



MINUTES
Richland City Council Regular Meeting
Tuesday, November 18, 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 (remote via Zoom)
	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 City Clerk Rogers.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO EXCUSE COUNCILMEMBER MAIER. MOTION CARRIED 6-0.

Pledge of Allegiance

Mayor Pro Tem Kent led the Council and audience in the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 6-0.

Councilmember Maier joined the meeting at 6:05 p.m.

Presentations

None.

Public Hearings

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

1. Adopting Modifications to the City of Richland's Community Development Block Grant Program and the Tri-Cities HOME Consortium's HOME Investment Partnership Program, Resolution No. 2025-144

Mayor Richardson opened and closed the public hearing at 6:05 p.m. No testimony was offered.

2. Adopting the 2026 Annual Action Plan and Authorizing Submission of Grant Forms for the 2026 Community Development Block Grant and HOME Investment Partnership Program Funds, Resolution No. 2025-145

Mayor Richardson opened the public hearing at 6:06 p.m.

Randy Slovic, a Richland resident, expressed concern about transparency related to Tri-Cities HOME Consortium HOME program funding. She noted that the agenda did not disclose that Tri-County Partners Habitat for Humanity, whose executive director also chairs Richland's Planning Commission and Arts Commission, is pursuing federal grant funds from the Consortium, and is likely to be the only eligible recipient of a certain portion of the funding since Tri-County Partners Habitat for Humanity is the only qualified Community Housing Development Organization (CHDO) in the region. Ms. Slovic noted the familial connection between the Tri-County Partners Habitat for Humanity executive director and a member of City Council, and urged the City to disclose such connections to strengthen public trust.

No other testimony was offered. Mayor Richardson closed the public hearing at 6:09 p.m.

Public Comments

The following individuals provided comments:

- Karl Dye, Tri-City Development Council (TRIDEC) President/CEO, provided comments in support of adoption of Resolution No. 2025-147 concerning the City's application to Benton County for Urban Growth Area (UGA) expansion and contraction.
- Aaron White, a Richland resident, voiced concerns regarding his interactions with Public Works Department staff relating to certain city projects. He also expressed concern over the perceived lack of public hearing notice for the Thayer Drive Streetlight Replacement Project. He encouraged the City to strengthen its process for receiving and responding to public input. Mr. White submitted documents for Council review.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

3. Approval of the November 4, 2025 City Council Regular Workshop Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

4. Ordinance No. 2025-34, Vacating a Portion of Snively Road Right-of-Way

Resolutions - Adoption

5. Resolution No. 2025-141, Approving 2026 Lodging Tax Grant Funding Awards
6. Resolution No. 2025-142, Approving Commercial Façade Improvement Program Agreements
7. Resolution No. 2025-143, Establishing Richland City Council Meeting Dates for Calendar Year 2026

Items - Approval

None.

Expenditures – Approval

8. Expenditures from October 1, 2025 to October 31, 2025 for \$42,067,543.53 including Travel Checks Nos. 20884-20918, Accounts Payable Check Nos. 340365-341480, Accounts Payable Wire Nos. 10736-10777, Payroll Wires & ACH Nos. 15044-15109, Payroll Check Nos. 237642-237651, and Payroll Direct Deposits Nos. 252810011075-253030011874.

COUNCILMEMBER LUKSON 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 JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Items of Business

9. Resolution No. 2025-144, Adopting Modifications to the Citizen Participation Plan for

the City of Richland's Community Development Block Grant Program and the Tri-Cities HOME Consortium's HOME Investment Partnership Program

With the aid of a PowerPoint presentation, CDBG/HOME Administrator Lehman provided an overview of the amendments included in the updated Citizen Participation Plan, which was last updated on May 5, 2020. Detailed information can be found in the PowerPoint presentation included in the agenda packet.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-144, ADOPTING MODIFICATIONS TO THE CITIZEN PARTICIPATION PLAN FOR THE CITY OF RICHLAND'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND THE TRI-CITIES HOME CONSORTIUM'S HOME INVESTMENT PARTNERSHIP 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.

10. Resolution No. 2025-145, Adopting the 2026 Annual Action Plan and Authorizing Submission of Grant Forms for the 2026 Community Development Block Grant and HOME Investment Partnership Program

CDBG/HOME Administrator Lehman summarized the recommended allocations for the 2026 Community Development Block Grant (CDBG) and Tri-Cities HOME Consortium funding. She added that Richland anticipates receiving approximately \$291,463 in CDBG funds for 2026, similar to 2025 levels. The HOME Consortium anticipates receiving \$645,306 in HOME funds for 2026. Detailed information can be found in the PowerPoint presentation included in the agenda packet.

COUNCILMEMBER WHITTEN MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-145, ADOPTING THE 2026 ANNUAL ACTION PLAN AND AUTHORIZING SUBMISSION OF GRANT FORMS FOR THE 2026 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP 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.

11. Resolution No. 2025-147, Authorizing an Application to Benton County for Urban Growth Area Expansion and Contraction

Development Services Director Rizzitiello presented Resolution No. 2025-147 and requested Council support for an application to Benton County for targeted Urban Growth Area (UGA) expansion and contraction. He explained that annexation in Washington state requires land to be within a designated UGA, a process generally open only every five to seven years.

Benton County issued an unexpected call for UGA adjustments with a short submittal

window. The proposal removes approximately 140 acres on Badger Mountain, which is currently designated for single-family use despite being part of Benton County's nature preservation, and adds roughly 213 acres near the Harvest Ridge development to support urban-level growth consistent with Badger Mountain South. Staff coordination with the Kennewick School District resulted in support, given the school district boundary split in that area.

Development Services Director Rizzitiello further noted that the application includes approximately 190 acres along Dallas Road to accommodate a potential recreation and sports complex. If approved, Resolution No. 2025-147 would serve as a recommendation to Benton County, whose Board of Commissioners will consider all UGA applications as part of its Comprehensive Plan update. He stated that taking action now avoids a multi-year delay and aligns with sound growth management policy. He concluded by outlining next steps, including county review, SEPA, and associated processes.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-147, AUTHORIZING AN APPLICATION TO BENTON COUNTY FOR URBAN GROWTH AREA EXPANSION AND CONTRACTION. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

12. Ordinance No. 2025-36, Imposing 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

Finance Director Allen provided brief background information on the second reading of the proposed ordinance. He explained that the ordinance implements Council's earlier direction to replace the Transportation Benefit District (TBD) vehicle license fee with a one-tenth of one-percent sales tax dedicated to pavement preservation.

While Council approved the shift in October, the Department of Revenue and the Department of Licensing operate on differing notification timelines. Conflicting implementation deadlines could be avoided by moving the effective date to April 1, 2026. Finance Director Allen stated that both state agencies have confirmed the revised schedule, and that the April 1, 2026 implementation date will ensure a coordinated transition.

Following the presentation, councilmembers offered comments on the proposed ordinance, along with the implementation process and effective timeline.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE 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. 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 wished everyone a happy Thanksgiving and noted that the next council meeting will be held on December 2, 2025.

City Council

Councilmember Whitten provided reasoning behind his support for the adoption of Ordinance No. 2025-36.

Councilmember Jones also extended Thanksgiving wishes and thanked Development Services Director Rizzitiello for consistently presenting complex material in clear, easily understood terms that help both Council and the public understand planning issues.

Councilmember VanDyke thanked residents and staff who participated in the Downtown Loop community meeting held on November 13, 2025 at the Richland Library. He then recognized Public Works Director D'Alessandro for his extensive participation and support. He also expressed appreciation to the Dickey Foundation and Dickey's Barbeque for their grant award and support of Richland's Fire & Emergency Services Department.

Councilmember Maier reported that he did not attend the Downtown Loop community meeting due to a conflict in his schedule. He also thanked his fellow councilmembers for their patience with his delayed remote participation as he worked through technical issues. He concluded by adding that his time in St. Louis underscored his appreciation for living in Richland.

Councilmember Lukson shared additional comments regarding Ordinance No. 2025-36. While reluctant to raise sales tax rates, he noted that for most residents, the change will represent a net tax reduction. He noted that cities across the Tri-Cities are burdened with increasing funding responsibilities due to gaps in state support. He encouraged residents to continue engaging with state legislators to advocate for adequate funding of core governmental functions.

Mayor Pro Tem Kent extended Thanksgiving well-wishes and encouraged residents to take time to reflect on gratitude and connection with family, friends, and those in need.

Mayor

Mayor Richardson echoed appreciation for the Dickey Foundation grant, noting it as an example of successful public-private partnerships that strengthen public safety resources. She then thanked staff for their work in securing grants that support first responders.

Adjournment

Mayor Richardson adjourned the meeting at 6:45 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: December 2, 2025

DATE PUBLISHED: December 3, 2025