



## **City Council Regular Meeting - 6:00 p.m.**

### **Welcome and Roll Call**

### **Pledge of Allegiance**

### **Approval of Agenda** (Approved by Motion)

### **Presentations**

1. Introduction of Basic Law Enforcement Academy Class No. 925 Graduates: Ben Dezember, Shameka Garcia, Brian Mora-Pulido and Exceptional Entry Trevor Lang and Marco Covarrubias
  - Marty Pilcher, Chief of Police
2. Fire Chief Tom Huntington - Retirement Recognition
  - Jon Amundson, City Manager
3. Proclamation with Plaque for Mayor Pro Tem Kent and Councilmember Lukson
  - Mayor Theresa Richarson

### **Council Recess (15 minutes)**

**Public Hearing:** Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk for distribution.

4. Proposed Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1651 April Loop, Resolution No. 2025-165
5. Proposed Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1832 Hunt Avenue, Resolution No. 2025-166
6. Proposed Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 266 Saint Street, Resolution No. 2025-167

**Public Comments:** Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk for distribution.

**Consent Calendar:** Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

### **Minutes**

7. Approval of the December 2, 2025 City Council Regular Meeting Minutes
  - Jennifer Rogers, City Clerk

## Ordinances - First Reading

None.

## Ordinances - Second Reading & Passage

8. Ordinance No. 2025-23, Amending Richland Municipal Code Section 9.22.075 related to Park Hours
  - Chris Waite, Parks & Public Facilities Director
9. Ordinance No. 2025-26, Related to Waivers of System Development Charges for Affordable Housing
  - Mike Rizzitiello, Development Services Director
10. Ordinance No. 2025-37, Providing for the Sale of 2026 Electric Revenue Bonds
  - Brandon Allen, Finance Director
11. Ordinance No. 2025-38, Amending the 2025 Budget in the General Fund, Streets Capital Construction Fund, General Government Construction Fund, Golf Course Fund, Medical Service Fund, Workers Compensation Fund, Health Care Benefits Plan Fund and Unemployment Fund
  - Brandon Allen, Finance Director
12. Ordinance No. 2025-39, Amending Richland Municipal Code Section 14.24.060 related to Electric Retail Rates
  - Clint Whitney, Energy Services Director

## Resolutions - Adoption

13. Resolution No. 2025-156, Authorizing a First Amendment to the Horn Rapids Farm Lease with Frank Tiegs, LLC
  - Mike Rizzitiello, Development Services Director
14. Resolution No. 2025-157, Authorizing an Agreement with the State of Washington Department of Ecology for Brownfields Funding related to Columbia Point Landfill Tract D
  - Mike Rizzitiello, Development Services Director
15. Resolution No. 2025-158, Authorizing a Consultant Agreement with Maul Foster & Alongi, Inc. for Supplemental Investigation of the Columbia Point Landfill
  - Mike Rizzitiello, Development Services Director
16. Resolution No. 2025-159, Awarding Commercial Façade Improvement Grant Funds to Desert Veterinary Clinic for Property located at 42 Goethals Drive
  - Mike Rizzitiello, Development Services Director
17. Resolution No. 2025-160, Awarding 2026 Business License Reserve Fund Grants
  - Mike Rizzitiello, Development Services Director
18. Resolution No. 2025-161, Authorizing a Reimbursement Agreement with Nor Am Investment, LLC for Street Improvements on Trowbridge Boulevard
  - Carlo D'Alessandro, Public Works Director
19. Resolution No. 2025-162, Authorizing a Third Amendment to the Wholesale Water Service Agreement with the City of West Richland
  - Carlo D'Alessandro, Public Works Director
20. Resolution No. 2025-163, Authorizing a Second Amendment to the Department of the Army Recreational Lease to remove Bateman Island from the Recreational Lease Premises
  - Chris Waite, Parks & Public Facilities Director

21. Resolution No. 2025-164, Authorizing a Consultant Agreement with Efficiency Solutions LLC for Energy Efficiency Commercial Project Inspections and Assessments
- Clint Whitney, Energy Services Director

#### Items - Approval

22. Authorizing an Increase to the City Manager's Annual Salary for Calendar Year 2026
- City Council

#### Expenditures - Approval

23. Expenditures from November 1, 2025 to November 30, 2025 for \$35,863,185.72 including Travel Checks Nos. 20919-20928, Accounts Payable Check Nos. 341481-342212, Accounts Payable Wire Nos. 10778-10817, Payroll Wires & ACH Nos. 15110-15175, Payroll Check Nos. 237652-237663, and Payroll Direct Deposits Nos. 253090012044-253280013441
- Brandon Allen, Finance Director

#### **Items of Business**

24. Ordinance No. 2025-41, Rezoning Approximately 29 Acres located at Parcel No. 1-2098-100-0002-004 from Suburban Agriculture (SAG) to Low Density Residential (R-1-10) (First Reading)(Closed Record)
- Mike Stevens, Planning Manager
25. Ordinance No. 2025-42, Rezoning Approximately 58.39 Acres located at Parcel Nos. 1-3498-201-0595-005, 1-3498-200-0005-007, and 1-3498-200-0008-000 from Agriculture (AG) to Medium-Density Residential - Small Lot (R-2S) and Retail Business (C-2) (First Reading) (Closed Record)
- Mike Stevens, Planning Manager
26. Ordinance No. 2025-40, Approving the 2029 Council Compensation Plan (First Reading)
- Lacey Paulsen, Human Resources Director
27. Resolution No. 2025-155, Establishing Service Delivery Objectives for Richland Fire & Emergency Services
- Tom Huntington, Fire Chief
28. Resolution No. 2025-165, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1651 April Loop
- Carlo D'Alessandro, Public Works Director
29. Resolution No. 2025-166, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 1832 Hunt Avenue
- Carlo D'Alessandro, Public Works Director
30. Resolution No. 2025-167, Declaring Surplus and Authorizing Relinquishment of a portion of a Utility Easement lying within 266 Saint Street
- Carlo D'Alessandro, Public Works Director

#### **Reports and Comments**

1. City Manager
2. City Council
3. Mayor

#### **Adjournment**

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.