



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
MARCH 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. Red Cross 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 Davis
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 March 12, 2026 Meeting**
3. **Resolution No. 675 - Approval to Submit an Application for a Washington State Recreation and Conservation Office Grant for Horns Corner Park**

V. PRESENTATION

1. Sidewalk Management Program - Ryan Thamert, Public Works Director

Staff presented an overview of the Public Works Department’s new process for assessing and categorizing sidewalk hazards, developed using guidance from the Washington Cities Insurance Authority and Washington State code. All reported hazards will be evaluated and classified into one of three categories: assess, grind, or reconstruct. Staff noted that current City code requires the Public Works Director to assess reported hazards and determine whether reconstruction is necessary. If reconstruction is required, the matter must be brought to the City Council through a resolution and public hearing. Should the Council determine that reconstruction is needed, a written order must be served to the abutting property owner directing them to complete the work. Public Works Director presented three potential code amendment options for consideration: City-funded repairs using priority lists and existing budget (\$20,000 annually) and grant funding, full statutory process, requiring abutting property owners to bear full responsibility for reconstruction, a hybrid cost-sharing model between the City and abutting property owners. Council conducted a discussion and provided feedback to staff.

VI. BUSINESS

1. Second 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.

MOTION: MOVED TO ADOPT ORDINANCE NO. 1475 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Hamilton
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

2. First Reading of Ordinance No. 1477 - 2026 Budget Amendment - Kirk Johnson, Finance Director

Staff presented that the 2026 budget amendment includes \$50,000 to fund the rental assistance program adopted by Council on March 12, 2026. The program is supported by a dedicated sales and use tax credited against the state portion collected on taxable retail sales in Ridgefield. This amendment reflects

Council's direction to establish a budget line item for the program.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1477.

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

3. First Reading of Ordinance No. 1478 - Repealing Ordinance No. 1470 and Revising the Corporate Boundary of the City of Ridgefield to Include a Portion of South Royle Road - Miranda Lange, PW Infrastructure Deputy Director

Staff reported that in 2025 the City discovered a portion of South Royle Road had not been included in previous annexations under Ordinances 993 and 578. The City initiated an agreed corporate boundary revision with Clark County under RCW 35A.21.210, which allows both jurisdictions to include or exclude full street segments by ordinance without Boundary Review Board oversight. City Council adopted Ordinance 1470 in January to revise the boundary; however, during the County's review, County engineers identified issues with the legal description and proposed corrections. The City and County have since met and agreed on the revised legal description, and the County has requested that the City readopt the ordinance with the corrected description.

MOTION: MOVED TO WAIVE THE SECOND READING AND ADOPT ORDINANCE NO. 1478 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

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

Staff presented that the City requires dedicated construction management support for the Eastside Elevated Water Reservoir project due to its scale, complexity, and funding requirements. City staff do not have the capacity or technical resources to manage day-to-day construction oversight at the level needed. Consor's Construction Management Team will provide specialized oversight, reduce risk, support transparent reporting, and help ensure the project is completed efficiently and in accordance with City standards. The proposed contract amount is \$1,304,782. Consor's scope of work includes contract administration, submittal review, construction engineering, on-site observations and progress meetings, material testing and special inspections, payment application review, testing and start-up, final inspections, record drawings, and delivery of operations and maintenance documents including the one-year warranty inspection.

MOTION: MOVED TO APPROVE CONTRACT FOR THE CONSTRUCTION MANAGEMENT SERVICES FOR THE ELEVATED EASTSIDE WATER RESERVOIR PROJECT TO CONSOR NORTH AMERICA, INC FOR AN AMOUNT OF \$1,304,782.00.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Hamilton
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

5. Motion to Approve the Urban Downs II Phase 2-3 Final Plat - Claire Lust, Community Development Director

Staff presented an overview of Urban Downs II Phases 2 and 3. The subdivision, located east of NE 10th (S 85th) Avenue between Urban Downs and Greely Farms Phase 3, was approved as a 149-lot planned unit development (PUD) in 2022. Council previously approved Phase 1, now Meadowview, consisting of 52 single-family detached lots. The current proposal includes 61 single-family detached lots and 32 townhouse lots. The number of townhouse lots was reduced from 36 to 32 through an approved post-decision review, and the project remains consistent with the density and dimensional standards of the preliminary PUD. Lot sizes for the detached homes range from 4,681 to 8,232 square feet, and townhouse lots range from 3,400 to 3,818 square feet. Tracts G and H will serve as pedestrian pathway tracts with public access and will connect to the park, trail, and open space areas established in Phase 1.

MOTION TO APPROVE THE URBAN DOWNS II PHRASE 2-3 FINAL PLAT.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Davis
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

VII. PUBLIC HEARING/BUSINESS

1. Public Hearing and First Reading of Ordinance No. 1479 — Approval of Urban Downs II Phase 2-3 Development Agreement - Claire Lust, Community Development Director

Staff presented that Urban Downs II received preliminary PUD approval in December 2022, allowing a mix of single-family detached and attached (townhome) housing types. Council approved the final plat for Phase 1, Meadowview, in November 2024, which included 52 single-family detached lots. The applicant has since submitted the final plat for Phases 2 and 3, totaling 90 lots: 58 single-family detached and 32 single-family attached townhome lots. The applicant intends to construct semi-attached townhomes with connected garages on Lots 53–84. The proposed units meet the City’s definition of townhomes and exceed applicable architectural design standards. A Development Agreement between the City and Lennar Northwest, LLC outlining these provisions was presented for public hearing, with supporting exhibits including sample plot plans and elevations.

Mayor Cole Opened the Public Hearing: 7:51PM

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: 7:53PM.

The first reading of the Ordinance was conducted.

VIII. PUBLIC COMMENT

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IX. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Davis thanked staff for their work on the State of the City event, provided an update on the Parks Task Force, attended the Greater Vancouver Chamber legislative breakfast, and toured the EOCF facility.

Council Member Favela thanked staff for their work on the State of the City event, provided an update on the Clark County Opioid Abatement Council, and attended the Greater Vancouver Chamber legislative breakfast.

Council Member Hamilton thanked staff and Megan DeMoss for their work on the State of the City event, attended the Main Street Community Meeting, facilitated the Shine Gala, and attended the School Board Meeting, the Greater Vancouver Chamber legislative breakfast, the EOCF facility tour, and the Clark-Cowlitz Fire & Rescue meeting.

Council Member Burkle acknowledged the State of the City event, attended the Clark County Council study session, the Main Street Community Meeting, the Retire Ridgefield meeting, and the Greater Vancouver Chamber legislative breakfast.

Council Member Wells attended the Clark Regional Alliance Board meeting and the Greater Vancouver Chamber legislative breakfast. She also noted that the Ridgefield Junction Neighborhood Association meeting will be held on May 18.

Mayor Pro Tem Chipman attended many of the same meetings and events as other council members.

2. Mayor

Thanked staff and Megan DeMoss for their work on the State of the City event, toured the EOCF facility, attended the Clark County Council study session, acknowledged Councilor Hamilton for a successful Shine Gala event, and reminded the public that the Get Involved event is this weekend.

3. City Manager

City Manager Steve Stuart reminded the Council that the Ridgefield Coalition of Governments meeting is scheduled for Thursday, April 2.

Public Works Director Ryan Thamert acknowledged the city staff who participated in the lean process improvement workshop this week.

Finance Director Kirk Johnson reported that the City received two financial awards and noted that the State Audit will begin next week.

Deputy City Manager Lee Knottnerus gave a shout-out to Megan DeMoss for her work on the State of the City event and provided an update on the Discover Downtown Dash event.

X. ADJOURN

8:17PM



Julie Ferriss, City Clerk



Matt Cole, Mayor