



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Tuesday, June 3, 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
Councilmember VanDyke	Present
Councilmember Whitten	Present

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO EXCUSE COUNCILMEMBER JONES. MOTION CARRIED 6-0.

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

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 6-0.

Councilmember Jones joined the meeting remotely via Zoom at approximately 6:03 p.m.

Presentations

1. New Hires and Retirements

A video featuring four (4) new hires was played for the audience.

- David Baca – Utility Craftsworker, Wastewater Maintenance
- Lloyd Fletcher – Plant Operator, Wastewater Operations
- Anthony Ortiz – Plant Operator, Water Operations
- Rebecca Williamson – Economic Development Specialist, Economic Development

There were no retirements to recognize.

Public Hearing

Acting Deputy City Clerk Follett read the Public Hearing and Public Comments procedures.

2. Proposed Amendment to the 2025 Budget to Include the 2024 Budget Carryovers, Ordinance No. 2025-17

Mayor Richardson opened and closed the public hearing at 6:06 p.m. No testimony was offered.

3. Proposed Adoption of the 2025-2029 Tri-Cities Assessment of Fair Housing Plan, Resolution No. 2025-90

Mayor Richardson opened and closed the public hearing at 6:06 p.m. No testimony was offered.

4. Proposed Adoption of the 2026-2031 Transportation Improvement Program, Resolution No. 2025-91

Mayor Richardson opened and closed the public hearing at 6:07 p.m. No testimony was offered.

5. Declaring Surplus and Authorizing Relinquishment of a Utility Easement lying within 103 Canyon Street, Resolution No. 2025-92

Mayor Richardson opened and closed the public hearing at 6:07 p.m. No testimony was offered.

Public Comments

The following individuals provided public comments:

- Roy Keck, Port of Benton Commissioner, provided an update on Port of Benton projects and events. He highlighted the successful completion of the SR-240 Rail Crossing and Track Maintenance Project, the Aviation Career Day hosted at the Richland Airport on May 31, 2025, and the Port's ongoing effort to update its Strategic Plan. He also announced a dedication event scheduled for June 14, 2025 at the ISS Triton Sail Park, where the Port will unveil a commemorative wall honoring the veterans of the USS Triton.

Mr. Keck concluded by reporting on the recent discovery of an unpermitted water line tapped into the city's system at the Richland Airport, and thanked the City for its partnership and support in resolving the issue.

- Kathy Miller, a Richland resident, expressed concerns about ongoing safety issues in her neighborhood and nearby park. Mrs. Miller reported that she and her husband have experienced repeated incidents of harassment by individuals in their neighborhood and requested intervention from the City.

Consent Calendar

Acting Deputy City Clerk Follett read the Consent Calendar.

Minutes

6. Approval of the May 20, 2025 City Council Regular Meeting Minutes and the May 27, 2025 City Council Workshop Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

7. 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

Resolutions - Adoption

8. Resolution No. 2025-73, Authorizing a Purchase and Sale Agreement with Gribble Bros Richland LLC for Property located at 2502 Henderson Loop
9. Resolution No. 2025-86, Authorizing a Consultant Agreement with AHBL Inc. for the 2026 Comprehensive Plan and Development Regulations Update

10. Resolution No. 2025-87, Authorizing a Maintenance Agreement with the Washington State Department of Transportation related to the South George Washington Way Intersection Improvements Projects
11. Resolution No. 2025-88, Authorizing Amendment No. 1 to the Revocable Right-of-Way License Agreement with the Bonneville Power Administration
12. Resolution No. 2025-89, Authorizing a Consultant Agreement with Parametrix, Inc. for the 2025 Landfill Environmental Monitoring Services

Items - Approval

None.

Expenditures - Approval

None.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. REMOTE PARTICIPANT COUNCILMEMBER JONES WAS NON-RESPONSIVE TO THE ROLL CALL.¹ MOTION CARRIED 6-0.

Items of Business

13. Ordinance No. 2025-17, Amending the 2025 Budget to Include the 2024 Budget Carryovers (First Reading)

Finance Director Brandon Allen provided an overview of the budget amendment, including details on the carryover items. He noted that this annual carryover action includes Capital Improvement Plan (CIP) projects that were approved and funded in the 2024 Budget but not expensed before the end of the year.

Finance Director Allen noted that \$5.7 million of the carryovers are tied to grant-funded projects, and the remaining \$4.5 million is related to items ordered in 2024 and received in 2025. Of the \$77 million in carryovers, approximately \$17.5 million is related to other income and unrealized grants, with the remaining \$60 million from various fund balances designated for construction and vehicle purchases.

At the end of his presentation, Finance Director Allen answered questions from the Council.

¹ Councilmember Jones did not cast a vote during roll call, which is presumed to have been the result of technical difficulties.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-17, AMENDING THE 2025 BUDGET TO INCLUDE THE 2024 BUDGET CARRYOVERS, 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.

14. Resolution No. 2025-90, Adopting the 2025-2029 Tri-Cities Assessment of Fair Housing Plan

CDBG/HOME Administrator Toni Lehman provided a PowerPoint presentation outlining findings from the most recent Tri-Cities Assessment of Fair Housing Plan (the “Plan”). She noted this assessment is completed every five (5) years in conjunction with updates to the HOME Consolidated Plan. The Plan was developed following extensive public hearings and community feedback.

CDBG/HOME Administrator Lehman summarized several areas of concern identified during the public outreach effort and outlined proposed actions to address those concerns. Detailed information can be found in the PowerPoint presentation included in the agenda packet. There were no questions from Council.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-90, ADOPTING THE 2025-2029 TRI-CITIES ASSESSMENT OF FAIR HOUSING PLAN. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

15. Resolution No. 2025-91, Adopting the 2026–2031 Six-Year Transportation Improvement Program

Public Works Director Carlo D'Alessandro introduced the 2026-2031 Six-Year Transportation Improvement Program (TIP) and noted that his presentation will mirror information presented at the May 27, 2025 City Council workshop meeting. He explained that the TIP is a state-mandated planning document that identifies transportation projects over a six-year period and must be submitted to the state as part of the coordinated financial process for local jurisdictions to access funding.

Public Works Director D'Alessandro stated that the TIP includes fully and partially funded projects, as well as unfunded priorities for which the City will seek grants. He noted that no new projects were added for 2026, and that some projects were removed due to scheduled 2025 construction starts. He then reviewed projects that were removed from the 2026 TIP and shared details on newly included projects.

Public Works Director D'Alessandro clarified that projects lacking state or federal funding are not included in the TIP document. These projects include pavement preservation and

the City-Wide Transportation System Plan. He also noted that both the Parks & Recreation Commission and Planning Commission have reviewed the 2026-2031 Six-Year Transportation Improvement Program and recommend its approval.

Detailed information can be found in the PowerPoint presentation included in the agenda packet. There were no questions from Council.

MAYOR PRO TEM KENT MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-91, ADOPTING THE 2026-2031 SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM. 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. 2025-92, Declaring Surplus and Authorizing Relinquishment of a Utility Easement lying within 103 Canyon Street

Public Works Director D'Alessandro described the status of a utility easement located along the southwestern boundary of 103 Canyon Street that was previously occupied by an electric line that has since been removed and relocated. The property owner has requested the relinquishment of the easement to allow for construction of a retaining wall and other improvements.

Staff has reviewed the request and determined that the easement is no longer needed for city operations. Council had no questions related to the surplus and relinquishment action.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-92, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF A UTILITY EASEMENT LYING WITHIN 103 CANYON STREET. 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 informed Council that the City has officially kicked off its 2026 Budget season with a staff meeting earlier in the day. He emphasized a cautious yet optimistic approach, noting the importance of not overcommitting to capital improvement projects beyond the City's capacity.

City Council

Councilmembers Jones, Lukson and Whitten had no comments.

Councilmember VanDyke expressed his appreciation and excitement about the Richland Police Department's recent promotional ceremony for lieutenants and sergeants, noting it was a well-organized and meaningful event for both officers and their families. He also acknowledged the recent Planning Commission meeting and thanked Public Works Director D'Alessandro and his team for their hard work and contributions to the Transportation Improvement Plan.

Councilmember VanDyke shared a positive experience renewing his library card, thanked Commissioner Keck for his attendance, and extended well wishes to City Manager Amundson as the city enters the budget season.

Councilmember Maier congratulated Fire Chief Huntington on receiving the 2025 Dan Packer Fire Chief of the Year Award.

Mayor Pro Tem Kent also congratulated Fire Chief Huntington on receiving the 2025 Dan Packer Fire Chief of the Year Award. She also extended well wishes to City Manager Amundson as the city enters what is expected to be a challenging budget season and expressed confidence in the outcome of the budget process.

Mayor

Mayor Richardson shared highlights from her recent tour of an American Cruise Lines (ACL) vessel. She reported that five (5) of the company's twenty-two (22) vessels operate on the Columbia-Snake River system, bringing approximately 170 passengers per ship and totaling over 97,000 visitors to Richland each year. Mayor Richardson expressed admiration for ACL's commitment to American manufacturing, highlighting that its vessels are built in the United States using U.S. steel and in partnership with other domestic industries.

In conclusion, Mayor Richardson gauged Council's interest in inviting Bechtel to provide a presentation to Council regarding the Vit Plant, which is scheduled to begin operations later this year. With consensus from councilmembers, she requested staff to follow-up on scheduling the presentation later this year.

Adjournment

Mayor Richardson adjourned the meeting at 6:44 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: June 17, 2025

DATE PUBLISHED: June 18, 2025