



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 12, 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. Women's History 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:	Mayor Pro Tem Chipman
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 26, 2026 Meeting**

V. PRESENTATION

1. **Youth Commission Progress Update - Lee Knottnerus, Deputy City Manager**

The Youth Commissioners presented a progress report to City Council.

2. **2026 Digital Budget Book and Performance Metrics Presentation - Kirk Johnson, Finance Director, Megan DeMoss, Communications Program Manager**

Finance Director Kirk Johnson and Communications Program Manager Megan DeMoss provided a presentation on the 2026 digital budget book and performance metrics and addressed questions from Council.

VI. BUSINESS

1. **First Reading of Ordinance No. 1475 - Approval for the Issuance of Limited Tax General Obligation (LTGO) Bonds for the Ridgefield Community Center - Kirk Johnson, Finance Director**

The City is exploring the issuance of up to \$15.5 million in Limited Tax General Obligation (LTGO) bonds to fund construction of the Ridgefield Community Center through a public-private partnership with Blue Rock Ventures. The project will include a publicly owned community center and a privately constructed recreation center built as a joint municipal project. The City Manager and Finance Director are requested to have authority to issue the bonds at a maximum 5.5% interest rate with a 20-year term, payable from Real Estate Excise Tax, Park Impact Fees, and the General Fund, pending future facility-generated revenue. City Council conducted a discussion and held the first reading of the ordinance.

2. **First Reading Ordinance No. 1476 - Amending RMC Chapter 3.10 Affordable Housing Sales & Use Tax to Establish a Residential Rental Assistance Program - Kirk Johnson, Finance Director**

City Council reviewed the history and purpose of the affordable housing fund, established through Ordinance No. 1319 in 2020 with sales-and-use tax credits. The fund, restricted by statute, provides approximately \$24,000 annually for affordable housing and rental assistance. Following council direction at the May 2025 retreat, staff researched potential uses and consulted with regional partners. At a February 2026 study session, Council determined the limited funds would be best used for a residential tenant rental assistance program for households at or below 60% of area median income, with assistance capped at \$5,000 per household and paid directly to landlords. Staff will return with a budget amendment to allocate \$50,000 for the program, partnering with two non-profits to administer applications. Council will review program outcomes in 2027 to consider any adjustments.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1476.

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

3. Approval of Resolution No. 674 - N 1st Circle Right-of-Way Vacation - Claire Lust, Community Development Director

City Council reviewed a request to initiate the right-of-way vacation process for a portion of excess ROW along N 1st Circle, associated with a proposed veterinary clinic development. The surplus ROW, a remnant of the former SR 501/I-5 interchange, exceeds current street needs. The property owner requested the vacation to incorporate approximately 7,307 square feet into the developable site. Council considered a resolution to initiate the ROW vacation process, which would include a future public hearing and ordinance reading as required by state law. Staff will coordinate valuation of the property, estimated at \$42,599.81, with a standard charge of 50% to the applicant.

MOTION: MOVED TO ADOPT RESOLUTION NO. 674.

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

4. Motion to Approve the Elevated Eastside Reservoir Construction Contract - Miranda Lange, PW Infrastructure Deputy Director

City Council reviewed the Eastside Elevated Water Reservoir project, to be constructed on a 5.3-acre city-owned site on South 5th Street. The project includes a 2.5 million-gallon elevated reservoir and associated site improvements to support long-term water supply, storage capacity, and system resiliency. The construction contract is proposed to be awarded to T. Bailey, LLC for \$17,196,384, plus a \$2,000,000 contingency, totaling \$19,196,384. The project is expected to be completed in approximately two years.

MOTION: MOVED TO APPROVE AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE ELEVATED EASTSIDE WATER RESERVOIR PROJECT TO T.BAILEY, LLC FOR THE AMOUNT OF \$17,196,384.00 PLUS AN ADDITIONAL \$2,000,000.00 IN CONTINGENCIES, FOR A TOTAL \$19,196,384.00.

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

VII. PUBLIC COMMENT

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VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton reflected on the proclamation and spoke about the new position with the YWCA.

Council Member Favela provided updates on the ECHO meeting and CCFR meeting, and congratulated the Mayor Pro Tem on her Iris Award nomination.

Mayor Pro Tem Chipman participated in interviews with students at the high school, attended a Hispanic luncheon with the Mayor, and attended the Iris Awards.

Council Member Davis provided updates on the Clark Regional Parks Force meeting and C-TRAN Board meeting, and acknowledged the Mayor Pro Tem on her Iris Award nomination.

Council Member Burkle acknowledged the Mayor Pro Tem on her Iris Award nomination and provided an update on the Port of Ridgefield meeting.

Council Member Wells provided an update on the Port of Ridgefield meeting and noted that Wash Kings Car Wash is now open for business.

2. Mayor

Reported attending the Clark College State of the College address, the Iris Awards, and a Hispanic luncheon with the Mayor Pro Tem, and provided an update on C-TRAN.

3. City Manager

Public Works Director Ryan Thamert reported on the water sample submitted to the American Water Works Association conference for the Best Tasting Water competition.

Finance Director Kirk Johnson provided an update on property purchases and closing dates.

IX. EXECUTIVE SESSION

1. Executive Session Pursuant to RCW 42.30.110(1)(g) to Discuss Personnel Matters and RCW 42.30.110(1)(i) to Discuss Potential Litigation.

8:33PM: The City Council entered executive session pursuant to RCW 42.30.110(1)(i), scheduled to last until 8:48 PM.

Attendees: Mayor, City Council, City Attorney Janean Parker, PW Infrastructure Deputy Director Miranda Lange, Capital Project Manager Jason Van Dyke.

The session was extended at 8:47 PM (to 8:53 PM) and again at 8:53 PM (to 8:58 PM).

8:58PM: Mayor reconvened the meeting and announced a 5-minute break before entering executive session pursuant to RCW 42.30.110(1)(g), scheduled to last until 9:50 PM.

Attendees: Mayor, City Council, City Manager Steve Stuart, Deputy City Manager Lee Knottnerus.

The session was extended at 9:47 PM (to 10:10 PM), 10:09 PM (to 10:30 PM), 10:30 PM (to 10:40 PM), and 10:40 PM (to 10:45 PM).

10:54 PM: Mayor reconvened the meeting; no action was taken, and the meeting was adjourned.

X. ADJOURN

10:54PM

A handwritten signature in blue ink that reads "Julie Ferriss". The signature is cursive and fluid.

Julie Ferriss, City Clerk

A handwritten signature in blue ink that reads "Matt Cole". The signature is cursive and stylized.

Matt Cole, Mayor