



Agenda
City Council Regular Meeting
Tuesday, December 17, 2024
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

1. Introduction of Basic Law Enforcement Academy Class No. 899 Graduates: Camryn Andersen, Ian Bergevin, Tayler Jackson, Michael Minarik, and Travis Schouviller
 - Marty Pilcher, Chief of Police

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk for distribution.

2. Proposed Amendment to Chapters 23.22 and 23.26 of the Richland Municipal Code to Establish the Horn Rapids Employment Center and Prohibit Mini-Warehouses Therein, Ordinance No. 2024-48
3. Proposed Surplus and Authorizing Relinquishment of an Easement Lying within 341 Gleneagles Court, Resolution No. 2024-163

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk for distribution.

Consent Calendar: Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

Minutes:

4. Approval of the December 3, 2024 City Council Regular Meeting Minutes and the December 9, 2024 City Council Special Workshop Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading:

5. Ordinance No. 2024-39, Establishing and Dedicating the Right-of-Way for a Segment of Gateway Avenue
 - Carlo D'Alessandro, Public Works Director
6. Ordinance No. 2024-40, Establishing and Dedicating the Right-of-Way for a Segment of Hanford Street
 - Carlo D'Alessandro, Public Works Director

7. Ordinance No. 2024-45, Approving the 2028 Council Compensation Plan
 - Lacey Paulsen, Human Resources Director

Ordinances - Second Reading & Passage:

8. Ordinance No. 2024-41, Adopting the 2024 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan
 - Mike Stevens, Planning Manager
9. Ordinance No. 2024-42, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan
 - Mike Stevens, Planning Manager
10. Ordinance No. 2024-43, Vacating a Portion of Robertson Drive Right-of-Way
 - Carlo D'Alessandro, Public Works Director
11. Ordinance No. 2024-44, Amending the 2024 Budget in the General Fund, Streets Maintenance Fund, Special Lodging Assessment Fund, Equipment Replacement Fund, Medical Services Fund, Parks Project Construction Fund and Community Development Block Grant Fund
 - Brandon Allen, Finance Director

Resolutions - Adoption:

12. Resolution No. 2024-165, Authorizing a Consultant Agreement with J-U-B Engineers, Inc. for the Extension of Battelle Boulevard and Utilities Project
 - Amanda Wallner, Economic Development Manager
13. Resolution No. 2024-166, Awarding 2025 Business License Reserve Fund Grants
 - Amanda Wallner, Economic Development Manager
14. Resolution No. 2024-167, Increasing the Change Order Threshold for Contract No. 223-23 with Virginia Transformer Corporation for the Purchase of Two Power Transformers
 - Clint Whitney, Energy Services Director
15. Resolution No. 2024-168, Authorizing a Reimbursable Agreement with the Bonneville Power Administration for Expansion of the Stevens Drive and Thayer Drive Substations
 - Clint Whitney, Energy Services Director
16. Resolution No. 2024-169, Authorizing a Letter Amendment to the Port of Benton Land Exchange Agreement Authorizing Phase I Closing and Extending the Phase II Feasibility Study Period
 - Joe Schiessl, Deputy City Manager
17. Resolution No. 2024-170, Authorizing a Reimbursement Agreement with BNSF Railway Company in support of the Steptoe Street and Tapteal Drive Intersection Improvements Project
 - Carlo D'Alessandro, Public Works Director
18. Resolution No. 2024-171, Authorizing an Application for an Assistance to Firefighters Grant (AFG) from the Federal Emergency Management Agency (FEMA)
 - Tom Huntington, Fire Chief
19. Resolution No. 2024-172, Authorizing a Finance Agreement with Motorola Solutions, Inc. for Expansion of the 800MHz Land Mobile Radio System on behalf of Benton County Emergency Services
 - Tom Huntington, Fire Chief

20. Resolution No. 2024-173, Authorizing a Grant Application to the Washington State Department of Ecology for Aquatic Invasive Plant Funding
- Christopher Waite, Parks & Public Facilities Director

Expenditures - Approval:

21. Expenditures from November 1, 2024 to November 30, 2024 for \$38,804,505.09 including Travel Checks Nos. 20671-20677, Accounts Payable Check Nos. 328862-329728, Accounts Payable Wire Nos. 10322-10365, Payroll Wires & ACH Nos. 14358-14414, Payroll Direct Deposit & Check Nos. 231258-232417, and Pension Check Nos. 6880-6900
- Brandon Allen, Finance Director

Items of Business:

22. Ordinance No. 2024-46, Amending Chapters 23.22 and 23.26 of the Richland Municipal Code to Establish the Horn Rapids Employment Center and Prohibit Mini-Warehouses Therein
- Mike Stevens, Planning Manager
23. Resolution No. 2024-163, Declaring Surplus and Authorizing Relinquishment of an Easement Lying within 341 Gleneagles Court
- Carlo D'Alessandro, Public Works Director
24. Resolution No. 2024-174, Authorizing an Interlocal Agreement to Initiate a Reciprocal Borrowing Relationship with Area Libraries
- Christopher Waite, Parks & Public Facilities Director
25. Medical Utility Rate Setting for 2025 (Discussion Only)
- Tom Huntington, Fire Chief

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session:

26. Executive Session Per RCW 42.30.110(1)(c): Determine Minimum Offering Price For Sale or Lease if Disclosure Would Decrease Price (45 minutes)
- Joe Schiessl, Deputy City Manager

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.