



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
FEBRUARY 26, 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**

II. PROCLAMATION

- 1. Ridgefield Youth Arts Month**

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 Favela
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member

1. **Approval of Claims And/Or Payroll**
2. **Approval of Minutes from the February 5, 2026 & February 12, 2026 Meeting**

V. PRESENTATION

1. **Bond 101 and Update to the 2026 LTGO Bond Issuance - Kirk Johnson, Finance Director**

Staff and the consultant presented Bond 101 and provided an update on the 2026 LTGO Bond Issuance. Council members asked questions during the discussion.

VI. BUSINESS

1. **Motion to Approve Pioneer Widening Contract Amount - Miranda Lange, PW Infrastructure Deputy Director**

One of the largest projects to date was completed, including Pioneer Street widening, utility and sewer improvements, a roundabout at Pioneer and North 50th Place with artwork, and new roads connecting 50th Place (Discovery Drive) to Pioneer Canyon Drive and Union Ridge Town Center/Costco. The project included accelerated schedules to support openings of Costco and In-N-Out Burger, and complex features such as fish-passage culverts and a four-lane corridor along Pioneer Street. Awarded to Active Construction Inc in June 2024 for \$21,442,442, an additional \$820,000 is requested to complete the project, bringing the total to \$22,262,205.65 within 1% of the original engineer's estimate. Cost increases resulted from unforeseen site conditions and modifications needed to meet safety, functionality, and quality standards.

MOTION: MOVED TO APPROVE THE AMENDMENT TO THE CONSTRUCTION CONTRACT WITH ACTIVE CONSTRUCTION INC FOR THE PIONEER WIDENING AND 50TH AVENUE ROUNDABOUT PROJECT, IN THE AMOUNT OF \$820,000 FOR A TOTAL CONTRACT AMOUNT OF \$22,262,205.65.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Davis
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

2. **Motion to Approve Splash Pad Permit Required Improvements - Miranda Lange, PW Infrastructure Deputy Director**

Minor modifications to the existing Splash Pad mechanical system are required to comply with the Clark County Department of Health (DOH) Aquatics Facility Permit for 2026. The project includes replacing the sand filter with a cartridge filter, reconfiguring plumbing and valves in the mechanical vault, replacing a non-functioning sump pump, and mitigating groundwater. The change to a cartridge filter addresses an air-gap oversight identified by DOH in 2025, is approximately 35% less costly than adding an air gap, and reduces ongoing maintenance requirements.

MOTION: MOVED TO APPROVE THE PURCHASE ORDER WITH LAND EXPRESSIONS FOR PERMIT COMPLIANCE WORK FOR OVERLOOK PARK SPLASH PAD PROJECT, IN THE AMOUNT OF \$50,000.

RESULT:	(UNANIMOUS)
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MOVER:	Mayor Pro Tem Chipman
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

3. Approval of Resolution 673 - Authorizing Purchase of Property as Voluntary Mitigation Identified in Interlocal Agreement with Clark-Cowlitz Fire Rescue - Kirk Johnson, Finance Director

Proposed Resolution formalizes the final steps to complete the mitigation agreement with CCFR, including the timeline for closing escrow on two properties. City staff and the City Attorney have reviewed the purchase and sale agreement with CCFR and confirmed both parties are ready to close pending Council approval. The mitigation includes the purchase of a parcel on S Hillhurst Rd for \$310,100 and funding up to \$1,689,900 for the purchase of a parcel on Royle Rd near Discovery Ridge, plus applicable closing costs.

MOTION: MOVED TO ADOPT RESOLUTION NO. 673 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle
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

4. Second Reading of Ordinance No. 1468 - Ridgefield Municipal Code Amendments Part 3 - Claire Lust, Community Development Director

Staff presented the third and final portion of proposed municipal code amendments, including updates to the sign code, impact fees, right-of-way use near parade routes, hours of construction enforcement, contrasting trim on commercial buildings, and residential grading/terracing standards. This three-part cycle, initiated in Spring 2025, includes over 60 amendments aimed at improving development processes, supporting staff work in areas such as water, stormwater, and code enforcement, and incorporating stakeholder input. Staff will begin a new code amendment cycle later this spring. City Council discussed the proposed amendments.

MOTION: COUNCIL MEMBER DAVIS MOVED TO ADOPT ORDINANCE NO. 1468.

SECOND: COUNCIL MEMBER WELLS.

COUNCIL MEMBER WELL MOVED TO AMEND THE MOTION TO INCLUDE THE DELETION OF THE TIME LIMITATION FOR ALL ILLUMINATED SIGNS.

SECOND: COUNCIL MEMBER FAVELA.

AMENDMENT PASSED.

MAYOR PRO TEM CHIPMAN MOVED TO AMEND THE MOTION TO REMOVE "REQUIRE STEEP SLOPES IN RESIDENTIAL DEVELOPMENTS TO BE TERRACED TO PRESERVE USABLE OPEN SPACE" FOR FURTHER CONSIDERATION AT A FUTURE MEETING.

SECOND: COUNCIL MEMBER WELLS.

AMENDMENT PASSED.

COUNCIL MEMBER DAVIS MOVED TO AMEND THE MOTION TO REQUIRE A MINIMUM OF 10% OF THE ROUTE CUMULATIVELY TO BE SET ASIDE AS UNRESERVABLE AND UNOCCUPIED UNTIL 4 HOURS PRIOR TO

THE EVENT.
MAYOR PRO TEM CHIPMAN.
AMENDMENT PASSED.

MOTION TO ADOPT ORDINANCE NO. 1468 AS AMENDED.

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

VII. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1474 - Windy Hills Phase 2 Petition to Annex - Claire Lust, Community Development Director

The petition to annex three residential parcels (Parcel #215829000, #215831000, and #215828000) in the Gee Creek Plateau Subarea, located within the Ridgefield Urban Growth Area and contiguous with city limits, was reviewed. Annexation requires concurrent rezoning from Clark County’s Single Family Residential R1-6 with UH-10 overlay to City zoning of RLD-4 with a Residential Cluster Overlay, consistent with the Comprehensive Plan and Gee Creek Plateau Subarea Plan. The UH-10 overlay will remain until capital facilities deficiencies are addressed. Upon annexation, any future development will follow the City’s land use, engineering, and building review processes and vest to the current Ridgefield Development Code, including subarea-specific provisions.

Mayor Cole Opened the Public Hearing: 8:03PM

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

Mayor Cole Closed the Public Hearing: 8:05PM

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1474 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Mayor Pro Tem Chipman
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

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IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis attended a History on Tap event at the Liberty Theater.

Council Member Favela participated in a training burn with CCFR.

Council Member Wells attended three meetings and reported on two pre-application conference meetings.

Council Member Burkle attended the City Manager briefing.

Council Member Hamilton started a new job and is adjusting to the new schedule and meetings.

Mayor Pro Tem Chipman attended the ribbon-cutting and grand opening of the OnPoint Community Credit Union and attended the City Manager briefing.

2. Mayor

Thanked Chief Nohr for including Council in the training burn with his team and attended the ribbon-cutting and grand opening of the OnPoint Community Credit Union.

3. City Manager

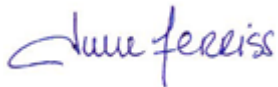
Public Works Director Ryan Thamert provided an update on the East Side Reservoir and the recent bid opening.

Finance Director Kirk Johnson reported the current number of registered business licenses.

Community Development Director Claire Lust recognized staff for their work on the development code updates.

X. ADJOURN

8:27PM



Julie Ferriss, City Clerk



Matt Cole, Mayor