



**Minutes**  
City Council Regular Meeting  
Tuesday, May 19, 2026  
Richland City Hall ~ Council Chambers  
625 Swift Boulevard

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## 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 VanDyke	Present
	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, City Attorney Kintzley, Development Services Director Rizzitiello, Energy Services Director Whitney, Finance Director Allen, Information Technology Director Goodhue, Chief of Police Pilcher, Public Works Director D'Alessandro, and Acting Deputy City Clerk Follett.

### Pledge of Allegiance

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

### Approval of Agenda

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

### Presentations

#### 1. Benton-Franklin Health District Update

Erin Hockaday, Surveillance & Investigation Senior Manager for the Benton-Franklin Health District, presented to City Council on public health concerns associated with unpermitted food vendors. Ms. Hockaday shared a map identifying enforcement locations involving unlicensed food vendors and outlined the District's efforts to address illegal pop-up food vendors. She emphasized the public health risks associated with unpermitted

food sales, discussed enforcement challenges, and cited law enforcement issues related to enforcement. Ms. Hockaday also highlighted the District's partnerships with local agencies and public education efforts to educate the public.

Following the presentation, Amanda Moe, Benton-Franklin Health District Communications & Public Affairs Director, provided an overview of the District's environmental health awareness campaign and community outreach initiatives.

Finally, Ms. Hockaday invited City Council and community members to complete the District's environmental health assessment survey, available until the end of June, 2026.

Following their presentation, Council engaged in a question-and-answer session with Ms. Moe and Ms. Hockaday. Additional information can be found in the presentation included with the agenda packet.

## 2. Tri-Cities National Park Committee Presentation

Rebecca Burghart, Site Manager for the Manhattan Project National Historical Park at Hanford, and Brent Gerry, former chair of the Tri-Cities National Park Committee, presented on the Manhattan Project National Historical Park and the Tri-Cities National Park Committee (TCNP). Mr. Gerry provided an overview of the Committee's accomplishments and highlighted membership and regional partnerships.

Ms. Burghart outlined TCNP's 2026 goals and future initiatives, including plans for the future of the Manhattan Project National Historical Park. During the presentation, Ms. Burghart detailed upcoming initiatives, including plans to expand the Park's footprint, STEM programming, and community resources. She also highlighted the Park Service's partnership with the Richland Public Library and the City's Parks & Public Facilities Department. Ms. Burghart noted that the Tri-Cities is home to four (4) nationally recognized parks, monuments and trails, including the Manhattan Project NHP, the Ice Age Floods National Geologic Trail, the Lewis and Clark National Historical Trail, and the Hanford Reach National Monument.

Following the presentation, councilmembers engaged in a question-and-answer session with Ms. Burghart. Additional information can be found in the presentation included with the agenda packet.

## **Public Hearing**

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

## 3. Proposed Amendments to the 2026 Budget to Include the 2025 Budget Carryovers, Ordinance No. 2026-12

Mayor Richardson opened the public hearing at 6:47 p.m. and closed the public hearing at 6:48 p.m. No testimony was offered.

## **Public Comments**

The following individuals provided comments:

- Connie Muñoz, a Richland resident, spoke against the proposed data center project associated with the Atlas Agro project. She detailed reasons against the development of the project and expressed concern regarding the lack of transparency to the public.
- Edward Muñoz, a Richland resident, spoke about code enforcement at the residence on Pullen Street. He noted a recent Seattle Times story about the issue and commented that the City of Richland should not be known for that story.
- Kristine Williams, a Richland resident, voiced concerns about the long-term demands data centers place on the local community and shared her personal experience living in a community impacted by a data center.

## **Consent Calendar**

Acting Deputy City Clerk Follett read the Consent Calendar.

## **Minutes**

4. Approval of the May 5, 2026 City Council Regular Meeting Minutes

## **Ordinances - First Reading**

5. Ordinance No. 2026-11, Amending Richland Municipal Code Section 5.20.040 related to Occupation Tax on Manufactured and Natural Gas Systems

## **Ordinances - Second Reading & Passage**

None.

## **Resolutions – Adoption**

6. Resolution No. 2026-68, Authorizing a Designation Application to the Washington State Department of Commerce Nominating Census Tract No. 53005010204 for Opportunity Zone 2.0 Consideration
7. Resolution No. 2026-69, Awarding Commercial Façade Improvement Grant Funds to West Building LLC for property located at 1307 George Washington Way
8. Resolution No. 2026-70, Authorizing a Grant Application to the United States Department of Transportation for funding from the Safe Streets and Roads for All Program in support of the SR-240/Aaron Drive Complete Streets Improvements Project and Blood on Board Program

9. Resolution No. 2026-71, Authorizing Award of Bid to Doolittle Construction, LLC for the 2026 Slurry Seal Project
10. Resolution No. 2026-72, Authorizing a Grant Application to the U.S. Department of Justice (DOJ) for funding from the FY25 Rural Law Enforcement Violent Crime Reduction Initiative

### **Items – Approval**

11. Appointment to the Utility Advisory Committee: Eric Damberg (Position No. 1, effective upon appointment through September 30, 2026)

### **Expenditures – Approval**

12. Expenditures from April 1, 2026 to April 30, 2026 for \$38,790,456.25, including Travel Checks Nos. 20991-21043, Accounts Payable Check Nos. 345731-346659, Accounts Payable Wire Nos. 10969-11014, Payroll Wires & ACH Nos. 15443-15504, Payroll Check Nos. 237686-237688, and Payroll Direct Deposit Nos. 26980020570-261190022197

**COUNCILMEMBER MAIER MOVED AND MAYOR PRO TEM VANDYKE 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**

13. Ordinance No. 2026-12, Amending the 2026 Budget to Include the 2025 Budget Carryovers (First Reading)

Finance Director Allen detailed items included in the carryover ordinance, including grants, encumbered goods, and CIP projects. As part of the presentation, he noted that many of the large carryovers are multi-year projects, such as the work order management system software program, neighborhood traffic safety, the North Horn Rapids sewer extension and rail expansion, and HOME ARP grant funds.

**MAYOR RICHARDSON CALLED FOR A ROLL CALL VOTE ON FIRST READING OF ORDINANCE NO. 2026-12, AMENDING THE 2026 BUDGET TO INCLUDE THE 2025 BUDGET CARRYOVERS. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.<sup>1</sup>**

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<sup>1</sup> Per *Robert's Rules of Order*, unless local rules say otherwise, first readings are informational only and do not require a motion or a vote of the body. Although not required by Article III, Section 3.02 of the Richland City Charter, Council's custom is to vote on first readings. Procedural deficiencies on first reading do not impact the validity of the action.

#### 14. Horn Rapids Solar, Storage and Training (HRSST) Project Transition (Discussion Only)

With the aid of PowerPoint, Energy Services Director Whitney outlined the City's increasing need for renewable energy to comply with state requirements. In order to secure the necessary renewable energy percentage required by state law, the City anticipates assuming the lease for the Horn Rapids Solar Storage and Training (HRSST) project from Tucci, the current leaseholder. As part of the discussion, Energy Services Director Whitney provided details on the percentages of renewable energy the City currently purchases, and the potential for greater participation in HRSST power purchases.

Energy Services Director Whitney provided an overview of the proposed expansion and future ownership and development at HRSST. The presentation included details on the agreements the City is currently party to, potential changes to those agreements, and benefits to the City.

Energy Services Director Whitney answered questions throughout the presentation, including clarification on site lease terms, alternative plans to acquire renewable energy, and other locations building grid storage.

#### 15. America 250 Celebration Update (Discussion Only)

Parks & Recreation Manager Piper used a PowerPoint presentation to introduce the City's America 250 plans and provide an overview of events and public outreach surrounding the Washington State America 250 celebration. She included information about the focus and purpose of local events and ways in which the City is supporting America 250.

Parks & Recreation Manager Piper then highlighted the City's main America 250 event, a "Party in the U.S.A." event to be held at John Dam Plaza on July 3, 2026.

At the conclusion of the presentation, councilmembers engaged in a question-and-answer session with Parks & Recreation Manager Piper.

### **Reports and Comments**

#### *City Manager*

City Manager Amundson congratulated Parks & Recreation Manager Julie Piper on receiving the Washington Recreation & Park Association (WRPA) Citation of Merit - Professional Award. He noted that she was the only recipient statewide.

City Manager Amundson also recognized Economic Development Manager Mandy Wallner for earning the Certified Economic Developer (CEcD) credential from the International Economic Development Council.

Finally, he recognized Chief Pilcher and the Richland Police Department for earning national accreditation from the Washington Association of Sheriffs and Police Chiefs (WASPC).

In conclusion, City Manager Amundson outlined upcoming workshop agenda items.

### *City Council*

Councilmember Maier reported on attending the Ben Franklin Transit 2026 Art Bus Contest Winners Reception where Ben Franklin Transit recognized the winning artists of the BFT Art Bus Contest. He then spoke favorably about Ordinance No. 2026-11, noting that the measure helps address concerns regarding data center resource usage and protects the interests of the local community.

Councilmember Samuel detailed his attendance at the Community Services Open House and the Visit Tri-Cities Open House. He also shared details of his attendance at recent meetings of Hanford Communities, the Benton County Solid Waste Advisory Board, and the Richland Planning Commission. In addition, he shared citizen feedback collected as part of the recent transportation survey. Lastly, Councilmember Samuel shared status updates regarding the Pullen house that were presented at the recent Code Enforcement Board meeting.

Councilmember Holten expressed positive feedback about Recreation staff and members of the Parks & Public Facilities Department. She also shared observations from her participation in the City's water treatment plant and landfill tours. Councilmember Holten shared details of a recent tour of Hanford and attendance at the Visit Tri-Cities event. Finally, she commented on the now-complete Hains Avenue clean-up.

Councilmember Jones encouraged everyone to be safe during the upcoming holiday weekend.

Councilmember Whitten commented on the Manhattan Project National Park tours and echoed Councilmember Maier's comments related to data center regulation. He also shared information from the Mosquito Control Board.

Mayor Pro Tem VanDyke provided an update on plans for Cool Desert Nights and thanked Chief Pilcher for the successful relaunch of RPD's Citizens' Academy. He noted positive feedback received from residents who participated in the program.

### *Mayor*

Mayor Richardson offered recognition to Public Works staff for Public Works Week.

### **Executive Session**

16. Executive Session Per RCW 42.30.110(1)(i): Discuss Current or Potential Litigation with Legal Counsel (45 minutes)

At 7:54 p.m., Mayor Richardson announced that Richland City Council would convene in executive session for 45 minutes to discuss current or potential litigation with legal counsel. A brief transition from the Council Chambers to the executive session room occurred, with the executive session beginning at 8:00 p.m.

Individuals present during the executive session were Mayor Richardson, Mayor Pro Tem VanDyke, and Councilmembers Holten, Jones, Maier, Samuel and Whitten. Also present were City Manager Amundson and City Attorney Kintzley.

Council exited the executive session at 8:45 p.m. No action was taken.

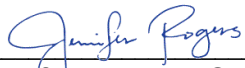
**Adjournment**

Mayor Richardson adjourned the meeting at 8:45 p.m.

APPROVED:

ATTEST:

  
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Theresa Richardson, Mayor

  
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Jennifer Rogers, City Clerk

DATE APPROVED: June 2, 2026

DATE PUBLISHED: June 3, 2026