



MINUTES
Richland City Council Regular Meeting
Tuesday, October 7, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 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
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Present

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, Development Services Director Rizzitiello, and City Clerk Rogers.

Pledge of Allegiance

The Pledge of Allegiance was led by members of the Girl Scouts of Eastern Washington and Northern Idaho, representing Troops 2129, 2139, and 2429. Brian Newberry, CEO, announced that Saturday, October 11th, marks the *Day of the Girl*, a global celebration promoting girls' empowerment.

He noted there are more than 600 Girl Scouts in the Tri-Cities and that the local council is among the few nationwide showing membership growth. Mr. Newberry then introduced "Exploremores", a rocky road ice cream-inspired cookie flavor, which will debut next year. He concluded by expressing gratitude to the City for its support in helping girls make a positive difference in their communities.

Approval of Agenda

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

Presentations

1. 2024 Supporting the Arts in Richland (STAR) Award Presentation

Park & Public Facilities Director Waite introduced Arts Commission member Lexie Forbes to present the 2024 Supporting the Arts in Richland (STAR) Awards.

Emily Richman was awarded the STAR Award in the category of individual artist for her exceptional leadership and creativity in local theatre. She directs for The Rude Mechanicals, the Academy of Children's Theatre, and the Mid-Columbia Musical Theatre, and serves as the Board President for The Rude Mechanicals. Ms. Richman is admired for her dedication, professionalism, and ability to inspire performers. Ms. Richman expressed gratitude to her nominator and encouraged continued support for live theatre.

Art Works Northwest, a group of over 70 local artists led by Pam Sharp, was awarded the organizational STAR Award for its contributions to the community. The organization promotes artistic collaboration, professional development, and public engagement through exhibits, juried shows, and free monthly lectures at the Richland Public Library. Ms. Sharp accepted the award on behalf of Art Works Northwest and thanked members of the Board and local artists for their teamwork.

2. New Hires & Retirements

A video featuring the new hires for September 2025 was played for the audience.

New Hires:

- Lorenzo Garza - Laborer, Parks & Facilities Division
- Trevor Lang - Police Officer, Police Division
- Luca McMahon - Library Assistant, Library Division
- Holly Peterson - Library Assistant, Library Division
- Victor Zavala - Truck Driver - Heavy, Solid Waste Collection Division

There were no retirements to recognize.

Public Hearing

3. Adopting the 2025 Clean Energy Implementation Plan, Conservation Potential Assessment, and Demand Response Potential Assessment, Resolution No. 2025-121

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

Mayor Richardson opened and closed the public hearing at 6:14 p.m. No testimony was offered.

Public Comments

The following individuals provided public comments:

- Ken Peterson, a Richland resident, raised concerns regarding electric bicycles, scooters, and small motorbikes traveling at high speeds on public footpaths. He then requested that property maintenance standards in newer neighborhoods be applied consistently city-wide. In conclusion, Mr. Petersen noted that Russian Olive trees along the Howard Amon to Leslie Groves footpath are damaging the pathway and should be removed. He encouraged the City to update outdated regulations to better address these issues. Mr. Petersen handed copies of his written comments to City Clerk Rogers to disseminate to Council.
- Steve Stallings, a Richland resident, urged Council to oppose the Bonneville Power Administration's (BPA) plan to install high-voltage overhead lines through older neighborhoods. He stated the large poles would harm property values, safety, and community aesthetics. Mr. Stallings requested Council demand BPA place the lines underground to preserve Richland's property values, safety, and beauty for future generations. Mr. Petersen handed a photograph to City Clerk Rogers to disseminate to Council.
- Randy Slovic, a Richland resident, shared concerns about gaps in tourism information for visitors and suggested the City develop a Richland-specific guide with QR codes highlighting local history, the Alphabet Homes, and trail systems. She also noted the need for clear regulations regarding short-term rentals.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

4. Approval of the September 16, 2025 City Council Regular Meeting Minutes and the September 23, 2025 City Council Special Meeting and Regular Workshop Meeting Minutes

Ordinances - First Reading

5. Ordinance No. 2025-27, Establishing and Dedicating Right-of-Way for Morningside Parkway

Ordinances - Second Reading & Passage

6. Ordinance No. 2025-24, Amending Chapter 2.04 of the Richland Municipal Code related to City Manager Delegation of Authority

7. Ordinance No. 2025-25, Imposing an Additional Sales and Use Tax of One-Tenth of One Percent within the Boundaries of the Richland Transportation Benefit District for Pavement Preservation and Repealing the \$20 Vehicle License Fee

Resolutions - Adoption

8. Resolution No. 2025-122, Authorizing a Purchase Agreement with Crown Technical Systems, LLC for the Purchase of a Metalclad Switchgear for the Dallas Road Substation Bank 1
9. Resolution No. 2025-123, Authorizing Change Order No. 3 to the Construction Contract with Prater Electric Inc. for the Stevens Drive Substation Expansion and Bank 1 Construction Project
10. Resolution No. 2025-124, Setting a Public Hearing Date for Vacation of a Portion of Snively Road Right-of-Way
11. Resolution No. 2025-125, Authorizing a Consultant Agreement with Commonstreet Consulting, LLC for Right-of-Way Acquisition Services for the Duportail Street Improvements Project
12. Resolution No. 2025-126, Ratifying a Purchase Order with Axon Enterprise, Inc. for the Richland Police Department's Public Safety Video Camera System
13. Resolution No. 2025-127, Awarding Commercial Façade Improvement Program Grant Funds to E & J Hospitality, Inc. for Improvements to 1301A George Washington Way
14. Resolution No. 2025-128, Authorizing an Application to the Washington State Department of Commerce Clean Energy Siting and Permitting Grant Program for Planning Activities related to Horn Rapids, the Richland Innovation Center, and the Northwest Advanced Clean Energy Park
15. Resolution No. 2025-129, Authorizing a First Amendment to the 2017 Cable Television Educational Access Grant with Washington State University

Items - Approval

16. Appointment to the Economic Development Committee: Adam Morasch and Pete Rogalsky

Expenditures – Approval

None.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED

THE MOTION TO APPROVE THE CONSENT CALENDAR 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

17. Ordinance No. 2025-28, Amending Chapter 3.26 of the Richland Municipal Code related to Utility Deposit System (First Reading)

Finance Director Allen presented an overview of Ordinance No. 2025-28, which proposes to amend Chapter 3.26 of the Richland Municipal Code related to Utility Deposit System. He explained that the current utility deposit equals two (2) months of utility bills, and have become a financial barrier for new tenants, and are cumbersome to calculate, especially for new developments without usage history.

The proposed changes were reviewed and supported by the Utility Advisory Committee. Finance Director Allen noted the adjustment is intended to reduce financial barriers for new tenants and improve administrative efficiency while maintaining fiscal responsibility.

Following the presentation, Finance Director Allen engaged in a question-and-answer session with Council.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-28, AMENDING CHAPTER 3.26 OF THE RICHLAND MUNICIPAL CODE RELATED TO UTILITY DEPOSIT SYSTEM, 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.

18. Resolution No. 2025-121, Adopting the 2025 Clean Energy Implementation Plan, Conservation Potential Assessment, and Demand Response Potential Assessment

Energy Services Director Whitney presented Resolution No. 2025-121 and explained that the plan fulfills state requirements under the Energy Independence Act and the Clean Energy Transformation Act, which directs utilities to reduce carbon emissions, promote energy conservation, and support highly impacted customers.

Director Whitney reported that Richland's wholesale power supply is 92% carbon-free, primarily from hydropower and the Columbia Generating Station; this exceeds the state's 80% clean energy target. The City continues to meet conservation goals through customer rebate programs that keep funds local.

He added that three (3) consultant reports, the Clean Energy Implementation Plan, Conservation Potential Assessment, and Demand Response Potential Assessment,

were reviewed and endorsed by the Utility Advisory Committee. Upon Council approval, these documents will be submitted to the Department of Commerce.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2025-121, ADOPTING THE 2025 CLEAN ENERGY IMPLEMENTATION PLAN, CONSERVATION POTENTIAL ASSESSMENT, AND DEMAND RESPONSE POTENTIAL ASSESSMENT. 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 reminded Council that an Executive Session and Closed Session would follow the conclusion of the meeting. He also thanked Mayor Pro Tem Kent for attending the Volunteer Appreciation Dinner held on September 30, 2025, at the Richland Community Center, to celebrate and recognize the City's dedicated volunteers.

City Council

Councilmembers Jones and Maier did not have comments.

Councilmember Whitten shared that he recently participated in the "Run for Recovery" 5K event in Pasco. He added that he is looking forward to touring the Columbia Valley Center for Recovery in the coming weeks and expressed enthusiasm about the facility becoming an asset to the community.

Councilmember VanDyke shared the following:

- Expressed appreciation for the recent appointments and was pleased to see former Public Works Director Rogalsky's name among the Economic Development Committee appointments.
- Reported participating in the Washington State Exit Audit Brief for Fiscal Year 2024 and commended Finance Director Allen and staff for achieving another clean audit with zero findings.
- Congratulated staff on the successful launch of the new City website.
- Shared positive impressions from his tour of the Columbia Valley Center for Recovery.
- Congratulated Police Chief Pilcher on receiving certifications for both Washington State Criminal Justice Training Commission (CJTC) Middle Management and Executive Management, welcomed Officer Finkbeiner, and recognized Detective Nelson's promotion to Sergeant.
- Thanked City staff and volunteers for their support of the Ironman event.

Councilmember Lukson congratulated Adam Morash and Pete Rogalsky on their appointments to the Economic Development Committee. Then referring to comments made by Ms. Slovic during public comments regarding short-term rentals, he acknowledged that the City previously discussed the issue and stated he looks forward to reviewing staff recommendations on how best to address the matter moving forward.

Mayor Pro Tem Kent expressed appreciation for the many volunteers across Richland and the Tri-Cities who serve on the City's boards and commissions. She emphasized that Council values and considers the recommendations provided by these volunteer groups.

She extended thanks to Parks & Public Facilities Director Waite, Recreation Manager Piper, staff, and the community for supporting the IRONMAN 70.3 Washington Tri-Cities event. She then shared that during a recent Visit Tri-Cities meeting, the City's tourism metrics were reported to be comparable to or better than last year's results. Despite some public concerns about traffic impacts, overall feedback from participants was positive, with many expressing interest in returning to the Tri-Cities for future events. She added that increased visitor spending helps reduce the local tax burden while supporting community amenities.

Mayor

Mayor Richardson welcomed Pete Rogalsky to the Economic Development Committee, noting that his continued engagement and experience will be an asset to the Committee. Mayor Richardson thanked Mayor Pro Tem Kent for attending the Volunteer Appreciation Dinner and commended staff for recognizing the City's volunteer board, commission, and committee members.

Mayor Richardson then provided a summary of her recent trip to Washington, D.C., where she represented Richland at a national conference focused primarily on nuclear cleanup and emerging developments in Small Modular Reactors (SMR) and micro-reactor technology.

She emphasized that Richland is well-positioned for future opportunities due to its available water, infrastructure, and community expertise in nuclear science. Mayor Richardson noted that local partners, including TRIDEC and the Port of Benton, are actively collaborating to promote the region's strengths. She stated that additional advocacy is needed at the state level to help Washington's leadership better recognize the advantages of supporting such projects locally.

Executive Session

19. Executive Session Per RCW 42.30.110(I)(I): Discuss Current or Potential Litigation with Legal Counsel (45 minutes)

At 6:49 p.m., Richland City Council convened in executive session for forty-five (45)

minutes to discuss current or potential litigation with legal counsel. A brief transition from the council chambers to the executive session occurred, with the executive session beginning at 6:55 p.m.

Individuals present for the executive session included Mayor Richardson, Mayor Pro Tem Kent, and Councilmembers Jones, Lukson, Maier, VanDyke, and Whitten. Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, and City Attorney Kintzley.

Council exited the executive session at 7:34 p.m. No action was taken.

Adjournment

Mayor Richardson adjourned the meeting at 7:34 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: October 21, 2025

DATE PUBLISHED: October 22, 2025