



MINUTES
Richland City Council Workshop Meeting
Tuesday, August 26, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

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

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

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

Agenda Items

1. Strategic Plan Item 3.1.1: Develop an Attainable Housing Strategy

With the aid of a PowerPoint Presentation, Development Services Director Rizzitiello presented a high-level overview of the proposed Attainable Housing Strategy. The presentation was tied to 2024-2026 Strategic Plan and 2017 Comprehensive Plan goals to increase housing availability and affordability. He reviewed definitions that distinguish between affordable and attainable housing, highlighted regional and local market trends, and noted the limited inventory of homes priced at attainable costs in Richland.

Director Rizzitiello presented a variety of regulatory options for Council consideration, including the implementation of the State's Missing Middle Housing requirements, the establishment of a Certified Local Government commission, allowance for Cottage Housing, Multi-Family in Commercial Zones, Manufactured Home Parks, Form-Based code approaches, and regulation of short-term rentals. He also reviewed potential incentives and investment tools such as Multi-Family Tax Exemptions, Tax Increment Financing, New Market Tax Credits, permit fee waivers, surplus public property for affordable housing, and Community Housing Land Trusts.

Council engaged in a question-and-answer session with Director Rizzitiello throughout the presentation regarding these approaches and their potential application in Richland.

Director Rizzitiello emphasized that addressing attainable housing requires a comprehensive strategy and collaboration between the City, non-profits, developers, businesses, and residents. Detailed information can be found in the agenda packet.

2. 2026 Capital Improvement Program

Finance Director Allen and Deputy City Manager Schiessl jointly presented an overview of the 2026–2031 Preliminary Capital Improvement Plan (CIP). The overall plan includes 42 projects with a total estimated cost of \$49 million.

Following the overview, Energy Services Director Whitney, Parks & Public Facilities Director Waite, and Public Works Director D'Alessandro each presented their department's CIP projects and associated cost estimates. Deputy City Manager Schiessl reported on municipal CIP projects. Council engaged in questions and answers throughout the presentation.

Proposed project funding per department/division is as follows:

- | | |
|------------------------------------|----------------------------|
| • Electric - \$12,443,000 | • Stormwater - \$2,675,000 |
| • Municipal - \$10,912,304 | • Solid Waste - \$182,000 |
| • Parks & Facilities - \$1,430,000 | • Wastewater - \$8,956,000 |
| • Transportation - \$7,568,550 | • Water - \$5,598,000 |

Total estimated costs for all proposed projects for 2025 is \$49,764,854.

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

Future Workshop Agenda Items

None.

Adjournment

Mayor Richardson adjourned the meeting at 8:30 p.m.

APPROVED:

ATTEST:



Theresa Richardson, Mayor



Jennifer Rogers, City Clerk

DATE APPROVED: September 16, 2025

DATE PUBLISHED: September 17, 2025