



**CITY OF RIDGEFIELD, WASHINGTON  
CITY COUNCIL MEETING MINUTES  
MAY 14, 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 - departed the meeting at 7:19PM  
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.

<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

- 1. Approval of Claims And/Or Payroll**

2. **Approval of Minutes from the April 16, 2026, April 23, 2026, April 30, 2026 Meeting**
3. **Approval to Enter into an Interlocal Participation Agreement with BuyBoard National Purchasing Cooperative**
4. **Approval of Award of Contract with MacKay Sposito for 2026 Parks, Recreation, and Opens Spaces (PROS) Plan Update**
5. **Approval of Award of Contract with Aetta Architects for Additional Services Related to the Ridgefield Community and Recreation Center**
6. **Approval of Interlocal Agreement between Clark County and Ridgefield for Prosecution Services**
7. **Approval of the Water On-Call Services Contract**

**IV. BUSINESS**

1. **Second Reading of Ordinance No. 1480 - 2026 Budget Amendment 2 - Kirk Johnson, Finance Director**

The 2026 budget amendment includes \$26.9 million in new and reappropriated expenditures, \$22.1 million in new revenue recognition, and \$2.5 million in remaining 2024 LTGO Bond funds. The majority of the amendment relates to capital and one-time expenses, with \$74,100 identified as ongoing expenses. The amendment also includes the reappropriation of funding for projects continuing from 2025, including previously recognized grant funding. Major new requests include funding related to the Ridgefield Community and Recreation Center joint project, water infrastructure projects, roadway improvements, and completion of an energy plan for the Public Works Operations Center. The total fund balance impact across all funds is approximately \$4.8 million. City Council discussed the budget amendment and Main Street Tax Credit Incentive Program.

MOTION: COUNCIL MEMBER DAVIS MOVED TO ADOPT ORDINANCE NO. 1480 AS PRESENTED.

SECOND: COUNCIL MEMBER WELLS.

COUNCIL MEMBER HAMILTON MOVED TO AMEND THE MOTION TO INCLUDE \$70,000 ALLOCATION TO RIDGEFIELD MAIN STREET TCIP PROGRAM CONTINGENT ON THE CREDITS BEING AVAILABLE AT THE STATE LEVEL.

SECOND: MAYOR PRO TEM CHIPMAN.

MOTION PASSED (MAYOR COLE - ABSTAIN)

MOTION TO ADOPT ORDINANCE NO. 1480 AS AMENDED.

<b>RESULT:</b>	<b>(5-0)</b>
<b>AYES:</b>	Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Davis, Council Member Hamilton
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	Mayor Matt Cole

2. **Motion - Contract Award for the Construction of the Ridgefield Community and Recreation**

**Center - Miranda Lange, PW Infrastructure Deputy Director**

Approval was considered for the construction contract with Tapani Underground for the Ridgefield Community and Recreation Center project in the amount of \$31,619,810, with an additional \$1 million project contingency. The contract includes construction of the facility in accordance with approved plans and specifications, including all labor, materials, equipment, and project coordination necessary to complete the work.

MOTION: MOVED TO APPROVE AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE RIDGEFIELD COMMUNITY AND RECREATION CENTER PROJECT TO TAPANI UNDERGROUND IN THE AMOUNT OF \$31,619,810, PLUS AN ADDITIONAL \$1,000,000 IN CONTINGENCY.

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

**3. Motion - Approval of Sanderling Park Phase 4 Final Plat - Claire Lust, Community Development Director**

The Hearing Examiner previously approved the Kennedy Farm East preliminary planned unit development plat, now known as Sanderling Park, for 435 residential lots on approximately 89.65 acres. The development complies with the Kennedy Development Agreement density requirements, and the agreement was amended in 2025 to address public park and trail improvements. The current proposal would subdivide Phase 4, consisting of approximately 22.35 acres, into 77 single-family residential lots consistent with previously approved lot sizes and density standards.

MOTION: MOVED TO APPROVE SANDERLING PARK PHASE 4 FINAL PLAT AS PRESENTED.

<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 Davis, Council Member Hamilton

**V. PUBLIC HEARING/BUSINESS**

**1. Public Hearing and First Reading of Ordinance No.1481 - Nye PUD Development Agreement - Claire Lust, Community Development Director**

The Nye Planned Unit Development received preliminary plat approval in February 2024 for 62 single-family attached townhome lots, open space, and related infrastructure improvements. Prior to final plat approval and construction, the applicant requested approval to utilize side-entry townhome designs with two-car garages. A draft development agreement was also presented addressing the City's proposed acquisition of approximately 10.4 acres between the Nye PUD and Boyse Park for a future public park and connector trail, with associated improvements eligible for PIF credit.

Public Hearing Opened by Mayor Cole: 8:32PM

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

Public Hearing Closed by Mayor Cole: 8:36PM

The first reading of the Ordinance was conducted.

## **VI. 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 \(ridgefieldwa.us\)](#).

## **VII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS**

### **1. Council**

Council Member Wells attended seven meetings and reminded the community that the Ridgefield Junction Neighborhood Association meeting is scheduled for Monday, May 18.

Council Member Burkle attended the City Council Retreat.

Council Member Hamilton attended the City Council Retreat and the First Saturday event.

Council Member Davis attended Council Chat with Councilor Favela, the ribbon cutting for the Community Nature Center at the Ridgefield National Wildlife Refuge, a C-TRAN Board meeting, and provided information on how to sponsor a flag through American Legion Post 44.

Mayor Pro Tem Chipman attended the City Council Retreat, an Art Association Board meeting, and a Clark Regional Wastewater District meeting.

### **2. Mayor**

Participated in a podcast interview, addressed the public and expressed appreciation for attendance and participation regarding the Waterfront Project, reminded the public of the scheduled Council Chat on Saturday at 2PM., and recognized National Police Week.

### **3. City Manager**

City Manager Steve Stuart noted that City staff will provide additional information regarding what the City can and cannot do related to the Waterfront Project, and that the information will be available on the City's social media platforms and website.

Police Chief Cathy Doriot provided an update on the speed enforcement emphasis and noted that Detective King will receive the "Learn Here Hero" award from RSD on May 19.

## **VIII. ADJOURN**

9:07PM

Handwritten signature of Julie Ferriss in blue ink.

Julie Ferriss, City Clerk

Handwritten signature of Matt Cole in blue ink.

Matt Cole, Mayor