



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, January 21, 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	Absent
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Absent

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO EXCUSE COUNCILMEMBERS JONES AND WHITTEN. MOTION CARRIED 5-0.

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

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED 5-0.

Presentations

1. Mid-Columbia Children's Museum Presentation

Chelsea Blair and Beth Crocker, President and Vice-President of the Board for Mid-Columbia Children's Museum (MCCM), thanked Council for the opportunity to provide this second update, following the initial presentation made in September 2023.

Ms. Blair and Ms. Crocker jointly presented highlights of their progress over the past year and a half. They emphasized the importance of creating a space in the Tri-Cities for children to learn, explore, and engage with STEAM (Science, Technology, Engineering, Arts, and Math) concepts, addressed challenges in the region, such as being a childcare desert and its low rates of kindergarten readiness, and identified the MCCM as a potential solution to these issues.

Key accomplishments included hosting events, hiring experienced museum consultants, and raising over \$200,000 in private funding for feasibility studies and planning. The consultants have identified Bradley Landing and Columbia Park West as potential sites for the MCCM.

The proposed design for the MCCM includes options for a smaller 20,000 square foot facility or a larger 30,000 square foot facility, with total project costs estimated between \$34 million and \$52 million. The costs will cover construction, exhibits, site development, and endowment (excluding land acquisition). Funding strategies include private donations, grants, and potential public-private partnerships.

Additional information can be found in the PowerPoint Presentation.

Following the presentation, councilmembers responded positively, noting personal experiences with children's museums and expressing general support for the concept. Councilmembers also raised considerations about potential site conflicts with other projects.

Public Hearing

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

2. Authorizing an Amendment to the 2025-2030 Six-Year Transportation Improvement Program, Resolution No. 2025-14

Mayor Richardson opened and closed the public hearing at 6:31 p.m. as no testimony was offered.

3. Proposed 2025-2029 Consolidated Plan and First Year Annual Action Plan, Resolution No. 2025-15

Mayor Richardson opened and closed the public hearing at 6:31 p.m. as no testimony was offered.

Public Comments

The following individuals provided public comments:

- Scott Jennings, a resident of Richland, expressed his gratitude to the City Council and its predecessors for the bicycle improvements implemented over the years. He also highlighted the value of having bicycle paths in the community.
- Blake Smith, a resident of Richland and Executive Director of the Arts Center Task Force, expressed appreciation for Council's discussion about the many opportunities available in the community. He emphasized the importance of collaboration in enhancing initiatives that benefit the local economy and improve the quality of life at every stage for citizens in Richland.
- Tim Taylor, a resident of Richland, requested Council remove Resolution No. 2025-17, Authorizing a First Amendment to the City Manager Employment Contract with Jon Amundson from the consent calendar for Council discussion, and further suggested that the proposed contract be modified to match the city charter, or that the city charter be amended to match the contract.

At Mayor Richardson's request, City Attorney Kintzley provided a brief statement concerning the legality of the proposed amendment to City Manager Amundson's contract.

Consent Calendar

PRIOR TO THE READING OF THE CONSENT CALENDAR, COUNCILMEMBER MAIER PULLED ITEM NO. 17 FROM THE CONSENT CALENDAR, RESOLUTION NO. 2025-17, AUTHORIZING A FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH JON AMUNDSON. ITEM NO. 17 WAS MOVED TO ITEM NO. 22 UNDER ITEMS OF BUSINESS.

City Clerk Rogers read the Consent Calendar.

Minutes

4. Approval of the January 7, 2025 City Council Regular Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

5. Ordinance No. 2025-01, Amending Chapter 13.06 of the Richland Municipal Code related to Medical and Ambulance Service Utility Fees

6. Ordinance No. 2025-02, Amending Richland Municipal Code Section 12.03.040 related to Calculation of Impact Fees
7. Ordinance No. 2025-03, Establishing and Dedication Additional Right-of-Way for Polar Way

Resolutions – Adoption

8. Resolution No. 2025-07, Authorizing a Member Services Agreement with Northwest Requirements Utilities
9. Resolution No. 2025-08, Authorizing the Fourth Amended and Restated Interlocal Agreement for Benton County Emergency Services
10. Resolution No. 2025-09, Accepting a Hanford Area Economic Investment Fund Advisory Committee Grant for the Northwest Advanced Clean Energy Park Sewer Infrastructure Project
11. Resolution No. 2025-10, Authorizing a Purchase and Sale Agreement with the City of West Richland for Property located along Twin Bridges Road
12. Resolution No. 2025-11, Accepting a Washington State Department of Transportation 2024 City Safety Program Grant for funding Improvements to Systemic Stop-Controlled Intersections
13. Resolution No. 2025-12, Accepting Washington State Transportation Improvement Board Urban Arterial Program and Active Transportation Program Grants
14. Resolution No. 2025-13, Accepting Washington State Department of Transportation National Highway System Asset Management Program Grants
15. Resolution No. 2025-17, Authorizing a First Amendment to the City Manager Employment Contract with Jon Amundson **(PULLED BY COUNCILMEMBER MAIER AND RELOCATED TO ITEMS OF BUSINESS AS ITEM NO. 22)**

Items – Approval

16. Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2025
17. Authorizing Travel for (TCLC) Tri-Cities Legislative Days & AWC Mayors Exchange for Mayor Richardson and Travel for Councilmember VanDyke to (TCLC) Tri-Cities Legislative Days

Expenditures – Approval

18. Expenditures from December 1, 2024 to December 31, 2024 for \$30,377,259.64 including Travel Checks Nos. 20678-20678, Accounts Payable Check Nos. 329729-

331203, Accounts Payable Wire Nos. 10363-10404, Payroll Wires & ACH Nos. 14415-14463, Payroll Direct Deposit & Check Nos. 232417-233559, and Pension Check Nos. 6902-6922.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Items of Business

19. Resolution No. 2025-14, Amending the 2025-2030 Six-Year Transportation Improvement Program

Public Works Director D'Alessandro's presentation outlined amendments to the 2025-2030 Six-Year Transportation Improvement Program (TIP) initially adopted in June 2024. Amendments to the TIP are necessary to reflect new transportation projects and to update existing transportation projects prior to receiving state or federal funding.

Projects to be included in the modified 2025-2030 TIP include the South George Washington Way Pavement Preservation Project, George Washington Way Sidewalk Improvements Project, Systemic Stop-Controlled Intersections Safety Improvements Project – Phase 2, and the Duportail Street Improvements Project.

These projects focus on infrastructure enhancements such as pavement overlays, sidewalk construction, slope stabilization, mini-roundabouts, signage, intersection upgrades, and safety improvements.

Additional information can be found in the PowerPoint Presentation.

After the presentation, Council expressed gratitude to Public Works Director D'Alessandro for his successful efforts in securing funding for the projects.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-14, AMENDING THE 2025-2030 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

20. Resolution No. 2025-15, Adopting the 2025-2029 Consolidated Plan for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program

CDBG/HOME Administrator Toni Lehman outlined the 2025-2029 Consolidated Plan for the Community Development Block Grant (CDBG) Program and the HOME Investment

Partnership Program, which focused on providing housing assistance for low to moderate-low-income residents. To qualify for CDBG and HOME funding, the cities of Kennewick, Pasco, and Richland must adopt a five (5) year Consolidated Plan that establishes goals, objectives, and strategies to support affordable housing and community development programs that primarily benefit low and moderate-low-income people.

The Plan incorporates information gathered through data analysis and consultation with a range of stakeholders in the community to identify current housing and community development needs and outlines specific goals and expected outcomes for the use of CDBG and HOME funds.

Over the next five (5) years, the Tri-Cities HOME Consortium is expected to receive \$5,262,845 in HOME funds, and the City of Richland is expected to receive \$1,475,000 in CDBG funds.

All three (3) cities held public hearings on the proposed 2025-2029 Consolidated Plan as required, and the cities of Kennewick and Pasco each support the adoption of the Plan. As the lead agency for the Tri-Cities HOME Consortium, the City of Richland is responsible for giving final local approval of the Plan.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 20205-15, ADOPTING THE 2025-2029 CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND THE HOME INVESTMENT PARTNERSHIP PROGRAM. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

21. Resolution No. 2025-16, Adopting the First Year Annual Action Plan and Authorizing Submission of Grant Forms for CDBG and HOME Program Funding

CDBG/HOME Administrator Toni Lehman presented the 2025 Annual Action Plan which included recommendations for the City of Richland's Community Development Block Grant (CDBG) and Tri-Cities HOME Consortium funding. She noted that the recommendations reflect input from the Planning Commission.

Due to the 15% cap on public service funding, approximately \$42,000 was available, resulting in reduced allocations. Any deficits in public service agency funding will be distributed equally. Additionally, 20% of the CDBG grant (approximately \$59,000) will be retained by the City of Richland to cover administration and planning costs associated with the program.

CDBG/HOME Administrator Lehman then outlined the Tri-Cities HOME Consortium fund recommendations and the funding timeline.

Detailed information can be found in the PowerPoint Presentation.

Following the presentation, staff engaged in a question-and-answer session with Council.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-16, ADOPTING THE FIRST YEAR ANNUAL ACTION PLAN AND AUTHORIZING SUBMISSION OF GRANT FORMS FOR CDBG AND HOME PROGRAM FUNDING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

22. Resolution No. 2025-17, Authorizing a First Amendment to the City Manager Employment Contract with Jon Amundson **(PULLED FROM THE CONSENT CALENDAR BY COUNCILMEMBER MAIER)**

Councilmember Maier stated that while Council had previously approved extended severance packages for city managers beyond the two (2) months required by the charter, he suggested revisiting whether certain contract terms need to be specified in the charter at all. He also mentioned concerns about compliance with land sale procedures outlined in the charter and proposed that Council prioritize and address foundational issues to save time and prevent future conflicts. Despite initial concerns, Councilmember Maier stated that based on legal counsel provided by City Attorney Kintzley, he will support adoption of the resolution.

Remaining councilmembers provided feedback on the proposed contract amendment and unanimously expressed their support of its adoption based on legal counsel provided by City Attorney Kintzley earlier in the meeting.

Council continued in brief discussion over proposed charter amendments.

COUNCILMEMBER LUKSON MOVED AND MAYOR PRO TEM KENT SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-17, AUTHORIZING A FIRST AMENDMENT TO THE CITY MANAGER EMPLOYMENT CONTRACT WITH JON AMUNDSON. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER AND VANDYKE. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Amundson highlighted the receipt of \$6.2 million in grant funding reflected on the agenda, including \$5.5 million for transportation projects, and \$500,000 directly related to extending sewer infrastructure for the Northwest Advanced Clean Energy Project. City Manager Amundson acknowledged the exceptional efforts of Public Works Director D'Alessandro and his team for securing these grants.

Next, City Manager Amundson previewed the January 28, 2025 Council workshop meeting agenda items then announced that he, Deputy City Manager Schiessl, Mayor Richardson, and Councilmember VanDyke will attend the Tri-Cities Day at the Capital event in Olympia, WA on January 23-24, 2025 to advocate for Council-approved priorities.

City Council

Councilmember Maier thanked Public Works Director D'Alessandro and staff for their ongoing efforts to improve traffic safety in the community. He also stated that the proposed Washington State Veterans Cemetery project remains under active consideration. In conclusion, he noted the increasing national interest in Richland and emphasized his commitment to ensuring the City is well-prepared for future development opportunities.

Councilmember VanDyke announced that the Richland Police Department will hold a promotional ceremony on January 23, 2025, and commended the recipients for their accomplishments. Councilmember VanDyke further recognized the outstanding work of the Richland Police Department as a whole.

Additionally, he praised Richland as one of the best cities in the State, attributing this to the dedication of its staff and the effective administration of the City. He highlighted successful audits, strong investment in staff, and high retention rates as evidence of the City's excellence. Councilmember VanDyke also praised councilmembers for their ability to engage in constructive discussions and effectively represent the City.

Councilmember Lukson noted the progress made in securing grants and funding, emphasizing that Council's approach has improved significantly over the years. He noted advancements in grant applications, the quality of their submissions, and staff's ability to identify funding opportunities. Councilmember Lukson praised the improved relationships with legislators, advocacy efforts, and coordination with community interest groups, all of which have laid a strong foundation for future success. He concluded by stating that the Northwest Advanced Clean Energy Park Sewer Infrastructure Project will create a sustainable future for the community.

Mayor Pro Tem Kent commented on the grant application process, provided her opinions on TIP designs, and thanked CDBG/HOME Administrator Lehman for her detailed presentation, noting its value in providing an informative update.

Mayor

Mayor Richardson highlighted the significant effort involved in obtaining and managing grants, emphasizing how hard work demonstrates the community's readiness for growth and upcoming opportunities. She expressed gratitude to Chelsea Blair and Beth Crocker of the MCCM for their dedication and perseverance.

In conclusion, Mayor Richardson announced she will be attending the Tri-Cities Day at the Capital event in Olympia and noted her surprise at the number of agenda items connected to Richland.

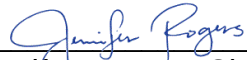
Adjournment

Mayor Richardson adjourned the meeting at 7:23 p.m.

APPROVED:


Theresa Richardson, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: February 4, 2025

DATE PUBLISHED: February 5, 2025