the project and now working on finalizing the scope of work and professional services agreement

Port of Ridgefield: met with representatives on waterfront redevelopment

Fire Mtn Farms: City of Battle Ground to decommission sludge lagoon. Bid went out for cleanup of the lagoon and Fire Mtn Farm submitted a permit to Department of Ecology for ability to apply in Ridgefield. Fire Mtn was not the lowest bidder but continues with the permitting process for the ability of bio-solids application on farm land within the city limits

Community Development: Issued 19 single family residential permits year-to-date and have 2 pending pick up

Finance & Administration:

Audits: Continued completion of various year-end audit reports

Budget Committee: advertisement published on March 17th. Have yet to receive any applications and deadline for submission is March 31st

Loss Control Committee: working on various policy updates and on new legislation policy and procedures

National Night Out: received its first donation of the year from iQ Credit Union in the amount of \$250.00. Thanked iQ for their continued support

Spring Clean Up: flyers to be mailed out April 2nd for the event on April 17th

Sewer Coalition: attended the finance program meeting. Mark Gardner from Western Financial Group was hired to create a financial model

Monthly financial report: added a section on grants and separated General Fund by department

Public Works:

Martin property: numerous ideas for possible use. Grant funds may restrict use

Sewer Coalition: the April 9th elected officials meeting is a kick-off meeting and will summarize prior work and meetings and introduce Brown & Caldwell, consultants to complete the plan

Operation spotlight: Jeff Bolling has been with the City for 16 years and holds numerous certifications

Added infrastructure: new infrastructure added since 2004 was presented

Well No 7: sand is being drawn in and causing the pump to wear out

Public Safety:

Training: Officers Cook and Ferriss obtained scholarships for training

Enforcement: increased in February to 70 filings

I-5 Interchange: closures went very smoothly and without any problems

Budget: department continues within budget authority

Boy Scouts: Recognized Boy Scouts in attendance at the meeting

CITIZEN COMMUNICATIONS

None

CONSENT AGENDA

1. Approval of minutes from March 11, 2010
2. Approval of claims/payroll in the amount of 77,390.54
Claims No. 13232 through 13282 in the amount of \$71,031.29 and automatic payments in the amount of \$6,359.25

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

SECOND: Council member Lee Wells.

8:07:46 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. DPMC LLC Development Agreement

Discovery Point Medical Center is a subsidiary of SW Washington Medical Center

Moving forward with a medical facility and retail complex

Two study sessions were held regarding the development agreement

Development Agreement includes:

- Extension of subdivision approval
- Confirm statutory vesting
- Clarifies zoning regulations and land uses
- Height regulations
- Participation of I-5 replacement project if it is not fully funded
- Capital Facilities update participation
- Memorializes that the city will allow latecomer agreements

OPENED 8:14:30 PM

Larry Coen, Strategic Planner, SW Washington Medical Center

Current negotiations with Peace Health will not affect development

Development Agreement needs to be in place for the ability to move forward

Leanne Bremer, Attorney representing DPMC LLC

Thanked staff for work and are pleased with efforts

Current zoning regulates uses and also the covenants that the Port placed on the land will govern uses

Unknown at this time the impacts of the Health Care reform

CLOSED 8:20:22 PM

BUSINESS

1. Ordinance No. 1049
First reading of DPMC LLC Development Agreement

Council discussion:

- term of agreement and extension
- partnering on revitalization

2. Ordinance No. 1050
First reading of Budget Amendment 2010-01

Net increase \$87,700 with \$41,000 in transfers between funds

MOTION: Council member David Taylor moved to dispense with the second reading and adopt Ordinance No. 1050 as presented

SECOND: Council member Don Stose.

8:28:01 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.

3. Motion – Appointment of Two Council members to the Development Code Review Stakeholder Committee

Council member Stose – nominated Council member Taylor
Council member Wertz --volunteered to serve and nominated himself

MOTION: Council member Lee Wells moved to appoint Council members Wertz and Taylor to the Development Code Review Stakeholder Committee

SECOND: Council member David Taylor.

8:32:03 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.

4. Motion – Appointment of a Land Use Attorney Representative to the Development Code Review Stakeholder Committee

Mayor Onslow appointed Randy Printz

MOTION: Council member David Taylor moved to confirm the Mayor's appointment of Randy Printz to the vacant land use attorney position on the Development Code Review Stakeholder Committee

SECOND: Council member Don Stose.

Discussion:

MOTION: Council member Lee Wells moved to amend the motion to include Leanne Bremer as the alternate

SECOND: Council member Don Stose.

8:35:22 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.

Discussion on motion as amended:

Both attorneys represent people doing business within Ridgefield and would prefer to have an attorney not currently involved in an active project

Vote on motion as amended to confirm the Mayor's appointment of Randy Printz to the vacant land use attorney position and name Leanne Bremer as the alternate on the Development Code Review Stakeholder Committee

8:38:36 PM

<u>Vote:</u>	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.

5. Motion – Appointment of Two Citizens-at-Large Representatives to the Development Code Review Stakeholder Committee

Mayor appointed Peggy Quall and Terrence Nelson

MOTION: Council member Don Stose moved to confirm the Mayor's appointments of Ms. Peggy Quall and Mr. Terrence Nelson to the two vacant citizen-at-large positions on the Development Code Review Stakeholder Committee

SECOND: Council member Darren Wertz.

Discussion: concerns that we did not have enough people to apply
Interviews not conducted

8:43:36 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.

6. From the Council

Challenges with northbound off ramp have been changed

Directive to staff to send out notice to vacate vehicles on city owned parcel located at 5th and Sargent

Cities are authorized to impose impact fees but can amend code to not require impact fees on community gardens - directive to hold a workshop to discuss impact of waiving fees

Results from the investigation on the contaminated property on Main should be available in a couple of weeks

EXECUTIVE SESSION

1. Potential litigation

8:59:28 PM

Mayor Onslow announced that the Council would enter an Executive Session to discuss potential litigation and the session is expected to last for 15 minutes

Attendees: City Council, City Attorney, City Manager, Director of Finance & Administration/City Clerk and the Finance Division Director

9:09:57 PM

MOTION: Council member Don Stose moved to authorize the City Manager to negotiate a payment of \$7,500 with Hard Investments and to write off the remaining balance.

SECOND: Council member David Taylor.

9:11:03 PM

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

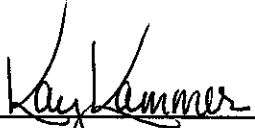
Abstained: None
Absent: None

Motion unanimously passed.

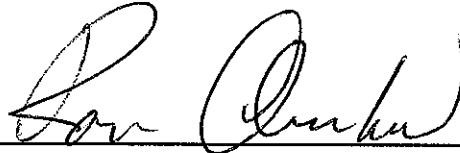
CITIZEN COMMUNICATIONS

None

ADJOURN **9:11:19 PM**



Kay Kammer
Director of Finance & Administration
City Clerk



Ron Onslow
Mayor