MINUTES
Richland City Council Regular Meeting
Tuesday, June 17, 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	Absent
	Councilmember Jones	Present
	Councilmember Lukson	Present (Remote via Zoom)
	Councilmember Maier	Present
	Councilmember VanDyke	Absent
	Councilmember Whitten	Present

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO EXCUSE MAYOR PRO TEM KENT AND COUNCILMEMBER VANDYKE. 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, 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

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 5-0.

Presentations

None.

Public Hearing

None.

Public Comments

City Clerk Rogers read the Public Comments procedure.

The following individuals provided public comments:

- Ralph Kern, a Richland resident, requested increased City recognition for the annual Sign Fracture Care training conference held each September in Richland, which attracts approximately 100 surgeons from around the world. Mr. Kern suggested the City consider displaying welcoming messages on reader boards and the possibility of issuing a proclamation or other form of official recognition for the event.

- Marie Noorani, a Richland resident, raised ethical concerns regarding a councilmember's admission of voting against their own personal judgment due to a prior promise made to an individual. She stated this violated public trust and asserted the councilmember should have recused themself. Ms. Noorani criticized Council's lack of response to her requests for clarification on referring the matter to the Ethics and Administration Committee. Ms. Noorani emphasized her concerns are about Council accountability and adherence to ethical obligations, not personal grievances or policy disagreements.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. MOTION CARRIED 5-0.

Minutes

1. Approval of the June 3, 2025 City Council Regular Meeting Minutes

Ordinances - First Reading

2. Ordinance No. 2025-18, Amending Richland Municipal Code Section 9.24.070 related to Purchase, Possession, or Consumption by Minors

Ordinances - Second Reading & Passage

3. Ordinance No. 2025-17, Amending the 2025 Budget to Include the 2024 Budget Carryovers

Resolutions - Adoption

4. Resolution No. 2025-93, Awarding a Construction Contract to Apollo, Inc. for Phase 2B – Landfill Development of the Horn Rapids Landfill Expansion – Phase 2 Project

5. Resolution No. 2025-94, Authorizing an Agreement with the Tri-Cities Visitor and Convention Bureau (Visit Tri-Cities) for the Promotion of Tourism for Calendar Years 2026- 2030

Items - Approval

6. Appointment to the Planning Commission: Kaysey Anderson

Expenditures - Approval

7. Expenditures from May 1, 2025 to May 31, 2025 for $43,853,486.32 including Travel Checks Nos. 20772-20792, Accounts Payable Check Nos. 335370-336778, Accounts Payable Wire Nos. 10554-10589, Payroll Wires & ACH Nos. 14707-14771, Payroll Check Nos. 2375599-237605, and Payroll Direct Deposits Nos. 251270001558-251490003106

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR RICHARDSON, AND COUNCILMEMBERS JONES, LUKSON, MAIER AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Items of Business

8. Resolution No. 2025-95, Authorizing Change Order No. 1 to Phase 2A – Early Earthworks of the Horn Rapids Landfill Expansion – Phase 2 Project

Public Works Director D'Alessandro provided an overview of Change Order No. 1 to Contract No. 33-25 with Apollo Inc. in the amount of $1,292,117.06, which would authorize the excavation and construction of the new leachate pond, including installing new landfill boundary fencing. The Change Order authority is also increased from $272,521.77 to an aggregate value of $330,958.62 to provide sufficient additional change order capacity to cover incidental changes and ensure the efficient execution of the Project.

Detailed information can be found in the PowerPoint presentation included in the agenda packet.

Following the presentation, Council engaged in a question-and-answer session with Public Works Director D’Alessandro.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-95, AUTHORIZING CHANGE ORDER NO. 1 TO PHASE 2A - EARLY EARTHWORKS OF THE HORN RAPIDS LANDFILL EXPANSION - PHASE 2 PROJECT. THOSE IN FAVOR: MAYOR RICHARDSON, AND COUNCILMEMBERS JONES, LUKSON, MAIER AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

9. Columbia Point Golf Course Lease Agreement (Discussion Only)

Parks & Public Facilities Director Waite provided a comprehensive overview of Columbia Point Golf Course's history, current operations, and a proposed transition from a management agreement to a long-term lease structure. He described the course's redevelopment during the 1990s, which was funded through a $7 million revenue bond. The facility features an 18-hole golf course, a driving range, and a clubhouse that includes a retail shop and café.

Parks & Public Facilities Director Waite explained that the current management agreement with Richland Golf LLC (doing business as CourseCo Inc.) is set to expire at the end of 2025, and that CourseCo Inc. is requesting the City consider transitioning the agreement to a long-term lease, similar to the Horn Rapids Off-Road Vehicle (ORV) Park agreement. The proposal was reviewed preliminarily by the Parks and Recreation Commission. Key objectives of the proposed lease include maintaining or improving service quality, preserving affordability and accessibility for the public, and ensuring financial sustainability. The lease would also address remaining debt service obligations, establish a capital reserve for future improvements, and support ongoing investments in the facility. The proposed lease term is twenty (20) years, with two (2) optional five-year extensions.

Following Parks & Public Facilities Director Waite's presentation, Michael Sharp, President & CEO of CourseCo Inc., provided an operational update. He highlighted recent capital improvements, environmental initiatives, and community engagement efforts. Mr. Sharp noted partnerships with local organizations, educational programs for students, and multiple national awards received for environmental excellence.

Following both presentations, Council engaged in a question-and-answer session with Parks & Public Facilities Director Waite and Mr. Sharp.

Detailed information can be found in the PowerPoint presentation included in the agenda packet.

Reports and Comments

City Manager

City Manager Amundson reviewed the two (2) discussion items scheduled for the June 24, 2025, City Council Workshop meeting: Fire and Emergency Services Comprehensive Plan Service Levels and False Alarm Coordinates. He explained that portions of prior

Council recommendations related to False Alarms were found to conflict with state law and staff will present revised proposals for future Council consideration.

City Manager Amundson also reported that Richland received the Government Finance Officers Association's Triple Crown Award for Financial Excellence for Fiscal Year 2023.

The City of Richland is the only city in Eastern Washington to receive this distinguished honor, and one of only five municipalities statewide recognized. City Manager Amundson concluded by thanking Finance Director Allen and his team for their exemplary work.

City Council

Councilmember Lukson congratulated Finance Director Allen and his team for receiving the Triple Crown Award. He then expressed caution regarding the proposed Columbia Point Golf Couse lease proposal, emphasizing that while his concerns are not directed at the current management, at least two (2) other lease agreements during his tenure resulted in unfavorable outcomes for the City. He recommended that Council carefully scrutinize the proposal, conduct a thorough cost-benefit analysis comparing the existing arrangement to the proposed terms, and fully consider the long-term implications of relinquishing City property.

Councilmember Jones reported on the inaugural Richland Public Facilities Strategic Meeting held on June 7, 2025, which brought together multiple organizations to discuss the City's future public facility needs. She also raised concerns regarding drug activity and homelessness in the Uptown area and surrounding business districts, and referenced Pasco's approach as a possible solution. She requested an update on City efforts to address these concerns and support affected small businesses.

Councilmember Whitten congratulated Finance Director Allen and his team on receiving the Triple Crown Award. While echoing Councilmember Lukson's caution regarding the proposed Columbia Point Golf Course lease agreement, Councilmember Whitten expressed a willingness to offer some flexibility to CourseCo Inc., recognizing their strong management of Columbia Point. He also noted that improvements to the clubhouse and restaurant area could attract more visitors and generate increased revenue.

Councilmember Maier reported that Ben Franklin Transit has launched new express routes departing from the Knight Street Transit Center. One route provides direct service to the airport, while another offers non-stop service to downtown Kennewick.

Mayor

Mayor Richardson noted the increasing number of ribbon-cutting ceremonies as new small businesses continue to open throughout Richland. She stated that Economic Development Manager Wallner will contact Councilmembers to coordinate attendance at upcoming events.

Adjournment

Mayor Richardson adjourned the meeting at 7:11 p.m.

APPROVED:

Theresa A Richardson

Theresa Richardson, Mayor

ATTEST:

Jennifer Rogers

Jennifer Rogers, City Clerk

DATE APPROVED: July 1, 2025

DATE PUBLISHED: July 2, 2025