



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, February 1, 2022

Zoom - Public Telephone Access: (206) 337-9723 or (253) 215-8782

Meeting ID No. 505 625 7380

City Council Regular Meeting - 6:00 p.m.

Mayor Alvarez called the remote Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Alvarez welcomed those in the virtual audience and expressed appreciation for their attendance.

Attendance: Mayor Alvarez, Mayor Pro Tem Christensen, and Councilmembers Jones, Kent, Lemley, Lukson and Richardson were present.

Also virtually present were City Manager Amundson, Assistant City Manager Florence, City Attorney Kintzley, Interim Chief of Police Clary, Fire Chief Huntington, Development Services Director Jensen, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney, Finance Director Allen, Human Resources Director Paulsen, Planning Manager Stevens, Economic Development Manager Wallner and City Clerk Rogers.

Pledge of Allegiance

Mayor Pro Tem Christensen led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 7-0.

Presentations

1. New Hire & Retirements

A video featuring January's seven (7) new hires and three (3) retirements was played for the audience.

Retirements recognized included: Kevin Willis, Equipment Maintenance Supervisor, who retired with twenty-one (21) years of service with the Equipment Maintenance Division. Troy Glasgow, Police Officer, who retired with twenty-five (25) years of service with the Richland Police Department, and Gary Duncan, General Craftworker, who retired with thirty-two (32) years of service with the Water Maintenance Division.

2. 2021 Development Services Year in Review

With the aid of a PowerPoint presentation, Development Services Director Jensen presented a detailed report on the 2021 Development Services accomplishments, which included:

- Construction Activity
- Single Family Dwelling Construction with Housing Valuation
- Commercial Construction
- Plat Activity
- Zoning Activity
- Other Land Uses
- Community Development Block Grant Funding Allocations

Development Services Manager Wallner provided an update on key economic development project developments, which included:

- Redevelopment
- Commercial Façade Improvement Awards
- Business License Reserve Fund Awards
- Horn Rapids Real Estate Sales

Council engaged in a question and answer session with staff.

Public Hearing

City Attorney Kintzley read the Public Hearing and Public Comments procedures.

3. Proposed Amendment to the Development Agreement Affecting 47 Acres South of Keene Road and East of the Plat of Country Ridge, Ordinance No. 2022-03

Planning Manager Stevens provided a detailed overview of the proposed amendment to the development agreement. The City received a request from the property owner to amend the original development agreement, and a letter of support from the Country Ridge Homeowners Association.

A public hearing is required before a decision on the proposed First Amendment to Development Agreement can be rendered by Richland City Council.

There was consensus among Council to pull this agenda item from the Consent Calendar to Items of Business for discussion.

Mayor Alvarez opened the public hearing at 6:55 p.m.

The following individuals submitted written testimony opposing the proposed amendment to the development agreement.

- Eric and Mary Clements - 2301 Whitetail Drive, Richland, WA

- Cameron and Milissa Hardy - 2300 Whitetail Drive, Richland, WA
- Roman Kim and Kathy Piper - 781 Shockley Road, Richland, WA
- Janice and Stephen Taylor - 720 Shockley Road, Richland, WA

The following individuals provide public hearing testimony remotely:

- Caleb Stromstad - 2705 St. Andrews Loop, Ste. C. Pasco, WA: Mr. Stromstad, representative of the applicant, provided testimony in favor of the proposed amendment.

No other testimony was offered. Mayor Alvarez closed the public hearing at 6:58 p.m.

Public Comments:

The following individuals provide public comments remotely:

Lisa Shear - 1507 Jones Road, Richland, WA: Ms. Shear thanked Council for the attention given to her concerns regarding 1415 Jones Road, and petitioned for their continued partnership in resolving the concerns. Ms. Shear then expressed thanks and gratitude to Councilmembers Jones and Richardson for their in-person visits to their property the previous weekend. Ms. Shear stated the purpose for addressing Council is to ensure her concerns and requests are documented. Lastly, Ms. Shear requested a police presence be coordinated for her neighborhood to mitigate traffic concerns.

Consent Calendar

City Attorney Kintzley read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED. THOSE IN FAVOR: MAYOR ALVAREZ, MAYOR PRO TEM CHRISTENSEN, AND COUNCILMEMBERS JONES, KENT, LEMLEY, LUKSON AND RICHARDSON. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

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4. Approval of the January 18, 2022 City Council Regular Meeting Minutes and the January 25, 2022 City Council Workshop Meeting Minutes

Ordinances - First Reading

5. Ordinance No. 2022-03, Authorizing an Amendment to the Development Agreement Affecting 47 Acres South of Keene Road and East of the Plat of Country Ridge **(PULLED BY COUNCILMEMBER RICHARDSON AND RELOCATED TO ITEMS OF BUSINESS AS ITEM NO. 2.)**

Ordinances - Second Reading & Passage

None.

Resolutions – Adoption

6. Resolution No. 2022-17, Adopting Fees for Redaction of Body-Worm Camera Recordings
7. Resolution No. 2022-20, Authorizing an Interlocal Agreement with Benton County for Aerial Photography
8. Resolution No. 2022-21, Authorizing a Consultant Agreement with SPVV Landscape Architects for Design and Construction Management Services for the West Village Park Project
9. Resolution No. 2022-22, Establishing Council Assignments for Calendar Years 2022-2023

Items - Approval

None.

Expenditures – Approval:

None.

Items of Business

1. Significant Transportation Project Development (Discussion Only)

Public Works Director Rogalsky provided an overview of the three (3) planning study projects that will impact the City's street system, next steps in the project development, and upcoming community engagement.

- SR-240 / Aaron Drive Interchange Improvements
- South George Washington Way Intersection Improvements
- Island View to Vista Field Trail System

Staff also provided Council with its recommended implementation strategy for the Downtown Connectivity Improvements Project. Councilmember Jones supported having walkable paths and suggested preserving an alphabet home in a museum-type setting. The presentation was information only and no decisions were made.

2. Ordinance No. 2022-03, Authorizing an Amendment to the Development Agreement Affecting 47 Acres South of Keene Road and East of the Plat of Country Ridge

(FORMELY ITEM NO. 5 ON THE CONSENT CALENDAR)

Council engaged in a question and answer session with staff regarding traffic calming solutions for the Queensgate Drive Corridor.

COUNCILMEMBER KENT MOVED AND COUNCILMEMER LUKSON SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2022-03, AUTHORIZING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT AFFECTING 47 ACRES SOUTH OF KEENE ROAD AND EAST OF THE PLAT OF COUNTRY RIDGE, FOR FIRST READING BY TITLE ONLY. THOSE IN FAVOR: MAYOR ALVAREZ, MAYOR PRO TEM CHRISTENSEN, AND COUNCILMEMBERS KENT, LEMLEY AND LUKSON. THOSE OPPOSED: NONE. COUNCILMEMBERS JONES AND RICHARDSON ABSTAINED. MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Amundson did not have any comments.

City Council

Mayor Pro Tem Christensen and Councilmembers Kent and Lukson did not have any comments.

Councilmember Jones shared her perspective with Council that it is inappropriate to meet privately with developers or special interest groups.

Councilmember Richardson praised medical professionals for a recent successful life-saving encounter experienced by a family member.

Mayor

Mayor Alvarez responded to an email he received from a citizen concerning his interaction with Fortify Holdings, LLC. Mayor Alvarez reiterated that he has not and will not privately meet with any developer, whether it be Fortify Holdings, LLC or any other. Mayor Alvarez reiterated that all developments need to follow City's typical process and procedures and be vetted by the Richland City Council as a whole when required by those processes. On a separate note, Mayor Alvarez then expressed his support for local law enforcement and firefighters.

Executive Session

At 8:20 p.m., Mayor Alvarez called an executive session per RCW 42.30.110(1)(b) to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased

price. Mayor Alvarez announced that the executive session was expended to last for 30 minutes.

Individuals virtually present in the executive session included Mayor Alvarez, Mayor Pro Tem Christensen, Councilmembers Jones, Kent, Lemley, Lukson and Richardson, City Manager Amundson, Assistant City Manager Florence, City Attorney Kintzley, Parks & Public Facilities Director Schiessl, Fire Chief Huntington, and Development Services Director Jensen.

AT 8:50 P.M., MAYOR ALVAREZ ANNOUNCED AN EXTENSION OF THE EXECUTIVE SESSION FOR AN ADDITIONAL FIFTEEN (15) MINUTES.

COUNCIL EXITED EXECUTIVE SESSION AT 9:05 P.M.

Adjournment

Mayor Alvarez adjourned the meeting at 9:05 p.m.

APPROVED:


Michael Alvarez, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: February 15, 2022

DATE PUBLISHED: February 16, 2022