

**CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES  
JULY 24, 2008**

**CALL TO ORDER:** 6:32:24 PM >

**PRESENT:** Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz.

**ABSENT:** None.

**STAFF:** Community Development Director Kent Anderson; Finance Division Director Gaylynn Brien; City Manager Justin Clary; Chief of Police Carrie Greene; City Attorney Chris Sundstrom; Public Works Director Steve Wall; Administrative Coordinator Lindsay Warren.

**FLAG SALUTE**

**ROLL CALL**

**LATE CHANGES TO THE AGENDA:**

Remove Resolution #357 to TBD Board Meeting

Add Ordinance No. 1011 – Adoption of the Ridgefield School District No. 122 2008-2014 Capital Facilities Plan

Council to discuss possibility of negotiating buying North Pole Yard from Port

**MOTION:** Council member David Taylor moved to discuss possibility of negotiating buying North Pole Yard from Port

**SECOND:** Council member Lee Wells.

6:34:20 PM

<b>Vote:</b>	5-0
<b>Yes:</b>	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
<b>No:</b>	None
<b>Abstained:</b>	None
<b>Absent:</b>	None

Motion unanimously passed to add Item F.10. – Discussion pertaining to negotiation of purchase of the North Pole Yard from the Port of Ridgefield

Discussion of neighborhood electric vehicles

**MAYOR/COUNCIL REPORTS:**

Darren Wertz: CREDC Meeting on 17<sup>th</sup> and No County Sewer MOU Meeting on 18<sup>th</sup>

Lee Wells: 16<sup>th</sup> Planning Comm, Council Briefing on 17<sup>th</sup>, Ice Cream Social, 18<sup>th</sup> Workshop with Development Community and Sewer Coalition for Elected Officials, 23<sup>rd</sup> Port Meeting

Matt Swindell : 14<sup>th</sup> Comp Plan Study Session, 15<sup>th</sup> Abrams Park Master Plan, 16<sup>th</sup> Builder Developer Council Meeting, 17<sup>th</sup> Wine Tasting Event , 18<sup>th</sup> Builders in Ridgefield re: economic development and marketing, 18<sup>th</sup> Clark Regional re: Sewer MOU, 21<sup>st</sup>, brief w/Justin, 24<sup>th</sup>, BG Village top prospect rewards reception – tour of live/work buildings, apologized for missing last meeting due to Clark County Position

David Taylor: Comp Plan Study Session, Thurs met w/Justin for briefing, BIA meeting on 18<sup>th</sup>, and Sewer Study Session, 22<sup>nd</sup> budget meeting w/Gaylynn,

Ron Onslow: Council Study Session on 14<sup>th</sup>, ice cream social, met w/Justin, met w/president of Cowlitz and Bill Lyle, Tribal Council Chair, BIA on 18<sup>th</sup>, MOU Sewer, hosted 4<sup>th</sup> of July Committee meeting, Vanessa Duplessee re: views of Ridgefield, Nancy McQuillan and Sheri Stose re: Native plants for S Main park, budget meeting, Historic reserve Meeting, met w/Justin on 24<sup>th</sup>

Motion to excuse Ron from next meeting

MOTION: Council member David Taylor moved to excuse Mayor Onslow's absence from August 14<sup>th</sup> meeting. 6:45:33 PM

SECOND: Matt Swindell

<u>Vote</u> :	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

Justin Clary: Tour of developments to council members, 3<sup>rd</sup> met Confluence Project and Port, RNWR, Builders and Building Industry Assoc. re: weathering industry, Sewer Coalition is moving forward, commend PW and PD on 4<sup>th</sup> of July event.

Gaylynn Brien: 2009 Budget

Kent Anderson – Building permits slow – 23 permits to date, 100,000 sq ft of commercial to be issued by end of month

Steve Wall – Capital Projects, a lot of projects are finishing up- Division St, Well 10, S 85<sup>th</sup> Ave, 4<sup>th</sup> of July – kudos to crew and PD, Sewer Coalition meeting every two weeks, meeting tomorrow, process has been going since June, early in process – started population and flow projection for 50 years for North County, short term options for Ridgefield La Center and BG, engineering study of designs.

Carrie Greene: Officer Gibson on training in Hazel Dell, met with Art Edgerly, School Superintendent – MOU for SRO, expenditures are on track, involving officers in budget discussion, 4<sup>th</sup> of July – PD was

finally able to staff the event, vacations are being covered by own staff now, low jack device (at no cost) on one patrol car tied to national crime data base with responder to help officers track stolen vehicles.

Fire Dept – Tim Dawdy – CCFD 12 passed out monthly newsletter, several new trainees, detonation of a homemade bomb in porta-potty at Port – Dave Bone very helpful

**CITIZEN COMMENTS:**

Marie Stephenson – resident – July 30<sup>th</sup> at 6:30 pm, Ridgefield Business Association at the Community Center is Hosting a forum for those running for Clark County Commissioners

**CONSENT AGENDA: 7:19:45 PM**

1. Approval of Minutes from July 1, 2008

MOTION: Council member David Taylor moved to approve the minutes from July 1, 2008. 7:20:33 PM

SECOND: Council member Lee Wells.

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

2. Approval of Minutes from July 10, 2008

MOTION: Council member Lee Wells moved to approve the minutes from July 10, 2008. 7:21:51 PM

SECOND: Council member David Taylor.

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

3. Approval of Minutes from July 14, 2008

MOTION: Council member Matt Swindell moved to approve minutes from July 14, 2008 meeting.

SECOND: Council member Lee Wells.

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

Absent: None

Motion unanimously passed.

4. Approval of Claims and Payroll: Claims Amount \$ 182,780.44 Check 10851-10928

5. Acceptance of \$249.99 donation from Target for National Night Out

**MOTION:** Council member David Taylor moved to approve the claims and payroll and the donation from Target for National Night Out 7:23:03 PM

**SECOND:** Council member Matt Swindell.

**Vote:** 5-0

**Yes:** Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz

**No:** None

**Abstained:** None

**Absent:** None

Motion unanimously passed.

7:23:16 PM

#### **PUBLIC HEARINGS:**

Kent Anderson discussed Comprehensive Plan, General Capital Facilities Plan, Parks Capital Facilities Plan and presented power point presentation of proposed changes – points of discussion included business vs. residential zoning, Steve Wall discussed Transportation Capital Facilities Plan, discussion included 35<sup>th</sup> Avenue collector removal and Bertsinger Rd extension and exemption of TIF to downtown businesses, Water/Sewer Capital Facilities Plan, discussion included demands on water and sewer capacity

1. City of Ridgefield Comprehensive Plan – Open: 8:08:30 PM

Steve Madsen, BIA – Thanked Justin and Steve for inviting to meeting to discuss CFP.

Matt Lewis, Pacific Lifestyle Homes – Zoning map appears that areas recently annexed in on east side, R-4 and R-6 zoning is inconsistent with Walkers and Rohrs

Charles Gretsch – property owners at 37 S 45<sup>th</sup> – Proposed zoning map, wanted to know if there will there be any other opportunity to input on zoning changes, staff informed of separate hearing for map.

Roy Garrison – resident – expressed concerns regarding zoning and the ability to change zoning at a later date. Staff explained Planning Commission is currently working on changes to development code and map will not be final until that time.

Closed 8:24:21 PM

2. General Facilities Capital Facilities Plan Open: 8:24:30 PM

No Comments

Closed 8:27:11 PM

3. Parks Capital Facilities Plan Open: 8:27:18 PM

Vern Vesey – resident – references to additional sources of funding –Municipal Park District, Park Services and Districts may not be the way to go, also density bonuses – how does this relate to parks? – suggest it be taken out, concerned about number of acres for neighborhood parks, much too low for national standards, concerned that Parks Board has not seen the presentation yet and would like to continue hearing. Per Kent Anderson – Parks Board recommended to council in May. Recommends allowing public comment at second hearing

Matt Lewis – resident – PIF calculations were not in Park CFP, park dedication requirements, land acquisition costs are very high, impact fee balance of one million plus with no land purchased.

**Continued public hearing to the Council meeting for August 14<sup>th</sup>.**

4. Transportation Capital Facilities Plan - Open: 8:43:56 PM

Read Stapleton - Stapleton Planning Development – Commented on figure 2.7 identifying planned roadways and TIF facilities – segment N8, Pioneer and S 15<sup>th</sup> St shows creditable but table on pg. 37 it is not reflected as TIF credit, city should consider TIF credits for frontage road. This can be addressed at time of ordinance.

Tim Dawdy - CCFD – Port overpass to prevent fatalities and incident where car was left on tracks and allow access of vehicles to RNWR, 219<sup>th</sup> extension would be critical to FD.

Brent Grening - Port of Ridgefield – Thanking for including rail overpass in TIF, Planning Commission did not consider public testimony presented to them, edit to 4.3 re: Port's ownership of 75 acres, this is not necessary and should be removed. Per S Wall – this verbiage was corrected.

Closed 8:57:49 PM

5. Water System Capital Facilities Plan Open 8:58:04 PM

No comments

Closed 8:58:08 PM

6. Sewer System Capital Facilities Plan Open: 9:01:15 PM

Brent Grening – Port of Ridgefield – Submitted handout of City and Port property with conflicting info for WWTP expansion, Port willing to assist looking for alternative land, approving the CFP now will have staff spending public funds for an outfall that the Port has not agreed to easements for expansion of WWTP. Acquisition of contaminated property by city will be costly and should be understood before approval. Expansion of WWTP does not create good waterfront property and will lower property values. Requests removal of Port property from CFP.

Closed 9:12:22 PM

**BUSINESS: 9:13:27 PM**

1. Ordinance No. 1005 – First reading of City of Ridgefield Comprehensive Plan – no comment
2. Ordinance No. 1006 – First reading of Amendment to General Capital facilities Plan – no comment
3. Ordinance No. 1007 – First reading of Amendment to Parks Capital Facilities Plan – no comment
4. Ordinance No. 1008 – First reading of Amendment to Transportation Capital Facilities Plan – M Swindell – 219<sup>th</sup> expansion does it require funding, Wells – Bertsinger Rd improvements – limited to widening road
5. Ordinance No. 1009 – First reading of Amendment to Water Capital Facilities Plan – no comments
6. Ordinance No. 1010 – First Reading of Amendment to Sewer Capital Facilities Plan – Taylor re: Brent’s comments – have we not contacted Port for agreement and outfall? S Wall – increasing outfall currently on Port – current city property is approved for 1.8 mgd upgrade. 2004 and 2005 discussions with Port regarding location and land required for expansion to 5.6 mgd expansion.
7. Ordinance No. 1003 – Second reading of Amendment to Speed Limit Regulations – Does not change currently posted limits, just adds them to our code.

MOTION: Council member Matt Swindell moved to approve Ordinance No. 1003 Amendment to Speed Limit Regulations as presented.

SECOND: Council member David Taylor.

9:28:46 PM

<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

8. Ordinance No. 1004 – Second reading of Amendment to Parking Regulations – General intent is to address parking – would like to change a road in Wishing Wells Subdivision for parking on one side of road, also proposed change to 10.12.040 enforcement insert signs, curb painting or other appropriate markings, or other such markings

MOTION: Council member David Taylor moved to approve Ordinance No. 1004 Amendment to Parking Regulations with amendments as presented by Steve Wall

SECOND: Council member Lee Wells.

9:32:28 PM

<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

Motion unanimously passed.

9. Ordinance No. 1011 Adopting the Ridgefield School District No 12 2008-2014 Capital Facilities Plan Public Hearing will be at Aug 14<sup>th</sup> meeting
10. Council discussed possibility of negotiating buying North Pole Yard from Port, Matt Swindell suggests we partner with the Port as a last resort; would like to start negotiations with Port. Would not object to acquisition even if we are looking elsewhere, as it would be profitable property to own. Wells – concerned about contamination and the liability. Taylor – would like to open discussion but not in favor of purchasing.

MOTION: Council member Matt Swindell moved to have staff enter into negotiation for future purchase of North Pole Yard

SECOND: Council member Darren Wertz.

9:42:47 PM

<u>Vote:</u>	5-0
Yes:	Mayor Ron Onslow; Council member Matt Swindell, David Taylor, Lee Wells and Darren Wertz
No:	None
Abstained:	None
Absent:	None

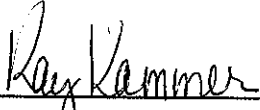
Motion unanimously passed.

11. Neighborhood Electric Vehicle Transportation Program – Onslow – propose we work with DOE, refuge to promote Ridgefield, building green and sustainability and electric vehicles

Lee Wells attended Port Meeting – Community Award nominated round-about, requests the City to also send in – Justin Clary already planned on it.

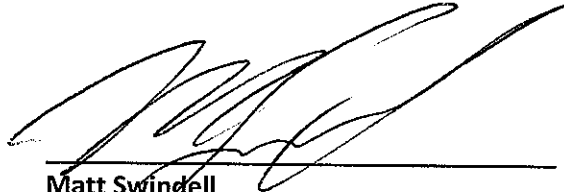
**CITIZEN COMMENTS:** None

**ADJOURN:** 9:49:40 PM



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**Kay Kammer**  
Director of Finance & Administration  
City Clerk



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**Matt Swindell**  
Mayor Pro Tempore