



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, May 20, 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 (Remote via Zoom)
Councilmember Lukson	Present
Councilmember Maier	Present (Remote via Zoom)
Councilmember VanDyke	Present
Councilmember Whitten	Present

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

Pledge of Allegiance

Mayor Richardson led the Council and audience in the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 7-0.

Presentations

1. Yakama Nation/State of Washington's Request to Remove Bateman Island from the United States Department of Army Recreational Lease

Parks & Public Facilities Director Waite introduced guest speakers, Mike Livingston, South Central Region Director for the Washington Department of Fish and Wildlife (WDFW), and Joe Blodgett, Project Manager for the Yakama/Klickitat Fisheries Project.

With the aid of a PowerPoint presentation, Mr. Livingston and Mr. Blodgett jointly presented on the Yakima River Delta Ecosystem Restoration Project (Bateman Island causeway). The presentation provided historical context, ecological and cultural significance, timeline, and status of the project. Mr. Livingston noted that this is a federally authorized ecosystem restoration project with the U.S. Army Corps of Engineers (USACE), and that a five-year feasibility study was concluded in October 2024.

The project has since moved into the design and implementation phase, with the State Environmental Policy Act (SEPA) review and permitting occurring in spring and summer of 2025. Removal of the causeway is expected to occur between December 2025 and February 2026.

The Yakama Nation and WDFW both recommend that the City request USACE remove Bateman Island from the City's recreational lease, returning it to federal management. This change would relieve the City of long-term maintenance responsibilities for the island.

Detailed information can be found in the presentation. Following the presentation, Mr. Livingston and Mr. Blodgett engaged in a question-and-answer session with Council.

Public Hearing

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

2. Proposed Amendments to the 2025 Budget in the City's General Fund, Capital Improvement Fund, and Streets Capital Construction Fund, Ordinance No. 2025-16

Mayor Richardson opened the public hearing at 6:24 p.m. and closed the public hearing at 6:25 p.m. No testimony was offered.

3. Declaring Surplus and Authorizing Relinquishment of Multiple Easements lying within 2775 and 2801 George Washington Way, Resolution No. 2025-83

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

4. Declaring Surplus and Authorizing Relinquishment of a Portion of a Utility Easement lying within 2701 Salk Avenue, Resolution No. 2025-84

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

5. Declaring Surplus and Authorizing Relinquishment of an Easement lying within 1322 Birch Avenue, Resolution No. 2025-85

Mayor Richardson opened and closed the public hearing at 6:27 p.m. No testimony was

offered.

Public Comments

The following individuals provided public comments:

Ken Peterson, a resident of Richland, expressed concerns regarding ongoing safety and nuisance issues in his neighborhood. He also mentioned a neighboring property that is cluttered with debris, vehicles, and unpermitted construction, describing it as an eyesore and a source of noise disturbances. Mr. Peterson requested the City consider placing a "No Parking" sign in front of his home to address chronic parking congestion caused by his neighbor's vehicles and visitors. Mr. Peterson submitted photographs related to the concerns he mentioned for Council's review.

Marie Noorani, a resident of Richland, expressed concerns over the Council's discussion at the May 6, 2025, City Council meeting regarding an item she believed fell outside the Council's jurisdiction. Ms. Noorani emphasized that the Council should focus on its defined responsibilities and avoid engaging in actions beyond its scope of authority.

Lori Bowers, a resident of Richland who lives in the Meadow Springs neighborhood near Claybell Park, expressed concerns regarding ongoing issues at the park. She cited issues such as overcrowding, limited parking, late-night disturbances, vandalism, and a recent shooting incident. Mrs. Bowers requested that Council establish and enforce restrictive hours for both the park and its parking lot.

Dave Bowers, a resident of Richland, stated that the recent shooting incident at Claybell Park underscored the need for improved security at Claybell Park. He suggested the City implement and enforce park closure hours to prevent late-night disturbances. Mr. Bowers also raised concerns about overcrowded parking during busy evenings and encouraged Council to consider measures to improve safety for families who live near the park.

Megan Bromley, a resident of Richland, provided comments in support of the removal of the Bateman Island causeway. She also expressed disappointment over Council's discussion during the May 6, 2025, City Council meeting regarding the Girls Sports letter, stating it conveyed an unwelcoming message to minority communities.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

6. Approval of the May 6, 2025 City Council Regular Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

7. Ordinance No. 2025-15, Authorizing a Concomitant Agreement in lieu of a Rezone affecting 9025 Center Parkway

Resolutions - Adoption

8. Resolution No. 2025-74, Awarding Commercial Façade Improvement Grant Funds to Dough Boys LLC for Improvements to 228, 236 and 240 Williams Boulevard
9. Resolution No. 2025-75, Authorizing Award of Bid to Allstar Construction Group Inc. for the Thayer Drive Streetlight Replacement Project
10. Resolution No. 2025-76, Authorizing a Collector Street Latecomer Agreement with Columbia Valley Property Holdings, LLC. for a Portion of Queensgate Drive
11. Resolution No. 2025-77, Authorizing a Consultant Agreement with MacKay Sposito Constructors, LLC (d/b/a Riparia Environmental) for the Duportail Bridge Wetland Monitoring Project
12. Resolution No. 2025-78, Authorizing Change Order No. 5 with Apollo, Inc. for the Wastewater Treatment Plant Waste Gas Burner and Boiler Replacement Project
13. Resolution No. 2025-79, Authorizing an Operation and Maintenance Agreement with the State of Washington Department of Fish and Wildlife for the Snively Road and Hyde Road Access Sites
14. Resolution No. 2025-80, Authorizing a Seventh Amendment to the Facility Use Agreement with Richland Parkway Improvement Association for the Market on the Parkway

Items – Approval

None.

Expenditures - Approval

15. Expenditures from April 1, 2025 to April 30, 2025 for \$33,830,740.71 including Travel Checks Nos. 20732-20771, Accounts Payable Check Nos. 333930- 335369, Accounts Payable Wire Nos. 10514-10553, Payroll Wires & ACH Nos. 14638-14706, Payroll Check Nos. 237591-237598, and Payroll Direct Deposits Nos. 2599000001-251190001557

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER WHITTEN 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.

Items of Business

16. Ordinance No. 2025-16, Amending the 2025 Budget to provide for Additional Appropriations in the City's General Fund, Capital Improvement Fund, and Streets Capital Construction Fund (First Reading)

Finance Director Allen provided an overview of the proposed budget amendment to fund the Thayer Drive Streetlights Project. The proposed budget amendment will allocate \$437,400, split evenly between the General Fund and the Capital Improvement Fund to be transferred to the Street Construction Fund.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-16, AMENDING THE 2025 BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS IN THE CITY'S GENERAL FUND, CAPITAL IMPROVEMENT FUND, AND STREETS CAPITAL CONSTRUCTION FUND, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

17. Resolution No. 2025-82, Authorizing an Application to the United States Department of the Army to Remove Bateman Island from the Recreational Lease

With the aid of a PowerPoint presentation, Parks & Public Facilities Director Waite explained that the City of Richland has held a recreational lease with USACE since 2004, which includes Bateman Island. He then provided an overview of the City's position on USACE's proposed Ecosystem Restoration Project (Bateman Island causeway removal) and focused on its implications for the City's lease with the USACE. He explained that while the City supports the ecological benefits of the project and has participated throughout the federal review process, the removal of the causeway, Bateman Island's only land access point, would hinder staff's ability to respond to emergencies, perform fire suppression, or maintain the heavily used trails.

To mitigate these concerns, City staff recommended submitting an application to USACE to amend the lease by removing Bateman Island from its scope of responsibilities. This change would transfer land management back to USACE and relieve the City from associated operational responsibilities and liabilities. Director Waite noted that the WDFW and the Yakama Nation support this approach. He also added that the City will submit comments during the SEPA review process to reaffirm emergency access issues and will request that no work proceed until the lease amendment is finalized.

Detailed information can be found in the presentation. Following the presentation, Director Waite engaged in a question-and-answer session with Council.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-82, AUTHORIZING AN APPLICATION TO THE UNITED STATES DEPARTMENT OF THE ARMY TO REMOVE BATEMAN ISLAND FROM THE RECREATIONAL LEASE. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

18. Resolution No. 2025-83, Declaring Surplus and Authorizing Relinquishment of Multiple Easements lying within 2775 and 2801 George Washington Way

Public Works Director D'Alessandro provided an overview of the utility easement relinquishment request. The property owner requested the relinquishment of multiple outdated easements, including a waterline easement, an overhead power easement, and a substation easement, none of which currently house active utilities. However, staff recommends retaining one easement surrounding a water well, noting that although the well is not currently in use, it has not been officially decommissioned.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-83, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF MULTIPLE EASEMENTS LYING WITHIN 2775 AND 2801 GEORGE WASHINGTON WAY. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

19. Resolution No. 2025-84, Declaring Surplus and Authorizing Relinquishment of a Portion of a Utility Easement lying within 2701 Salk Avenue

Public Works Director D'Alessandro provided an overview of the utility easement relinquishment request. The easement previously supported a light pole, which has since been relocated. With no active infrastructure remaining, staff supports relinquishing the easement to accommodate the property owner's plans to expand the building footprint.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-84, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF A PORTION OF A UTILITY EASEMENT LYING WITHIN 2701 SALK AVENUE. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

20. Resolution No. 2025-85, Declaring Surplus and Authorizing Relinquishment of an Easement lying within 1322 Birch Avenue

Public Works Director D'Alessandro provided an overview of the easement relinquishment request, noting that the property is significantly encumbered by outdated utility easements. The easements no longer contain active wires or infrastructure, as utility services have been upgraded or rerouted. A new easement will be established to accommodate an electric line that serves a nearby streetlight.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-85, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF AN EASEMENT LYING WITHIN 1322 BIRCH AVENUE. 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 began by recognizing the City's Public Works employees in honor of Public Works Week, which is observed May 18-24, 2025. He noted that the City proudly joins communities nationwide in celebrating this year's theme, "People, Purpose, and Presence," which underscores the dedication and lasting impact of public works professionals. He expressed appreciation for their efforts in delivering critical services, and reminded the public that everyday conveniences are made possible by their behind-the-scenes work that supports the community's quality of life.

City Manager Amundson then commented on the recent ribbon-cutting event held at Howard Amon Park on Friday, May 16, 2025, and reminded Council that the next workshop meeting will be held on Tuesday, May 27, 2025. The workshop agenda includes a Hydropower and Snake River Dams update from Energy Services Director Whitney and a presentation on the 2026-2031 Transportation Improvement Program from Public Works Director D'Alessandro.

City Council

Councilmember Whitten shared that he visited Howard Amon Park earlier in the day and observed the new playground being actively enjoyed by children. He expressed his appreciation to the City's Parks & Public Facilities Department and all who contributed to making the project a success.

Councilmember Jones reported that the Benton-Franklin Council of Governments (BFCOG) was recently awarded a \$1.2 million dollar Brownfield grant. She added that the funding could create opportunities for the City to apply for support and for residents to benefit from the resources made available through the grant.

Councilmember VanDyke thanked City Manager Amundson for extending an invitation to both the City Council and the public to attend the candidate reception for the Development Services Director position on Monday, May 19, 2025. He added that it was a positive experience and an excellent opportunity for community engagement in the selection process. He also congratulated the owners of the Atomic Escape Room for opening the new location on Tapteal Drive.

Mayor Pro Tem Kent requested that City Manager Amundson follow up with citizens who voiced concerns during the public comment. Next, Mayor Pro Tem Kent thanked City staff for their efforts in coordinating the ribbon-cutting event held the previous Friday at Howard Amon Park, and gave special recognition to Park & Recreation Commissioners for attending and representing both their neighborhoods and the PRC.

She then shared a personal update, noting she had received notice that her water service would be temporarily shut off due to a sewer upgrade project on her street. She thanked City staff and the subcontractors for their professionalism, daily mobilization, and courtesy, particularly their efforts to help residents maintain access to their driveways while managing the challenges of deep trench work. She also commended the successful waste collection that took place amid the construction activity and thanked waste collection crews and subcontractors for their dedication and performance under difficult conditions.

Councilmember Lukson acknowledged the unintended challenges brought on by Claybell Park's increasing popularity and the unanticipated level of use it now attracts. He recognized the City's efforts to address the impacts, including the addition of speed humps and new no-parking zones, he emphasized the need to continue identifying solutions that balance community access with neighborhood quality of life to preserve both the park's accessibility and the surrounding neighborhood's livability.

Councilmember Maier thanked everyone for their patience as he participated in the meeting remotely out of state, and added he looks forward to seeing everyone in person at the next meeting.

Mayor

Mayor Richardson expressed her appreciation for the recent ribbon-cutting event at Howard Amon Park the previous Friday, noting how enjoyable it was, and thanked all who played a role in making it a success.

She then asked her fellow councilmembers whether there was any interest in exploring ways to address long-vacant properties and prevent potential blight in the community. Drawing inspiration from a recently introduced California Senate bill intended to impose a tax upon property owners who allow their properties to remain vacant for more than 182 days, she suggested that Council consider whether similar accountability measures could be appropriate for Richland. She proposed that, if there was interest, staff be directed to research the issue further and return with potential policy options.

After hearing general support from councilmembers who emphasized the importance of weighing the implications carefully, Mayor Richardson confirmed that a majority of Council supported moving forward.

City Manager Amundson thanked Council for their input and direction and noted that, to allow sufficient time for staff to develop a range of options for Council's consideration, recommendations will be presented at an upcoming workshop meeting, likely in August or September.

Adjournment

Mayor Richardson adjourned the meeting at 7:18 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: June 3, 2025

DATE PUBLISHED: June 4, 2025

Certificate Of Completion

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Heather Kintzley

hkintzley@ci.richland.wa.us

City Attorney

City of Richland

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Jennifer Rogers

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City Clerk

City of Richland

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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Timestamp

Intermediary Delivery Events

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Certified Delivery Events

Status

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Toni Clark

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Administrative Assistant II

City of Richland

Security Level: Email, Account Authentication
(None)

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Using IP Address: 10.131.120.159

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Witness Events

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