



**CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES  
JANUARY 8, 2026**

**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**
- 4. Oath of Office for Newly Elected Council Members - Judge Jill Karmy**

The Oath of Office for newly elected Council Members was administered by Judge Jill Karmy.

**II. MAYOR AND MAYOR PRO TEM SELECTION**

- 1. Selection of Mayor and Mayor Pro Tem**

The mayoral selection was conducted by Clerk Diana Allen. Councilor Chipman nominated Matt Cole. With no further nominations, the motion was unanimously approved.

The Mayor Pro Tem selection was conducted by Mayor Cole. Councilor Burkle nominated Judy Chipman. With no further nominations, the motion was unanimously approved.

**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](#)

**IV. CONSENT AGENDA**

MOTION TO APPROVE AS PRESENTED.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Council Member Burkle
<b>SECONDER:</b>	Council Member Favela
<b>AYES:</b>	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 Decemeber 18th and December 30th Meeting**
- 3. Resolution No. 670 - Declaring Certain Property as Surplus and Authorizing Its Disposition**

**V. PRESENTATION**

- 1. Columbia River Economic Development Council Update -**

An update was presented by the Columbia River Economic Development Council.

**VI. BUSINESS**

- 1. Resolution No. 669 - Windy Hills Phase 2 Intent to Annex - Claire Lust, Community Development Director**

The Intent to Annex includes three parcels in the Gee Creek Plateau Subarea within the Ridgefield Urban Growth Area. The parcels are contiguous with the City limits via the previously annexed S. 35th Place right-of-way and are eligible for annexation. The site is designated Urban Low under the Comprehensive Plan and is zoned Single Family Residential (R1-6) with an Urban Holding-10 (UH-10) overlay. Upon annexation, zoning would be RLD-4 with a residential cluster overlay per the Gee Creek Plateau Subarea Plan. The UH-10 overlay would remain in place until capital facilities deficiencies are resolved. Council previously reviewed the Kelly Property Intent to Annex on June 12, 2025, and approved Resolution No. 664, authorizing a petition to annex seven parcels. Property owners of three additional parcels subsequently expressed interest in annexation. As these parcels were not included in the prior geographic modification, a separate intent to annex was initiated. The petition to annex for the seven parcels is under review and scheduled for a public hearing on January 22. City Council discussed the proposed resolution.

MOTION: MOVED TO APPROVE RESOLUTION NO. 669 AS PRESENTED.

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

- 2. Motion to Approve a Letter of Intent with Blue Rock Ventures for the Construction of the Ridgefield Community & Recreation Center - Kirk Johnson, Finance Director**

The purpose of the Letter of Intent is to outline the preliminary terms and mutual intent of the City and Blue Rock Ventures regarding the development of a jointly constructed Community and Recreation Center in the City of Ridgefield. The parties intend to work cooperatively to finalize Development, Lease, and Joint Operating Agreements for the project.

MOTION: MOVED TO AUTHORIZE THE CITY MANAGER TO TAKE NECESSARY STEPS TO ENTER INTO THE LETTER OF INTENT WITH BLUE ROCK VENTURES FOR THE CONSTRUCTION OF THE RIDGEFIELD COMMUNITY & RECREATION CENTER.

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

**VII. PUBLIC COMMENT**

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**VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS**

**1. Council**

Council Member Wells attended the Clark Regional Alliance Board meeting and the Clark College ribbon-cutting ceremony.

Council Member Burkle attended the Clark College ribbon-cutting ceremony and the Ridgefield Arts Association Gallery opening.

Council Member Hamilton attended the Ridgefield Main Street Board meeting, the Clark College ribbon-cutting ceremony, and the CCFR meeting.

Council Member Favela attended the Hometown Celebration event, ECHO Board meeting, Ridgefield Arts Association Gallery opening, Clark College ribbon-cutting ceremony, CCFR meeting, and a Kindness 911 shout-out. Congratulated the Council and welcomed Ms. Parker.

Council Member Davis attended The Allen House Bed & Brunch ribbon-cutting and the Ridgefield Arts Association Gallery opening.

Mayor Pro Tem Chipman thanked everyone for the appointment as Mayor Pro Tem, attended the Ridgefield Arts Association Gallery opening and Clark College ribbon-cutting ceremony, and provided an update on Neighbors Helping Neighbors.

**2. Mayor**

Attended the Clark College ribbon-cutting ceremony and the Ridgefield Arts Association Gallery opening. Reminder: the Coffee Connection and Expert Endodontics Northwest ribbon-cutting are scheduled for

Friday morning.

**3. City Manager**

Deputy City Manager Lee Knottnerus congratulated the Mayor, Mayor Pro Tem, and newly elected Council Members, welcomed Ms. Parker to the team, and provided an update on the America250 event.

Public Works Director Ryan Thamert provided information on an upcoming open house for consultants and contractors regarding city projects.

City Attorney Janean Parker expressed appreciation for joining the team.

**IX. ADJOURN**

7:52PM



Julie Ferriss, City Clerk



Matt Cole, Mayor