



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
NOVEMBER 20, 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. 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 \(ridgefieldwa.us\)](#).

III. 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 November 6, 2025 Meeting**
3. **Approval to Submit a US Department of Fish & Wildlife Service Fish Passage Program Grant Application for Royle Rd**
4. **Approval of Interlocal Agreement with Battle Ground for Municipal Court, Prosecution, and Work Crew Services**
5. **Approval of Contract with EMS District 2 for Ambulance Services**

IV. BUSINESS

1. **Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1465 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Hamilton
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

2. **Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1466 AS PRESENTED.

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

3. **Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1467 AS PRESENTED.

RESULT:	(6-1)
MOVER:	Council Member Burkle
SECONDER:	Council Member Wells
AYES:	Mayor Cole, Council Member Davis, Council Member Hamilton, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela
NAYS:	Council Member Wells
ABSTAIN:	None

4. Motion - Approval of Paradise Pointe Phases 6-10 Final Plat - Claire Lust, Community Development Director

The project is subject the Brown Development and Pre-Annexation Agreement, as amended by Council on July 27, 2023 and March 13, 2025. The Hearing Examiner approved the preliminary plat for the Paradise Found Planned Unit Development (PUD) via final order on December 31, 2018. The approved preliminary plat had 296 single-family residential lots. staff approved a post-decision review reconfiguring the layout of the PUD but maintaining a total of 296 lots. A minimum lot area of 7,079 square feet and a maximum lot area of 13,000 square feet were approved through the PDR. On December 23, 2024 staff approved a post-decision review reconfiguring the layout of the northern portion of the PUD to protect oak trees. The PDR reduced the total lot count to 291, resulting in an overall density of four units per net developable acre consistent with the RLD-4 zoning. The minimum lot area remained at 7,079 square feet and the maximum lot area increased to 14,176 square feet. City Council conducted a discussion on the proposed plat approval.

MOTION: MOVED TO APPROVE THE PARADISE POINTE PHASES 6-10 FINAL PLAT.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Chipman
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

V. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1468 - Ridgefield Municipal Code Amendments Part 3 - Claire Lust, Community Development Director

Earlier in 2025, the Planning Commission and City Council reviewed a list of proposed code amendment topics, including sign regulations. This agenda item focuses on proposed amendments to the sign code. Staff have also included proposed amendments related to impact fees, right-of-way use standards

adjacent to parade routes, and hours of construction enforcement. City Council discussed the proposed amendments.

Mayor Cole opened the public hearing at 7:42PM. No testimony was received. The public hearing was closed by Mayor Cole at 7:42PM.

The first reading of the Ordinance was conducted.

2. Public Hearing and First Reading of Ordinance No. 1469 - 2026 Proposed Budget - Kirk Johnson, Finance Director

The proposed 2026 budget includes total revenues of \$80.1 million and expenses of \$81 million, with a net decrease in fund balance of \$898,969. The budget allocates \$27.9 million for operations, \$43.4 million for capital projects, \$1.6 million for special revenues, \$4.6 million for capital service, and \$3.4 million for debt service, for a total of \$80,988,399. Funding sources include new operating and capital grants, debt issuance, and transfers between funds totaling \$7.84 million. The budget proposes funding for four new full-time positions (city attorney, two police officers, and an engineering technician) and two seasonal positions, bringing the total FTE count to 90.75. Total revenues and use of reserves are projected to support the proposed budget.

Mayor Cole opened the public hearing at 7:51PM. No testimony was received. The public hearing was closed by Mayor Cole at 7:51PM.

The first reading of the Ordinance was conducted.

VI. PUBLIC COMMENT

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VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis attended the Youth Commission retreat, Shriners Children's Clinic Ribbon Cutting, and the CTRAN Board meeting.

Council Member Favela addressed Chief Nohr regarding the EMS contract, and attended Leadership Clark County, the NWCP panel discussion, Youth Commission retreat, high school mock interviews, Executive Women's Council, and CCFR meeting.

Council Member Wells attended the American Legion Veteran's Day Ceremony, City Council study session, City Manager briefing, and Shriners Children's Clinic Ribbon Cutting.

Council Member Burkle attended the Main Street meeting, Youth Commission retreat, and Shriners Children's Clinic Ribbon Cutting.

Council Member Hamilton attended the Youth Commission retreat and School District Strategic Planning Session.

Mayor Pro Tem Chipman attended the Main Street meeting and provided an update on Neighbors Helping Neighbors.

2. Mayor

Provided an update on the CTRAN Board Composition Committee and offered condolences on the passing of Molly Coston.

3. City Manager

City Manager Steve Stuart expressed appreciation to City leaders, acknowledged the passing of Molly Coston with condolences, provided updates on the Comprehensive Plan and the Pioneer widening project, and commended staff for their efforts in organizing the Youth Commission retreat.

Public Works Director Ryan Thamert provided an update on leaf collection throughout the city.

VIII. ADJOURN

8:21PM



Julie Ferriss, City Clerk



Matt Cole, Mayor