



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
NOVEMBER 6, 2025**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Mayor Matt Cole
Mayor Pro Tem Judy Chipman
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

- 3. Late changes to the agenda**

II. APPOINTMENTS

- 1. Introduction, Appointments and Oath of Office for Youth Commission Members**

Mayor Cole introduced the new youth commissioners and requested a motion for approval.

MOTION TO ACCEPT 12 NOMINATIONS TO THE YOUTH COMMISSION AS PRESENTED BY MAYOR COLE.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Favela
SECONDER:	Mayor Pro Tem Chipman
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

The Oath of Office was administered by City Clerk, Julie Ferriss.

III. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written

comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City’s website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

IV. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle
SECONDER:	Council Member Wells
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the October 16, 2025 and October 23, 2025 Meeting**

V. BUSINESS

1. **Motion to Approve the Rules of Procedure for the Youth Commission - Lee Knottnerus, Deputy City Manager**

The rules outline the commission’s authority and purpose, membership and organization, officer roles and elections, duties and responsibilities, meeting procedures, voting, code of ethics, and procedures for conflicts and amendments. Following adoption, the City Council may review or amend the rules, with a review required at least every five years.

MOTION: MOVED TO APPROVE THE RULES OF PROCEDURE FOR YOUTH COMMISSION.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Davis
SECONDER:	Council Member Favela
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

VI. PUBLIC HEARING/BUSINESS

1. **Public Hearing on the 2026 Property Tax Levy and Revenue Sources - Kirk Johnson, Finance Director**

The 2026 revenue budget totals \$80.4 million, including \$7.8 million in internal transfers, \$190,000 for lease payments, \$3.4 million for debt service, \$3.1 million to fund capital projects and \$1.1 million in internal transfers to support street operations and maintenance. \$15 million in tax revenue, \$11.6 million from charges for services, \$651,300 in state shared revenues, \$4.25 million in new grant funding, \$35.9 million in new debt issuance, and the balance in miscellaneous revenues. In comparison, the 2025 amended revenue budget was \$70.6 million. The overall net increase/decrease in the proposed revenue budget when compared to the 2025 amended budget is approximately \$9.8 million, a 13.9% increase.

Mayor Cole opened the public hearing at 7:33 p.m. No testimony was received. The public hearing was closed by Mayor Cole at 7:34 p.m.

VII. BUSINESS

1. First Reading of Ordinance No. 1465 - 2026 Property Tax Levy and Revenues - Kirk Johnson, Finance Director

Council reviewed the 2026 property tax levy and budget assumptions. The 2026 budget includes the statutory 1% property tax levy increase, in addition to revenue from new construction and other adjustments. The City's estimated 2026 taxable assessed value is \$4.56 billion, with a projected levy of \$2.65 million, an increase of \$150,000 from 2025 and a rate of \$0.58 per \$1,000 assessed value. The General Fund operating budget reflects a 3% increase over 2025.

The first reading of the Ordinance was conducted.

2. First Reading of Ordinance No. 1466 - 2026 Water Utility Rate Code Amendment - Kirk Johnson, Finance Director

Council reviewed the Water Utility Fund rate study and budget recommendations. FCS, the City's rate consultant, completed a comprehensive review of water fund revenue requirements for the next 10 years. The study recommends an annual inflationary rate increase of at least 3% to maintain operations, reserves, and upcoming capital projects, including new water rights, a reservoir, and a new well field. For an average household, the proposed 3% rate increase equates to about \$2.24 per bi-monthly billing cycle. The Budget Advisory Committee recommended adoption of the 3% rate increase to ensure the Water Utility Fund remains financially stable and able to support planned capital investments.

The first reading of the Ordinance was conducted.

3. First Reading of Ordinance No. 1467 - 2026 Stormwater Utility Rate Code Amendment - Kirk Johnson, Finance Director

Council reviewed Ordinance No. 1467 amending the stormwater rate structure to support ongoing maintenance, compliance, and capital improvements. The Stormwater Utility, established in 2005, requires increased revenue to meet new NPDES Phase II permit requirements effective July 1, 2024, and to address rising operating and capital costs. A 2023 rate study recommended a \$2.76 bi-monthly rate increase, bringing the total to \$30.36 per billing cycle effective January 1, 2026. The City secured a \$120,000 Ecology grant and a \$2.4 million Public Works Board loan for downtown stormwater projects scheduled to begin in 2026. Rate revenue is expected to increase 15.4%, supporting operations, compliance, and capital reserve funding.

The first reading of the Ordinance was conducted.

4. Second Reading of Ordinance No. 1460 - 2025 Commercial Development Code Amendments - Claire Lust, Community Development Director

Staff presented proposed amendments to the municipal code, compiled annually for review by the Planning Commission and City Council. The 2025 amendments focus on commercial development. Planning Commission held a public hearing on September 3, 2025, received no public testimony, and recommended approval with modifications. City Council held a public hearing on September 25, 2025, and received testimony in support of expanding the downtown traffic impact fee reduction program and comments regarding commercial building color standards. The commercial building color amendment was updated based on Council's discussion.

City Council discussed the commercial building color amendment following the staff presentation.

MOTION: Mayor Pro Tem Chipman moved to remove RMC 18.230.055.I.1 to be considered and discussed separately from the rest of the code amendments.

SECOND: Council Member Burkle.

Yes: Mayor Pro Tem Chipman, Council Member Burkle, Council Member Davis, Mayor Cole.

No: Council Member Wells, Council Member Hamilton, Council Member Favela.

Motion Passed.

Following the motion, Council continued their discussion. After deliberation, Council directed staff to return with the code amendments reflecting the Council’s discussion and concerns.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1460 AS AMENDED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Hamilton
SECONDER:	Mayor Pro Tem Chipman
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

5. Second Reading of Ordinance No. 1463 - Approval of AT&T Franchise Agreement - Miranda Lange, PW Infrastructure Deputy Director

The Council reviewed a Franchise Agreement Ordinance granting Forged Fiber 37, LLC, AT&T’s agent, a ten-year franchise to construct, operate, maintain, and repair telecommunications facilities in City rights-of-way. The agreement, based on other City franchise agreements, outlines operational, safety, permitting, and dispute resolution requirements.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1463 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Davis
SECONDER:	Council Member Hamilton
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

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IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Mayor Pro Tem Chipman attended Officer Stephen Mullinax’s CJTC graduation ceremony, the NAACP Vancouver Branch 80th Gala and awards dinner, and a two ribbon-cutting ceremony.

Council Member Burkle attended Steel Day at AIG, ribbon-cuttings for Ridgefield Storage RVs and Sunbelt Rentals, and Officer Stephen Mullinax’s CJTC graduation ceremony.

Council Member Hamilton congratulated all newly elected officials, attended Council Chat with Council Member Favela, participated in the RMS Wine Walk by pouring wine, and attended the Ridgefield School District Strategic Planning session.

Council Member Favela attended her son's graduation from United States Air Force Basic Training, a youth partnership event with the Boys & Girls Club, Steel Day at AIG, Council Chat with Council Member Hamilton, and congratulated all newly elected officials.

Council Member Davis attended the NAACP Vancouver Branch 80th Gala and awards dinner, participated in the RMS Wine Walk by pouring wine, and provided an update on the Parks Task Force meeting.

Council Member Wells participated in many of the same meetings as other Council members.

2. Mayor

Attended the NAACP Vancouver Branch 80th Gala and awards dinner, participated in the Lunch & Learn Mayor's Panel and the Tater Tot Bike Bus, attended the Clark County Prayer Breakfast and a lunch at the Boys & Girls Club, participated in the RMS Wine Walk by pouring wine, attended Steel Day at AIG, and judged the Ridgefield Arts Association Art Show.

Provided additional feedback from youth gathered during the Youth Commission interviews and shared it with Council.

3. City Manager

City Manager Steve Stuart congratulated all newly elected officials, attended the Small City Mayors Meetup with Mayor Cole. The Clark County Agricultural Land Study has been released and is available on their website. The Study Session on the Comprehensive Plan is scheduled for November 20th at 4:00 PM. Reminder: the Veterans Day Ceremony is on Tuesday at 11AM at Overlook Park.

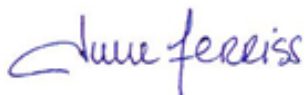
PW Infrastructure Deputy Director Miranda Lange provided an update on the Roundabout Art installation.

Deputy City Manager Lee Knottnerus shared information about Make a Difference Month and the Food Drive.

Police Chief Cathy Doriot recognized Tractor Supply for their Hometown Hero event.

X. ADJOURN

8:45PM



Julie Ferriss, City Clerk



Matt Cole, Mayor