



MINUTES
Richland City Council Regular Meeting
Tuesday, November 4, 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
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, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, Development Services Director Rizzitiello, and Acting Deputy City Clerk Follett.

Pledge of Allegiance

Councilmember VanDyke 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. New Hires & Retirements

A video featuring (5) new hires for the month of October was played for the audience.

New Hires:

- Javier Ramirez - Meter, Power & Protection Technician I, Electrical Systems Division
- Martin Thacker - Plant Operator, Wastewater Operations Division
- Jessica Andress - Emergency Communications Dispatcher, SECOMM Operations
- Matt Piatt - Emergency Communications Dispatcher, SECOMM Operations
- Kennedy Dyck - Emergency Communications Dispatcher, SECOMM Operations

Retirements:

- Sherry Garside - Parks & Recreation Coordinator, 43 years of service

Mayor Richardson invited Ms. Gartside to join her as she presented her with a letter and plaque.

2. Mission 22 Day Proclamation

Mayor Richardson welcomed Monte Dunnington, USAF Veteran, representing Mission 22, along with Councilmembers Whitten and Maier, to join her as she read the proclamation and presented it to Mr. Dunnington.

Public Hearing

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

3. Proposed 2026 Budget and 2026-2031 Capital Improvement Plan, Ordinance No. 2025-33

Mayor Richardson opened the public hearing at 6:14 p.m.

- Tom Seim, a Richland resident, criticized the City's Downtown Loop project. He expressed concerns about public outreach and traffic impacts related to the project's construction.

No other testimony was offered. Mayor Richardson closed the public hearing at 6:17 p.m.

4. Proposed Vacation of Snively Road Right-of-Way, Ordinance No. 2025-34

Mayor Richardson opened the public hearing at 6:17 p.m. and closed the public hearing at 6:18 p.m. No testimony was offered.

Public Comments

The following individual provided comments:

- Martin Brown, Richland resident, thanked Council for its help addressing the cat

issue in his neighborhood.

Consent Calendar

Acting Deputy Clerk Follett read the Consent Calendar.

Minutes

5. Approval of the October 21, 2025 City Council Regular Meeting Minutes and the October 28, 2025 City Council Regular Workshop Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 2025-36, 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 Effective April 1, 2026, Repealing the \$20 Vehicle License Fee Effective April 1, 2026, and Repealing Ordinance No. 2025-25

Ordinances - Second Reading & Passage

7. Ordinance No. 2025-29, Amending Richland Municipal Code Sections 3.27.010 and 3.29.030 related to Utility Billing
8. Ordinance No. 2025-30, Amending Chapter 7.02 of the Richland Municipal Code related to Animal Control
9. Ordinance No. 2025-31, Approving a Change to the 2026 Ad Valorem Tax over the Prior Year
10. Ordinance No. 2025-32, Approving the 2026 Ad Valorem Tax and Property Tax Levies
11. Ordinance No. 2025-35, Amending the 2025 Budget in Various City Funds

Resolutions - Adoption

12. Resolution No. 2025-136, Authorizing Multiple Purchase and Sale Agreements in Support of the Downtown Connectivity Improvements Project
13. Resolution No. 2025-137, Authorizing Change Order No. 5 to the Construction Contract with Culbert Construction Inc. for the 2022 City Safety Program Systemic Stop Controlled Intersection Improvements
14. Resolution No. 2025-138, Authorizing a Power Sales Agreement with Bonneville Power Administration

15. Resolution No. 2025-139, Authorizing a Consultant Agreement with Wright Creative Group, LLC DBA Forward Partners for the 2026 Leadership Engagement and Employee Development Program
16. Resolution No. 2025-140, Authorizing a Consultant Agreement with Gallagher Benefit Services, Inc. for a Classification & Compensation Study

Items - Approval

None.

Expenditures - Approval

None.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER MAIER 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

17. Ordinance No. 2025-33, Approving the 2026 Budget and the 2026-2031 Capital Improvement Plan (First Reading)

Finance Director Allen guided Council through a PowerPoint presentation detailing the 2026 Budget and 2026-2031 Capital Improvement Plan (CIP).

Total 2026 appropriations for all funds are set at \$334,919,247, which represents a 6.5% decrease from the 2025 adopted budget. Total estimated revenues are planned at \$339,760,308. The presentation included details on requests for new full-time employees (FTEs) and Capital projects. He noted that the 6.5% decrease was mainly due to large one-time items funded in 2025.

Finance Director Allen reviewed the 2026 appropriations by category, along with the 2026 estimated revenues and expenditures. He explained that the 2026 CIP includes forty-three (43) projects totaling \$49.5 million.

At the conclusion of his presentation, Finance Director Allen engaged in a question-and-answer session with Council. Detailed information can be found in the PowerPoint presentation included in the agenda packet.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-33, APPROVING THE 2026 BUDGET AND THE 2026-2031 CAPITAL IMPROVEMENT PLAN, 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. Ordinance No. 2025-34, Vacating a Portion of Snively Road Right-of-Way (First Reading)

With the assistance of a GIS map, Public Works Director D'Allesandro showed the location of Snively Road and the portion proposed for vacation. He explained that the vacation of Snively Road will support the development of property along SR-240. He further explained that the City has an agreement with the Washington State Department of Transportation (WSDOT) that requires the City to close the current intersection of Snively and SR-240, and to create a new intersection and alignment to the east that will connect to the portion of Snively Road retained by the City.

Council had no questions.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2025-34, VACATING A PORTION OF SNIVELY ROAD RIGHT-OF-WAY, 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.

Reports and Comments

City Manager

City Manager Amundson commented on the budget process, beginning in early June and through final adoption in late November or early December. He also expressed appreciation for Council's engagement, commitment and guidance throughout the budget process

City Manager Amundson also briefed Council on the prior day's visits by staff to recently built police stations. The goal of the visits was to learn best practices and gain insight into lessons learned ahead of the City's planning for a new Richland Police Station.

Finally, City Manager Amundson updated Council on the plans for new councilmember onboarding.

City Council

Councilmember Maier commented on future north Richland development and shared his thoughts on data center growth and dwindling federal funding. He also encouraged Council to consider form-based codes that protect the community from unwanted changes in data center operations.

Councilmember VanDyke expressed his appreciation to City Manager Amundson for his investment in staff development.

Councilmember Lukson provided an update on the Lodging Tax Advisory Committee's recent meeting. He noted the increase in applications and presentations, especially from new organizations, and praised the Committee's work.

Mayor Pro Tem Kent shared news from the Parks & Recreation joint meeting with other local Parks & Recreation Departments. She noted that this year's joint meeting was hosted in Richland and thanked Director Waite and his team for their work putting together a very successful meeting for all who attended. Mayor Pro Tem Kent also praised Visit Tri-Cities CEO Kevin Lewis for his contributions as the keynote speaker.

Mayor

Mayor Richardson commented on the Downtown Loop project and timeline, urging community members to check out the information on the City's website. Mayor Richardson also communicated that City Council was moving into executive session, and that no action would occur after executive session concluded.

Executive Session

19. Executive Session Per RCW 42.30.110(1)(b): Discuss Lease or Purchase of Real Estate if Disclosure Would Increase Price (30 minutes)

At 7:19 p.m., Richland City Council convened in executive session for thirty (30) minutes to discuss lease or purchase of real estate if disclosure would increase price. A brief transition from the Council Chambers to the executive session room occurred, with the executive session beginning at 7:25 p.m.

Council exited executive session at 7:42 p.m. No action was taken after the executive session concluded.

Adjournment

Mayor Richardson adjourned the meeting at 7:42 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Lynne Follett, Acting Deputy City Clerk

DATE APPROVED: November 18, 2025

DATE PUBLISHED: November 19, 2025