



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, January 7, 2025

Richland City Hall ~ Council Chambers

625 Swift Boulevard

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

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

Welcome and Roll Call

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

Attendance: Mayor Richardson	Present
Mayor Pro Tem Kent	Present
Councilmember Jones	Present
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present (remote via Zoom)
Councilmember Whitten	Present

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Chief of Police Pilcher, Energy Services Director Whitney, Finance Director Allen, Human Resources Director Paulsen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Pledge of Allegiance

Councilmember Whitten led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

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

Presentations

1. New Hires and Retirements

A video featuring the two (2) new hires for December 2024 was played for the audience.

- Tona Cadwell - Customer Service Associate, Solid Waste Division
- Ryan Nelson - Planner, Planning & Redevelopment Division

There were no retirements to recognize.

Public Hearing

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

2. Proposed Surplus and Authorizing Relinquishment of an Easement Lying within Terraces at Queensgate, Resolution No. 2025-05

Mayor Richardson opened and closed the public hearing at 6:05 p.m. No testimony was offered.

Public Comments

The following individuals provided public comment expressing support for the adoption of Resolution No. 2025-06 listed under Items of Business.

- Karl Dye, TRIDEC President & CEO, detailed TRIDEC's history of supporting nuclear development since its founding in 1963. Mr. Dye emphasized the organization's collaboration with Washington Energy, LLC and the significance of the project in reinforcing Richland's nuclear leadership. Mr. Dye highlighted economic and community benefits of the proposed project and asked City Council to support adoption of Resolution No. 2025-06.
- Julian Jensen, representing Western States Carpenters Union Local 59 and the Central Washington Building & Construction Trades Council, voiced support for the project and noted its potential to strengthen the local workforce and apprenticeship programs.
- Seth Worley, Government Affairs Director of UA Local 598 Plumbers and Steamfitters and Recording Secretary of the Central Washington Building & Construction Trades Council, spoke on behalf of various unions, emphasizing regional labor unity in support of the project and urging City Council to adopt Resolution No. 2025-06.
- David Reeploeg, Vice-President of Federal Programs at TRIDEC, shared personal history tied to the region's nuclear economy and expressed excitement about the project's potential to strengthen and diversify the local economy.
- Karis Lindvall, a resident of Richland, WA, discussed the increasing demand for energy in the regional and the nation, referencing past energy crises. She noted the Pacific Northwest's reputation for skilled labor and advocated for the project as

essential to future energy security.

- Kate McAteer, Vice-Chancellor for Academic and Student Affairs at WSU Tri-Cities, highlighted the project's potential to create local employment opportunities for graduates in science, technology, engineering, and mathematics (STEM) and business fields. She noted that many WSU students wish to remain in the region after graduation, and emphasized how such projects would support both the campus and the local workforce.
- Noel Schulz, Inaugural Director of WSU Tri-Cities' Institute for Northwest Energy Futures, emphasized Tri-Cities' legacy as a leader in clean energy. Ms. Schulz described ongoing regional efforts to secure funding for nuclear and fusion research and stated that this project aligns with initiatives aimed at fostering innovation and investment in the local economy.
- Sandra Haynes, Chancellor of WSU Tri-Cities and TRIDEC Board Chair, reinforced the importance of nuclear energy in achieving a decarbonized future. Chancellor Haynes emphasized the University's commitment to supporting the community and preparing students to contribute to clean energy advancements.
- Diahann Howard, Executive Director of the Port of Benton, stated that the project aligns with the long-term vision for economic and industry growth shared by the Port of Benton and City of Richland. Ms. Howard also highlighted Richland's history of successfully tackling complex projects and expressed the Port's full support for the adoption Resolution No. 2025-06.
- Bob Schuetz, CEO of Energy Northwest, noted increasing energy demands in Washington State, highlighted the need for a nuclear supply chain to support future reactor projects, and advocated for the project as a key element in meeting Washington State's energy needs.
- Lance Stephens, Site Manager for Framatome in Richland, expressed support for the project and emphasized the importance of having local supply chain partners. Mr. Stephens noted Framatome's 50-year presence in the community and expressed excitement about partnering with the new project to advance a clean nuclear supply chain.
- Matt Murphy, Government & Regional Affairs Director for the Tri-City Regional Chamber of Commerce (TCRCC), highlighted the economic benefits of the project, including job creation and new business opportunities, and expressed support for adoption of Resolution No. 2025-06.
- Gretchen Strother-Guerrero, Vice-President of Finance & Operations for Visit Tri-Cities, expressed support for the project, emphasizing its role in fostering economic growth, community vibrancy, and job creation.

- Josh Valle, resident of Pasco, WA and representing Carpenter's Union Local 59, emphasized the importance of creating apprenticeship opportunities for local youth and the benefits the project will bring to the community.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER WHITTEN MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Minutes

3. Approval of the December 17, 2024 City Council Regular Meeting Minutes

Ordinances - First Reading

4. Ordinance No. 2025-01, Amending Chapter 13.06 of the Richland Municipal Code related to Medical and Ambulance Service Utility Fees
5. Ordinance No. 2025-02, Amending Richland Municipal Code Section 12.03.040 related to Calculation of Impact Fees
6. Ordinance No. 2025-03, Establishing and Dedicating Additional Right-of-Way for Polar Way

Ordinances - Second Reading & Passage

7. Ordinance No. 2024-39, Establishing and Dedicating the Right-of-Way for a Segment of Gateway Avenue
8. Ordinance No. 2024-40, Establishing and Dedicating the Right-of-Way for a Segment of Hanford Street
9. Ordinance No. 2024-45, Approving the 2028 Council Compensation Plan
10. 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

Resolutions - Adoption

11. Resolution No. 2025-01, Authorizing Award of Bid to Apollo, Inc. for Phase 2A of the Horn Rapids Landfill Expansion - Phase 2 Project
12. Resolution No. 2025-02, Setting a Public Hearing Date for Vacation of a Portion of Gay Road
13. Resolution No. 2025-03, Authorizing a Change Order to Contract No. 28-24 with Workday, Inc. for an Enterprise Human Resources Information System
14. Resolution No. 2025-04, Authorizing Amendment No. 1 to Contract No. 333-24 with Remy Corporation for HRIS Implementation Project Management

Items of Business

15. Resolution No. 2025-05, Declaring Surplus and Authorizing Relinquishment of an Easement lying within the Terraces at Queensgate

Public Works Director D'Alessandro provided an overview of the requested electrical easement relinquishment encumbering revised Lot 4 of Record Survey No. 5735. The easement is surplus to the City's needs and all infrastructure has been removed.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2025-05, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF AN ELECTRICAL EASEMENT ENCUMBERING REVISED LOT 4 OF RECORD SURVEY NO. 5735 LOCATED WITHIN THE PRELIMINARY PUD OF THE TERRACES AT QUEENSGATE. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

16. Resolution No. 2025-06, Authorizing an Option Agreement with Washington Energy, LLC for 425 Acres of Real Estate Property in the Northwest Advanced Clean Energy Park

Deputy City Manager (DCM) Schiessl provided a detailed overview of Resolution No. 2022-06, which would authorize the City Manager to execute a real estate option agreement with Washington Energy, LLC. The purpose of the option agreement is to grant Washington Energy, LLC the exclusive right, but not the obligation, to purchase 425 acres within the Northwest Advanced Clean Energy Park to develop a nuclear supply chain campus.

Washington Energy, LLC intends to construct a \$3 billion capital investment that will include a one-million square-foot nuclear fuel cycle facility and will create over 1,000 direct jobs and an additional 3,000 support jobs in the community. The agreement

includes provisions for five (5) annual extensions, each requiring a fee to maintain the option. The land acquisition would occur in three (3) phases, governed by a Purchase and Sale Agreement still to be finalized between Washington Energy, LLC and the City of Richland. The Purchase and Sale Agreement must be finalized within thirty (30) days of approval of Resolution No. 2025-06. If mutual agreement on the Purchase and Sale Agreement terms is not reached, the option agreement will not be executed.

DCM Schiessl noted that the City engaged specialized legal counsel throughout the negotiation process in the areas of real estate and nuclear regulation. A key term of the option agreement is that Washington Energy, LLC must obtain a license from the Nuclear Regulatory Commission (NRC), which provides safety measures and financial protections for the community, including requirements for cash reserves, bonds, and/or insurance to cover potential risks such as decommissioning or accidents.

The project is contingent upon a ten (10) year property tax abatement on land improvements (TUA), which aligns with previous incentives the City has offered for significant developments. The first two (2) phases of the project will exclusively support Washington Energy, LLC's nuclear fuel cycle production facility, while the third phase will be open to other companies contributing to nuclear fuel development. The total annual option fees amount to \$1 million over five (5) years, and the average purchase price per acre is \$63,182 for up to 425 acres. Washington Energy, LLC will be responsible for constructing roads and other utilities needed for the project.

DCM Schiessl highlighted how this project aligns with the City's Strategic Leadership Plan, particularly its goals for advancing clean energy development in the Northwest Advanced Clean Energy Park. The project will also support the City's 2025 Legislative Priorities by expanding the Targeted Urban Area (TUA) Program. Finally, the project actualizes the benefit of the 2024 Land Exchange Agreement with the Port of Benton.

Additionally, the project aligns with regional initiatives such as the TCRCC's *MyTri2030* vision, the Energy Forward Alliance's goal for transitioning to clean energy, and Washington VERTical's support to transition to nuclear power. At the state level, the project aligns with the Clean Energy Transformation Act of 2019, which promotes clean energy initiatives, and the Clean Manufacturing Leadership Act of 2023, which strengthens the State's manufacturing economy.

DCM Schiessl concluded by noting that the City's Economic Development Committee reviewed the proposal's high-level terms at its meeting on December 2, 2024, and unanimously recommended approval. City staff also support Resolution No. 2025-06.

Mayor Richardson expressed gratitude to attendees and staff for their hard work and dedication in supporting the project under a compressed schedule. Mayor Richardson then highlighted Richland's unique qualities and emphasized the community's strong support for nuclear energy. She also acknowledged the importance of Pacific Northwest National Laboratory's (PNNL) contributions and welcomed the growth of the nuclear industry in the region, stressing the critical need for increased energy resources. The

project aligns with the community's long-term vision and will have a significant local, regional, and national impact.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2025-06, AUTHORIZING AN OPTION AGREEMENT WITH WASHINGTON ENERGY, LLC FOR 425 ACRES OF REAL PROPERTY IN THE NORTHWEST ADVANCED CLEAN ENERGY PARK. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Reports and Comments

City Manager

City Manager Amundson stated that he was made aware by the Department of Energy that former Councilmember Robert Thompson, the City's primary representative on the Hanford Advisory Board (HAB), will not seek reappointment when his term expires on September 30, 2025.

Options for filling the primary and alternate representatives on the HAB were discussed, including appointing councilmembers or opening the opportunity to residents through a public recruitment process. DOE requires candidate submissions by February 1, 2025 as part of its rigorous vetting process. City Manager Amundson noted that neighboring cities have varying representation structures, with some appointing councilmembers and others selecting residents. City Manager Amundson sought direction from Council on how to proceed with filling the forthcoming vacancy.

During the discussion, Councilmembers Jones, Maier and VanDyke expressed interest in serving as a City of Richland representative on the Hanford Advisory Board. Consensus was reached to appoint two (2) councilmembers to the positions to ensure consistent representation.

After discussion, Councilmembers Jones and VanDyke received the nod to serve as the primary and alternate representatives on the HAB. City Manager Amundson confirmed he would provide the necessary application materials and related information to both councilmembers to begin the application process.

City Council

Mayor Pro Tem Kent had no comments.

Councilmember VanDyke expressed appreciation for the extensive effort put into the agreement by staff.

Councilmember Maier wished everyone a Happy New Year.

Councilmember Whitten echoed Councilmember VanDyke's comments and thanked attendees from various organizations and labor unions for their attendance and comments. He then expressed support for local organizations, the project, and extended holiday greetings to all.

Councilmember Jones wished everyone a Happy New Year. She then suggested the City consider adopting an official tagline such as "Atomic Town," which would highlight the City's historical significance and future connection to the term. She then emphasized the importance of embracing the City's nuclear identity and its potential position as a global leader in nuclear energy.

Councilmember Lukson thanked TRIDEC's Karl Dye and David Reeploeg for their attendance and efforts in coordinating stakeholders to voice support for the project. Councilmember Lukson then expressed optimism about the project and the ongoing negotiation process.

Mayor

Mayor Richardson had no comments.

Executive Session

17. Executive Session Per RCW 42.30.110(1)(g): Review Performance of a Public Employee (45 minutes)

At 7:12 p.m., Richland City Council convened in executive session for forty-five (45) minutes to review performance of a public employee. A brief transition from dais to executive session room occurred, with the executive session getting underway at 7:20 p.m.

Individuals present for the executive session included Mayor Richardson, Mayor Pro Tem Kent, and Councilmembers Jones, Lukson, Maier, VanDyke and Whitten. Human Resources Director Paulsen was also present.

At 8:15 p.m. Mayor Richardson returned to the meeting to extend the executive session by ten (10) minutes.

At 8:25 p.m. Mayor Richardson returned to the meeting to extend the executive session another fifteen (15) minutes. At this time, Human Resources Director Paulsen exited and City Manager Amundson joined the executive session.

Council exited the executive session at 8:39 p.m.

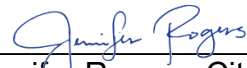
Adjournment

Mayor Richardson adjourned the meeting at 8:39 p.m.

APPROVED:

ATTEST:


Theresa Richardson, Mayor


Jennifer Rogers, City Clerk

DATE APPROVED: January 21, 2025

DATE PUBLISHED: January 22, 2025