



MINUTES

Richland City Council Special Workshop and Regular Meeting
Tuesday, April 7, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Special Workshop - 6:00 p.m.

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

Attendance: Mayor Richardson	Present
Mayor Pro Tem VanDyke	Present (Remote via Zoom)
Councilmember Holten	Present
Councilmember Jones	Present
Councilmember Maier	Present
Councilmember Samuel	Present
Councilmember Whitten	Present

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

1. Council Do's and Don'ts

Rob Roscoe, Deputy Director of the Washington Cities Insurance Authority (WCIA), presented an overview of municipal liability risks and guidance for councilmembers on avoiding personal and City liability. Mr. Roscoe responded to questions from Council throughout the presentation.

Mayor Richardson adjourned the special workshop meeting at 6:56 p.m.

City Council Regular Meeting - 7:00 p.m.

Mayor Richardson called the Council meeting to order at 7:00 p.m.

Welcome and Roll Call

Mayor Richardson welcomed those in the audience and expressed appreciation for their attendance.

Pledge of Allegiance

Councilmember Jones led the Council and audience in the Pledge of Allegiance.

Approval of Agenda

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

Presentations

2. New Hires and Retirements

A video featuring seven (7) new hires for the month of March was played for the audience.

- Mikaela Bourque - Communications & Marketing Specialist, Communications & Marketing Division
- Daniel Guglielmo - IT Developer/Integrator, Information Technology Division
- Karla Guardado - Permit Technician I, Permitting & Planning Division
- Chrissi Nelson - Police Public Records Specialist, Police Services
- Lance Orr - Utility Craftworker, Wastewater Maintenance Division
- Chase Reed - Planner, Planning & Redevelopment Division
- Saryla Rogers - Emergency Communications Dispatcher, SECOMM Operations

There were no retirements to recognize.

Public Hearing

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

3. Declaring a Six-Month Moratorium on Siting Less Restrictive Alternative (LRA) Facilities Serving Sexually Violent Predators

Deputy City Manager Schiessl provided background on the moratorium adopted by City Council on March 3, 2026 via Resolution No. 2026-30. He explained that the City's current development regulations applicable to essential public facilities do not adequately define Less Restrictive Alternative (LRA) facilities or sufficiently address potential land use compatibility and life safety impacts associated with their siting. He stated that in order to ensure future regulations are deliberate, legally compliant, and protect both facility residents and surrounding neighborhoods, the temporary moratorium was necessary.

The resolution prohibits the siting of any new LRA facility within all city zoning districts and bars the filing of applications for licenses, permits, or other approvals for such facilities during the moratorium period, which began March 3, 2026.

Mayor Richardson opened the public hearing at 7:08 p.m.

The following individuals provided testimony:

- Katie Perry, a resident of Kennewick and board member of Save Our Children Tri-Cities

(SOCT), shared her concern that a city-imposed moratorium has limited legal effect against LRA placements. She also shared her understanding of the distinction between a Secure Community Transition Facility, such as those located on McNeil Island and in Seattle, and court-ordered residential LRA placements. She noted that sexually violent predators assigned to LRAs are civilly committed individuals diagnosed with conditions that make them statistically likely to re-offend, and while applauding the City's efforts, expressed concern that a city moratorium cannot prevent a court from ordering such a placement.

- Doug Fearing, a resident of Kennewick, supported Ms. Perry's statements and commended the City for its proactive approach. He then offered knowledge gained through his neighborhood's experience responding to a proposed LRA in Kennewick as a resource for the City of Richland.

No other testimony was offered. Mayor Richardson closed the public hearing at 7:13 p.m.

4. Amending the 2026 Budget in the City's Water, Sewer, and Streets Capital Funds, Ordinance No. 2026-08

Mayor Richardson opened and closed the public hearing at 7:14 p.m. No testimony was offered.

Public Comments

The following individuals provided comments:

- Fiain Vir, a resident of Richland, expressed opposition to the proposed purchase of 1200 Jadwin Avenue as outlined in Resolution No. 2026-44, and also opposed the sale of City-owned land to develop a data center. Ms. Vir urged the City to prioritize investment in parks, pedestrian infrastructure, and green spaces.
- Connie Munoz, a resident of Richland, commented on Council's absence from the 16th Legislative District Town Hall meeting held on March 21, 2026, at Richland City Hall, and urged council engagement with state representatives and the broader community. Ms. Munoz also expressed opposition to the proposed data center development.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

5. Approval of the March 17, 2026 City Council Regular Meeting Minutes and March 24, 2026 City Council Workshop Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 2026-06, Amending Richland Municipal Code Section 16.08.010 related to Stormwater Utility Rates
7. Ordinance No. 2026-07, Amending Richland Municipal Code Sections 17.56.010 and 17.56.020 related to Wastewater Utility Rates
8. Ordinance No. 2026-09, Amending Chapter 10.02 of the Richland Municipal Code related to Violations and Procedures

Ordinances - Second Reading & Passage

9. Ordinance No. 2026-05, Rezoning Approximately 10.3 Acres located at Parcel No. 1-2098-101-2790- 001 from Suburban Agriculture (SAG) to Single Family Residential (R-1-10)

Resolutions – Adoption

10. Resolution No. 2026-39, Authorizing a Consultant Agreement with RH2 Engineering, Inc. for the Comprehensive Water System Plan Update
11. Resolution No. 2026-40, Authorizing a Stormwater Reimbursement Agreement with HAPO Community Credit Union for 608 Williams Boulevard
12. Resolution No. 2026-41, Authorizing Award of Bid to Premier Excavation, Inc. for the North Horn Rapids Sewer Extension Project
13. Resolution No. 2026-42, Authorizing a Grant Application and Acceptance of Washington State Criminal Justice Training Commission Officer Wellness Program Funds
14. Resolution No. 2026-43, Authorizing a Grant Application and Acceptance of Washington State Department of Transportation Grant for Safe Routes to School Program Funding

Items – Approval

15. Travel Authorization for Mayor Theresa Richardson to attend the 2026 Energy Communities Alliance (ECA) Forum in Augusta, Georgia, from April 21–24, 2026 (estimated at approximately \$2,700).
16. Appointment of Rohan Nune to Youth Position No. 7 on the Arts Commission effective April 8, 2026 through March 31, 2027.

Expenditures – Approval

None.

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Items of Business

17. Ordinance No. 2026-08, Amending the 2026 Budget in the Water, Sewer, and Streets Capital Funds

Finance Director Allen presented a budget amendment totaling over \$500,000 across three (3) Public Works capital funds:

- The Water Fund adjustment of \$120,000 addresses cost overruns on the required Water System Plan update.
- The Wastewater Fund adjustment of \$138,340 covers the purchase of in-house camera inspection equipment to reduce reliance on more costly third-party pipe inspection services.
- The Streets Capital Fund adjustment of \$309,788 addresses overruns on three (3) projects, with the additional appropriation drawn from fund balance accumulated through prior under-budget project completions.

COUNCILMEMBER HOLTEN MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE ORDINANCE NO. 2026-08, AMENDING THE 2026 BUDGET IN THE WATER, SEWER, AND STREETS CAPITAL FUNDS, FOR FIRST READING. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

18. Resolution No. 2026-44, Authorizing a Purchase and Sale Agreement with 1200 Jadwin LLC

Deputy City Manager Schiessl presented the proposed Purchase and Sale Agreement with 1200 Jadwin LLC for the property at 1200 Jadwin Avenue as the preferred site for a new Richland Police Station. The property is listed at \$7,945,000, however, staff negotiated a purchase price of \$7,750,000. The Purchase and Sale Agreement includes \$45,000 in earnest money and contingencies for structural review and independent appraisal. If either review is unsatisfactory, the City may terminate the agreement. Earnest money can be recovered if the property fails the structural review.

Deputy City Manager Schiessl also noted that the site offers long-term municipal flexibility, including the potential to consolidate Fire Station 71's administrative functions into the building if and when the station is replaced, with a smaller response station constructed on the 1200 Jadwin campus.

Additional information is included in the PowerPoint presentation retained with the agenda packet.

Following the presentation, Council offered comments and engaged in a question-and-answer session with staff.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER JONES SECONDED THE MOTION TO ADOPT RESOLUTION NO. 2026-44, AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH 1200 JADWIN LLC FOR THE PURCHASE OF 1200 JADWIN. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Prior to the introduction of the following agenda item, Mayor Richardson recused herself from participating and voting on the following appointments due to a familial relationship with one of the applicants. Upon her recusal, Mayor Richardson exited the Council Chambers and did not return until the vote was complete.

19. Appointment to the Richland Planning Commission: Cheryl Arm to Position No. 4, Jean-Paul LeCompte to Position No. 2, and Jet Richardson to Position No. 5

COUNCILMEMBER JONES MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPOINT CHERYL ARM, JEAN-PAUL LECOMPTE, AND JET RICHARDSON TO THE PLANNING COMMISSION. THOSE IN FAVOR: MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0. MAYOR RICHARDSON ABSTAINED.

Reports and Comments

City Manager

City Manager Amundson reminded the three (3) councilmembers assigned to the Tri-Cities Regional Public Facilities District of the board meeting scheduled for the following evening at 5:30 p.m. via Zoom.

He also announced that staff is poised to publish Frequently Asked Questions (FAQ) pages to the City's website to address the proposed purchase of 1200 Jadwin Avenue, as well as the stormwater and wastewater utility rate increases.

City Manager Amundson also promoted the first annual Richland Police Department

Community Day on May 9, 2026 at the Richland Police Station. The event is described as a free, family-friendly event intended to connect residents with law enforcement, public safety partners, and community organizations through demonstrations and interactive displays.

In conclusion, City Manager Amundson reported that he attended the 16th District Legislative Town Hall meeting, noting that the event was well-attended, and that the information presented was consistent with prior updates provided to councilmembers.

City Council

Mayor Pro Tem VanDyke reported a positive experience at his first Richland Chamber of Commerce meeting and expressed appreciation to the Regional Chamber of Commerce for its continued support and positive impact on the community. He also acknowledged staff efforts related to the Veterans Cemetery at a recent event. In addition, he commended Hanford Communities' ongoing efforts toward sustainability initiatives and expressed overall appreciation for those contributions.

Councilmember Samuel reported on several recent engagements. He highlighted a presentation at the Benton-Franklin Council of Governments (BFCOG), noting the significant regional impact of Ben Franklin Transit, particularly its free transit services for the youth, seniors, and veterans.

He also described a tour of the Richland Police Department conducted by Chief of Police Pilcher, which provided a comprehensive overview of the facility, operations, and service capabilities. Councilmember Samuel expressed appreciation for staff's efforts to identify a cost-effective solution to address the current facility's limitations.

In conclusion, Councilmember Samuel reported attending a Planning Commission meeting where citizen survey data reflected heightened community concerns regarding climate-related issues, including drought, wildfire smoke, and urban heat effects.

Councilmember Holten reported on the proposed second round of 2026 Lodging Tax Advisory Committee awards.

Councilmember Jones requested clarification regarding why the City does not publish the names of arrested individuals on the department's social media platforms in a manner consistent with neighboring jurisdictions. She added that community members have expressed interest in this information for public awareness purposes.

Next, Councilmember Jones expressed concern regarding the City's nuisance noise code, stating that citywide application may unintentionally impact downtown businesses that are not in close proximity to residential areas. She stated that certain establishments rely on outdoor music events during the summer months to attract patrons and support economic activity. She requested that Council consider revisiting the code to better accommodate the unique context of the downtown area.

In conclusion, Councilmember Jones commended the Solid Waste Division for its responsiveness and customer service. However, she suggested implementing an appointment scheduling system to improve efficiency and reduce unnecessary trips when residents are not available, thereby making better use of city resources.

Councilmember Whitten welcomed Rohan Nune to the Arts Commission and expressed support for the Richland Police Station replacement option.

Councilmember Maier reported attending the Tri-City Regional Chamber of Commerce awards luncheon as a representative of Ben Franklin Transit (BFT), which received recognition at the event. He commented on the value of continued collaboration between BFT and regional organizations.

Councilmember Maier also emphasized the importance of preserving the Youth Ride Free Program, noting that it has faced potential discontinuation in recent years due to funding requirements tied to maintaining a minimum tax authority. He highlighted the Program's community benefit and shared an example in which it enabled a young individual in crisis to access assistance and connect with emergency services. He stated that while such outcomes are not the program's primary intent, they demonstrate their broader impact. He concluded by expressing appreciation for BFT staff, noting ongoing service improvements and increasing ridership, and stated that it is his privilege to represent the City in that role.

Councilmember Maier clarified that the 16th Legislative District Town Hall held on March 21, 2026 was a regional forum intended for constituents to engage directly with state legislators, and was not specific to the City of Richland or Richland City Council. He stated that the City maintains well-established channels of communication with legislators through both City Council and staff.

Mayor

Mayor Richardson reported on a series of recent community engagements and regional activities, including ribbon cuttings for Critical Nursing Services (CNS) Cares and the Bradley restaurant, the retirement celebration for RFD Battalion Chief Brenda Rodgers, the City's first female firefighter, the Tri-Cities Veterans Cemetery Town Hall, the Pasco Air Mail centennial celebration, a Veterans Court graduation, and the Friends of Badger Mountain annual meeting. She also noted meetings and coordination efforts with the Port of Kennewick, participation in a staff appreciation event, involvement in Tri-Cities Development Council (TRIDEC)-related economic development and grant funding activities, attendance at a legislative bill signing in Yakima, and participation in a United States Department of Agriculture (USDA) Rural Partners Network event.

Adjournment

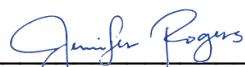
Mayor Richardson adjourned the meeting at 8:22 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: April 21, 2026

DATE PUBLISHED: April 22, 2026