



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, June 6, 2023

**Richland City Hall ~ Council Chambers
625 Swift Boulevard**

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

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

Welcome and Roll Call

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

Attendance: Mayor Christensen, Mayor Pro Tem Richardson, and Councilmembers Jones, Kent, Lukson, VanDyke (remote attendance via Zoom), and Whitten were present.

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Chief of Police Clary, Development Services Director Jensen, Public Works Director Rogalsky, Finance Director Allen, Human Resources Director Paulsen, Parks & Public Facilities Director Hester, and City Clerk Rogers.

Pledge of Allegiance

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

Approval of Agenda

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

Presentations

1. Richland Public Library Board of Trustees Annual Presentation

With the aid of a PowerPoint Presentation, Richland Library Board of Trustees Chair Lightner presented the 2022 Richland Public Library Board of Trustees Annual Presentation. The presentation included a summary of public programs and events, community engagement and outreach, community engagement highlights, technical services highlights, general and circulation statistics, 2022 finances with notable expenditures, 2022 state of the collection, key takeaways from the 2022 Polco survey, and plans for 2023.

In 2022, a community-wide effort to receive input was conducted to assist in the development of the 2023-2033 Richland Public Library Strategic Plan (the "Plan"). The

Library's Plan outlines its vision, mission, values, roles, goals, and strategies to ensure success. The Plan also includes an assessment plan and how to measure those successes. Detailed information can be found in Ms. Lightner's presentation included in the agenda packet.

Mayor Pro Tem Richardson thanked Ms. Lightner for the presentation and shared a personal story regarding the friendliness of library staff. Mayor Pro Tem Richardson also complimented the Richland Public Library on the many valuable programs and services it provides to the community.

Councilmember Kent thanked members of the Richland Library Board of Trustees and Richland Library staff for their work. Councilmember Kent pointed out that Richland is the only municipality in the region that operates its own library, which enables RPL to effectively personalize services for the community. Councilmember Kent reiterated her gratitude to the dedicated staff of the Richland Public Library and members of the Richland Library Board of Trustees.

Mayor Christensen thanked members of the Richland Library Board of Trustees for their efforts to enhance the quality of life in the City of Richland.

2. New Hires & Retirements

A video featuring the new hires and retirements for the month of May was played for the audience.

Wesley Johnson retired after twenty-two years of service as a Construction & Maintenance Worker II in the Parks & Facilities Division, and Trever Ergeson retired after thirty-one years of service as a Firefighter EMT with the Richland Fire Department.

Public Hearing

City Clerk Rogers read the Public Hearing and Public Comments procedures.

3. Proposed Amendment to the 2023 Budget in the General Fund, Public Safety Sales Tax Fund, General Government Construction Fund, and Community Development Block Grant Fund, Ordinance No. 2023-13

Mayor Christensen opened the public hearing at 6:25 p.m. and closed the public hearing at 6:26 p.m. No testimony was offered.

4. 2024-2029 Transportation Improvement Program, Resolution No. 2023-85

Mayor Christensen opened the public hearing at 6:26 p.m.

Lora Rathbone - 538 Fuller St. Richland, WA: Ms. Rathbone as City Council to prioritize enhancing pedestrian and bicycle safety in downtown Richland over roadway

configurations to accommodate traffic volumes on South George Washington Way and Jadwin Avenue.

Hearing no other testimony, Mayor Christensen closed the public hearing at 6:28 p.m.

Public Comments

The following individuals provided public comments:

- Gretl Crawford - 4808 W. 21st Ave., Kennewick, WA: Ms. Crawford spoke against approval of Ordinance No. 2023-09 which increases traffic impact fees because it will increase costs for developers.
- Matt Heuer - 6925 W. 27th Ave., Kennewick, WA: Mr. Heuer, Government Affairs Director of Tri-Cities Association of Realtors, spoke against approval of Ordinance No. 2023-09 which increases traffic impact fees because it will increase costs for developers. Mr. Heuer requested city staff consider hosting an additional meeting with housing stakeholders for supplemental discussion and a question-and-answer session.
- Pam Minelli - 16518 S. Fairview Loop, Kennewick, WA: Ms. Minelli, a Board Member and Secretary of Tri-Cities Community Action for Responsible Environmental Stewardship (C.A.R.E.S.), called on Council to draft a letter of support to endorse Tri-Cities C.A.R.E.S. as an intervenor in the Horse Heaven Wind Farm Project Adjudication. Mayor Christensen commented that a resolution was on the agenda supporting C.A.R.E.S. (Resolution No. 2023-76).
- Paul Krupin - 2404 S. Lyle Street, Kennewick, WA: Mr. Krupin, a Board Member of Tri-Cities C.A.R.E.S., provided statements opposing the Horse Heaven Wind Farm Project and thanking Council for its support of C.A.R.E.S. as an intervenor in the Adjudication. Mr. Krupin urged City Council to send a letter of concern directly to the State of Washington Energy Facility Site Evaluation Council (EFSEC).

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER WHITTEN MOVED AND MAYOR PRO TEM RICHARDSON SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED. MOTION CARRIED 7-0.

Minutes

5. Approval of the following Richland City Council Meeting Minutes:
 - May 16, 2023 City Council Regular Meeting Minutes
 - May 23, 2023 City Council Workshop Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 2023-09, Amending Chapter 12.03 of the Richland Municipal Code related to Traffic Impact Fees **(PULLED BY MAYOR PRO TEM RICHARDSON AND RELOCATED TO ITEMS OF BUSINESS AS ITEM NO. 21).**
7. Ordinance No. 2023-10, Amending Chapter 11.08 of the Richland Municipal Code related to Speed Regulations
8. Ordinance No. 2023-11, Amending Richland Municipal Code Section 11.04.030 related to Parking on Certain Streets

Ordinances - Second Reading & Passage

9. Ordinance No. 2023-08, Amending the 2023 Budget to Include the 2022 Budget Carryovers

Resolutions - Adoption

10. Resolution No. 2023-76, Supporting Tri-Cities C.A.R.E.S. as Intervenor in the Horse Heaven Wind Farm Project Adjudication
11. Resolution No. 2023-77, Ratifying the City's Acceptance of Community Wildfire Protection Plan (CWPP) Grant Funding
12. Resolution No. 2023-78, Authorizing a Grant Application for the State and Local Cybersecurity Grant Program
13. Resolution No. 2023-79, Authorizing a Grant Application to the Washington State Criminal Justice Training Commission Officer Wellness Program
14. Resolution No. 2023-80, Authorizing a Purchase and Sale Agreement with TTB Investments, LLC for a Storage Unit at 300 Wellhouse Loop
15. Resolution No. 2023-81, Renaming a Private Street known as 11th Street to Robert Ferguson Street
16. Resolution No. 2023-82, Authorizing a Joint Funding Agreement with the United States Geological Survey for Harmful Algal Bloom Origins Determination in the Columbia River
17. Resolution No. 2023-84, Authorizing Supplemental Amendment No. 3 to a Consultant Agreement with H.W. Lochner, Inc. for Design of the South George Washington Way Project

Items - Approval

None.

Items of Business

18. Ordinance No. 2023-12, Approving the Rezone of 19.47 Acres located along Bermuda Road from Agriculture (AG) to Medium Density Residential Small Lots (R-2S) (Closed Record-First Reading)

Mayor Christensen, City Attorney Kintzley, and City Clerk Rogers read the closed-record hearing procedures.

City Attorney Kintzley asked if any councilmembers had any real or potential conflicts that would disqualify them from hearing the closed record matter. No conflicts were identified.

City Attorney Kintzley asked the audience if anyone had an objection to any councilmember's participation in the closed record review. No objections were raised.

City Attorney Kintzley asked the audience if anyone had an objection on jurisdictional grounds. No objections were raised.

Development Services Director Jensen provided an overview of the proposed rezone request to change the zoning on approximately 19.47 acres located along Bermuda Road from AG (Agriculture) to R2-S (Medium Density Residential - Small Lot).

On March 13, 2023, the Richland Hearing Examiner held an open-record public hearing to consider the rezone and companion preliminary plat application. No public testimony, either written or verbal, was received during the open-record public hearing, and the Richland Hearing Examiner issued a written favorable recommendation to approve the requested rezone request.

The parallel preliminary plat application proposes to divide approximately 19.47 acres into one-hundred and one (101) single-family residential lots, and its approval is contingent on the successful outcome of the proposed rezone change.

At Councilmember Jones' request, Development Service Director Jensen clarified permitted uses on a medium density residential lot.

Mayor Christensen opened and closed the closed-record review hearing at 6:48 p.m. No testimony was offered.

COUNCILMEMBER JONES MOVED AND MAYOR PRO TEM RICHARDSON SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2023-12, APPROVING THE REZONE OF 19.47 ACRES LOCATED ALONG BERMUDA ROAD FROM AGRICULTURE (AG) TO MEDIUM-DENSITY RESIDENTIAL SMALL LOTS (R-2S), FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR CHRISTENSEN,

MAYOR PRO TEM RICHARDSON, AND COUNCILMEMBERS JONES, KENT, LUKSON, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

19. Ordinance No. 2023-13, Amending the 2023 Budget in the General Fund, Public Safety Sales Tax Fund, General Government Construction Fund, and Community Development Block Grant Fund

Finance Director Allen provided a summary of the proposed budget adjustments. Ordinance No. 2023-13 will add \$636,275 in appropriations to the 2023 Budget. Of this amount, \$166,375 is from new revenue sources and transfers, and \$469,900 is from the fund balance.

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2023-13, AMENDING THE 2023 BUDGET IN THE GENERAL FUND, PUBLIC SAFETY SALES TAX FUND, GENERAL GOVERNMENT CONSTRUCTION FUND, AND COMMUNITY DEVELOPMENT BLOCK GRANT FUND, FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR CHRISTENSEN, MAYOR PRO TEM RICHARDSON, AND COUNCILMEMBERS JONES, KENT, LUKSON, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

20. Resolution No. 2023-85, Adopting the 2024-2029 Transportation Improvement Program

Public Works Director Rogalsky shared that the City is required to annually prepare and adopt a perpetual six-year Transportation Improvement Program (TIP). The City's TIP is combined with other state and local agency TIPs into a state-wide STIP. The STIP is used primarily to manage the expenditure of state and federal funds. The City's TIP indicates the priority transportation improvements to which the City intends to apply for state and federal grant funding.

Public participation was solicited from the Parks & Recreation Commission and the Planning Commission. Additionally, the City's proposed TIP was posted on the City's website with an opportunity for the public to provide comments.

Public Works Director Rogalsky then provided an overview of the 2024-2029 Transportation Improvement Program (TIP). A list of funded, unfunded, and removed TIP projects was presented and is included in the agenda packet.

Responding to the comment provided during tonight's public hearing, Public Works Director Rogalsky assured City Council and members of the community that pedestrian and bicycle safety remains a priority in the 2024-2029 Transportation Improvement Program projects, as does improving roadways to accommodate vehicular volume.

City Manager Amundson added that staff will propose to meet with local representatives in a workshop setting in late summer/early fall to work on top legislative priorities. City Manager Amundson added that he intends to propose the establishment of a sub-committee that will focus on 2024 legislative priorities.

MAYOR CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2023-85, ADOPTING THE 2024-2029 TRANSPORTATION IMPROVEMENT PROGRAM. MOTION CARRIED 7-0.

21. Ordinance No. 2023-09, Amending Chapter 12.03 of the Richland Municipal Code related to Traffic Impact Fees (FORMERLY ITEM NO. 6 ON THE CONSENT CALENDAR)

Public Works Director Rogalsky stated that the main objectives of the City's traffic impact fee program are to achieve a transportation system that meets the level of service in the Comprehensive Land Use Plan, and to administer a fair assignment of system costs attributable to new development. With the aid of a PowerPoint Presentation, Public Works Director Rogalsky summarized the creation, purpose, features, process, and accomplishments of the City's traffic impact fee program.

Next, Public Works Director Rogalsky explained why an update to the traffic impact fees is necessary. Substantial changes in development planning and traffic impact analysis led to significant increases in the calculated fee levels. In addition, staff proposed to add construction cost inflation to the impact fees to protect the sustainability of the program. The proposed fee updates reflect substantial improvements and changes to road impact forecasts in several areas of the City, specifically the Badger Mountain South development and the Duportail/Queensgate area.

Public outreach included groups directly impacted by the program. A fee comparison with local and state-wide cities was factored into the proposed fee increase.

Approval of Ordinance No. 2023-09 would implement fees based on current construction cost estimates and index the fees each year using a national road construction cost index published by the Federal Highway Administration.

Following the presentation, Council offered comments and engaged in a question-and-answer session with staff. Council expressed interest in having an additional discussion before taking final action on Ordinance No. 2023-09.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER KENT SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2023-09, AMENDING CHAPTER 12.03 OF THE RICHLAND MUNICIPAL CODE RELATED TO TRAFFIC IMPACT FEES, FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR CHRISTENSEN AND COUNCILMEMBERS KENT, LUKSON, VANDYKE AND WHITTEN. THOSE OPPOSED: MAYOR PRO TEM RICHARDSON. COUNCILMEMBER JONES ABSTAINED. MOTION CARRIED 5-1 WITH 1 ABSTENTION.

Reports and Comments

City Manager

City Manager Amundson made the following announcements:

- The *Dive Into Summer with the City of Richland* event will kick off on Saturday, June 10, 2023. The Richland Public Library and the Parks & Public Facilities Department will host many family-friendly events during the summer months, such as the Summer Reading Challenge and the Live@5 Summer Concert series at John Dam Plaza.
- Staff will provide an update to the Advanced Metering Infrastructure (AMI) and utility billing at an upcoming meeting.
- The City was recently awarded the Distinguished Budget Presentation Award by the Government Finance Officers Association (GFOA). To earn the recognition, budget documents must meet program criteria and excel as a policy document, financial plan, operations guide, and communication tool. City Manager Amundson congratulated the Finance Department and all who contributed to the submittal.

City Council

Councilmember Whitten welcomed the new hires, then congratulated and thanked the retirees for their years of service. Councilmember Whitten added that though he did not participate in the traffic impact fees question-and-answer session, many of his questions were asked by fellow councilmembers. Councilmember Whitten concluded by stating he looks forward to having additional discussions on the topic to find resolution.

Councilmember Jones shared that she has received numerous complaints regarding closure of the dog park. Councilmember Jones requested that staff communicate to the public regarding the park closure. Next, Councilmember Jones stated she was pleased to hear that staff is communicating with the United States Geological Survey regarding the harmful algal bloom.

At Mayor Christensen's invitation, Parks & Public Facilities Director Hester reported that the dog park has been intermittently closed to complete a turf revitalization project. Councilmember Jones inquired if the City is partnering with other agencies to develop additional dog parks. Parks & Public Facilities Director Hester replied that there are no partnerships in existence but the City is willing to entertain partnerships and suggestions to expand the dog park program.

Councilmember Lukson stated that because Richland excels in providing services and programs to its residents, it is likely that neighboring communities are coming to Richland to also benefit from those same facilities. Next, Councilmember Lukson commended Mayor Pro Tem Richardson for pulling Ordinance No. 2023-09 related to traffic impact fees for clarification and further discussion.

Councilmember Kent spoke positively of the diverse viewpoints represented by councilmembers. Councilmember Kent thanked City Manager Amundson and the Executive Leadership Team for responding to Council inquiries and providing technical information to aid in the decision-making process. Last, Councilmember Kent encouraged residents to be kind to each other.

Councilmember VanDyke thanked Deputy City Manager Schiessl for his unfaltering professionalism in responding to citizen inquiries. Next, Councilmember VanDyke congratulated Finance Director Allen and the Finance Department for receiving the Distinguished Budget Presentation Award from GFOA.

Mayor Pro Tem Richardson thanked members of the community for providing comments. Next, Mayor Pro Tem Richardson spoke positively of the informative Economic Development and Capital Projects Tour held on May 30, 2023. Finally, Mayor Pro Tem Richardson stated that she is proud to be a resident of the City of Richland and spoke highly of the potential that lies ahead.

Mayor

Mayor Christensen expressed interest in meeting with Congressman Dan Newhouse and Congresswoman Cathy McMorris Rodgers to discuss the possibility of receiving direct federal funds for certain TIP projects. Mayor Christensen also shared that, in addition to the adoption of Resolution No. 2023-76, Tri-Cities C.A.R.E.S. may seek a letter of support from Council and expressed his understanding that Council would not object to issuance of a letter.

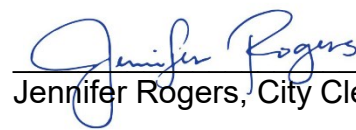
Adjournment

Mayor Christensen adjourned the meeting at 8:03 p.m.

APPROVED:


Terry Christensen, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: June 20, 2023

DATE PUBLISHED: June 21, 2023