



Minutes

City Council Regular Meeting
Tuesday, August 18, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Special 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 (Remote via Zoom)

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

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER JONES MOVED AND MAYOR PRO TEM VANDYKE SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 7-0.

Presentations

1. Parks & Recreation Commission Annual Report

Parks & Recreation Commission Chair Gutierrez provided the Commission's annual update, outlining its advisory role and 2026 priorities. She explained how the Commission's work focuses on community engagement, responsible care of parks and

recreation facilities, safe and user-friendly parks and facilities, fiscally responsible resource management, and commissioner education, with goals aligned to the City's Strategic Plan and quality-of-life priorities.

Detailed information can be found in the presentation saved with the agenda packet.

Following the presentation, Council engaged in a question-and-answer session with Chair Gutierrez.

Public Hearing

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

2. Extending the Six-Month Moratorium on Siting Less Restrictive Alternative (LRA) Facilities Serving Sexually Violent Predators, Resolution No. 2026-115

Mayor Richardson opened and closed the Public Hearing at 6:31 p.m. No testimony was offered.

3. Proposed 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild, Resolution No. 2026-117

Mayor Richardson opened and closed the Public Hearing at 6:31 p.m. No testimony was offered.

Public Comments

The following individuals provided public comments:

- Jim Hanson, a Richland resident, spoke regarding Resolution No. 2026-116, concerning the proposed annexation of 744.50 acres owned by the United States Department of Energy, and requested a public town hall meeting regarding annexation and development activity in the north Richland/Hanford area. Mr. Hanson raised concerns regarding environmental review, utility impacts, and infrastructure. He also provided written comments, which were distributed to Council for review.
- Ed Muñoz, a Richland resident, thanked Council for increasing the public comment time to three (3) minutes, recognized recent park improvements, and asked about the status of the fire-damaged property on Pullen Street.
- Donna Davis, a Richland resident, expressed concerns regarding data center development and requested additional public discussion, including a town hall meeting.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

4. Approval of the August 5, 2026 City Council Special Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

5. Ordinance No. 2026-17, Rezoning Approximately 10.26 Acres identified as Revised Parcel 2 of Record of Survey for Boundary Line Adjustment No. 6250 from Agriculture (AG) and Suburban Agriculture (SAG) to Retail Business (C-2)
6. Ordinance No. 2026-105, Amending the 2026 Budget to Provide for Additional Appropriations in Various City Funds

Resolutions – Adoption

7. Resolution No. 2026-97, Authorizing Amendment No. 2 to Contract No. 217-25 with Commonstreet Consulting, LLC for Right-of-Way Acquisition Services
8. Resolution No. 2026-111, Setting a Meeting to Consider the Proposed Annexation of 28.75 Acres known as Short Plat No. 1311 (French)
9. Resolution No. 2026-112, Awarding Commercial Façade Improvement Grant Funds to Kennewick Investment Group, LLC for Property located at 1970 Center Parkway
10. Resolution No. 2026-113, Authorizing a First Amendment to the Purchase and Sale Agreement with Dule Mehic for Property located at 2443 Henderson Loop
11. Resolution No. 2026-114, Authorizing Change Order No. 5 to the Construction Contract with Prater Electric, Inc. for the Thayer Substation Bank 1 Replacement Project

Items – Approval

None.

Expenditures – Approval

12. Expenditures from July 1, 2026 to July 31, 2026 for \$37,518,938.68 including Travel

Check Nos. 21072-21086, Accounts Payable Check Nos. 348324-349543 Accounts Payable Wire Nos. 11096- 11127, Payroll Wires & ACH Nos. 15629-15698, Payroll Check Nos. 237699-237705, and Payroll Direct Deposit Nos. 261820025515-262110028060.

COUNCILMEMBER JONES MOVED AND MAYOR PRO TEM VANDYKE SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. 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. Resolution No. 2026-115, Extending the Six-Month Moratorium on Siting Less Restrictive Alternative (LRA) Facilities Serving Sexually Violent Predators

Deputy City Manager Schiessl provided an overview of Resolution No. 2026-115, which would extend the City's existing six-month moratorium on the siting of Less Restrictive Alternative (LRA) facilities serving sexually violent predators. He explained that the moratorium was originally adopted to allow the City time to evaluate state law and develop appropriate land use regulations addressing compatibility, public safety, and life safety considerations.

He reported that staff has continued its review of applicable regulations, has started drafting potential standards, and is coordinating with the cities of Pasco, West Richland, and Kennewick on a regional approach. The extension would provide an additional six months for staff to complete its analysis, develop proposed regulations, and present permanent regulations to the Planning Commission and City Council. The moratorium would expire upon adoption of new regulations or at the end of the six-month extension, whichever occurs first.

Detailed information can be found in the presentation saved with the agenda packet.

Following the presentation, Council engaged in a question-and-answer session with Deputy City Manager Schiessl.

COUNCILMEMBER JONES MOVED AND MAYOR PRO TEM VANDYKE SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2026-115, EXTENDING THE SIX-MONTH MORATORIUM ON SITING LESS RESTRICTIVE ALTERNATIVE (LRA) FACILITIES SERVING SEXUALLY VIOLENT PREDATORS. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

14. Resolution No. 2026-116, Setting a Meeting Date to Consider the Proposed Annexation of 744.50 Acres owned by the United States Department of Energy

Deputy City Manager Schiessl provided an overview of Resolution No. 2026-116, which would set a September 1, 2026 meeting date to consider the proposed annexation of 744.50 acres owned by the United States Department of Energy (DOE). He explained that DOE submitted a notice of intent to begin the annexation process, and confirmed that the property is located within the City's Urban Growth Area. Mr. Schiessl clarified that annexation changes the City's jurisdictional boundaries, but does not change property ownership.

Deputy City Manager Schiessl then outlined the multi-step annexation process and explained that the September 1, 2026 meeting would allow Council to determine whether to accept, reject, or modify the proposed annexation area before the process proceeds. If the proposal advances, subsequent steps would include a petition, public hearing, Planning Commission review, and eventual Council consideration of an annexation ordinance. He also noted that the process would include opportunities for public participation.

Detailed information can be found in the presentation saved with the agenda packet.

Following the presentation, Council engaged in a question-and-answer session with Deputy City Manager Schiessl.

MAYOR PRO TEM VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2026-116, SETTING A MEETING DATE OF SEPTEMBER 1, 2026 TO CONSIDER THE PROPOSED ANNEXATION OF 744.50 ACRES OWNED BY THE UNITED STATES DEPARTMENT OF ENERGY. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

15. Resolution No. 2026-117, Approving the 2026-2028 Collective Bargaining Agreement with the Richland Police Professional Staff Supervisor Guild

Human Resources Director Paulsen presented an overview of the City's first Collective Bargaining Agreement (CBA) with the Richland Police Professional Staff Supervisor Guild. She explained that the Guild represents three (3) supervisory, non-uniformed employees. She summarized the agreement's key provisions and noted that the agreement remains within Council-approved bargaining parameters and provides a structured framework for wages and working conditions through 2028.

Detailed information can be found in the presentation saved with the agenda packet.

Following the presentation, Council engaged in a question-and-answer session with Human Resources Director Paulsen.

MAYOR PRO TEM VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2026-117, APPROVING THE 2026-2028 COLLECTIVE BARGAINING AGREEMENT WITH THE RICHLAND POLICE

PROFESSIONAL STAFF SUPERVISOR GUILD. THOSE IN FAVOR: MAYOR RICHARDSON, MAYOR PRO TEM VANDYKE, AND COUNCILMEMBERS HOLTEN, JONES, MAIER, SAMUEL AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 7-0.

Reports and Comments

City Manager

Deputy City Manager Schiessl reported that the August 25, 2026 City Council workshop would include a presentation on the proposed 2027 Capital Improvement Program. He also advised that the Benton-Franklin Health District had detected cyanobacteria in the Columbia River at Howard Amon Park at levels that could be harmful to sensitive individuals and animals. He noted that the Health District would post advisory signage and public information and emphasized that the advisory did not affect the City's drinking water.

Deputy City Manager Schiessl also recognized Human Resources Director Lacey Paulsen on her final day with the City and thanked her for more than 11 years of service and leadership.

Mayor Richardson invited Deputy City Manager Schiessl to respond to comments made during the Public Comment portion of the meeting regarding the property on Pullen Street. City Attorney Kintzley advised that the matter remains in litigation, and demurred from discussing in open session.

City Council

Councilmember Samuel reported that the Planning Commission continues its review of the Comprehensive Plan. He encouraged residents to become involved in the community by serving on a City board, commission, or committee.

Councilmember Holten recognized Jim Hanson for his longstanding use and support of the City's bicycle paths and noted the positive impact of increased enforcement related to e-bikes on City trails. She also commented on improvements occurring throughout the park system, including enhanced communication with park users regarding available services and expectations. She then commented on the effectiveness of fixed and mobile camera placement throughout the City.

Councilmember Holten shared that she attended a potluck at Howard Amon Park on Sunday and commented positively on the park's use and amenities. She added that shade structures remain a priority for the Parks & Recreation Commission.

Councilmember Jones had no comment.

Councilmember Whitten thanked Human Resources Director Lacey Paulsen for her years

of service with the City and wished her well in her future endeavors.

Councilmember Maier requested that City Council receive information regarding the Axon Automated License Plate Reader (ALPR) data system at an upcoming City Council workshop meeting. He then noted that Ben Franklin Transit's *Fare Free* service during July had concluded and that ridership increased by approximately 15% during the month. In conclusion, Councilmember Maier encouraged members of the public submitting comments by email to express their views in their own words rather than submitting comments generated by artificial intelligence.

Mayor Pro Tem VanDyke reported that he attended a recent Richland Public Library Board meeting on behalf of Councilmember Maier and encouraged those interested to consider applying for upcoming Library Board vacancies.

He also shared that he attended the Richland Chamber of Commerce meeting earlier in the day and described the organization as a growing and energetic group. He also highlighted the upcoming IRONMAN event, to be held on September 20, 2026. He noted that Richland's running course ranked No. 1 globally and emphasized that the event's success is largely attributable to the approximately 1,600 volunteers who supported participants throughout the course. He encouraged community members to attend, volunteer, and support the athletes.

Mayor Pro Tem VanDyke concluded by thanking outgoing Human Resources Director Lacey Paulsen for her meaningful contributions to the City and wished her well in her future endeavors.

Mayor

Mayor Richardson also thanked outgoing Human Resources Director Lacey Paulsen for her work and wished her well.

Executive Session

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

At 7:21 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 7:26 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 Deputy City Manager Schiessl, Assistant City Manager Florence, and City Attorney Kintzley.

Council exited the executive session at 8:05 p.m. No action was taken.

Adjournment

Mayor Richardson adjourned the meeting at 8:05 p.m.

APPROVED:


Theresa Richardson, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: September 1, 2026

DATE PUBLISHED: September 2, 2026