



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, February 16, 2021

Zoom - Public Telephone Access: (206) 337-9723 or (253) 215-8782

Meeting ID No. 505 625 7380

City Council Regular Meeting - 6:00 p.m. via Zoom

Mayor Lukson called the remote Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Lukson welcomed those attending the remote meeting.

Attendance: Mayor Lukson and Councilmembers Alvarez, Boring, Christensen and Lemley were present.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER ALVAREZ SECONDED THE MOTION TO EXCUSE MAYOR PRO TEM KENT AND COUNCILMEMBER THOMPSON. THE MOTION CARRIED 5-0.

Also remotely present were Interim City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Public Works Director Rogalsky, Energy Services Director Whitney, Administrative Services Director Koch, Development Services Director Jensen, Parks & Public Facilities Director Schiessl, Communications & Marketing Manager Logan and City Clerk Rogers.

Pledge of Allegiance

Mayor Lukson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations

1 Richland Arts Commission 2020 Contributions to the Arts Awards

Dr. Jeff Kissel, the Richland Arts Commission Chair, presented the Supporting the Arts in Richland Award (STAR), formerly known as the Contributions in Support of the Arts Awards. The award is bestowed annually upon one (1) organization and one (1) individual for their extraordinary contributions to the arts.

Mid-Columbia Ballet was the recipient of the STAR Award for an organization. Mid-Columbia Ballet has fostered the performing arts in Richland since 1975. The

organization's annual performance of the Nutcracker was performed virtually this past December. Debra Rogo, the Artistic Director of the Mid-Columbia Ballet, stated her appreciation to the Richland City Council and the Arts Commission for the award.

Courtney Jette, a local photographer, was the recipient of the STAR Award for individual artist. Dr. Kissel stated that Ms. Jette captured the effects of the COVID-19 shutdown through her photographs. Ms. Jette thanked the Arts Commission and the City of Richland for the recognition.

Council congratulated both recipients and thanked Dr. Kissel and the commissioners for their work.

2 Annual Arts Commission Work Plan Presentation

Dr. Kissel, Richland Arts Commission Chair, presented the Arts Commission's annual report which highlighted some of the Commission's major accomplishments of 2020. Dr. Kissel also provided an overview of the 2021 work plan.

Councilmember Alvarez thanked Dr. Kissel and the commissioners for their work. Councilmember Boring stated that she has thoroughly enjoyed serving as Council Liaison to the Arts Commission. She then thanked Dr. Kissel and members of the Arts Commission for their work and dedication.

3 TRIDEC Annual Report

Karl Dye, TRIDEC President & CEO, presented the TRIDEC annual report in detail and provided a comprehensive overview of the 2021 TRIDEC work plan. Mr. Dye thanked the City of Richland for its partnership and welcomed questions.

Mr. Dye engaged in a question and answer session with Council.

Public Hearings

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

4 Proposed Amendment to the 2021-2026 Transportation Improvement Program to include the Traffic Signal Systemic Safety Upgrades Project, Resolution No. 23-21

Public Works Director Rogalsky provided an overview of the proposed amendment to the City's Transportation Improvement Program (TIP).

Mayor Lukson opened the public hearing at 6:48 p.m.

City Clerk Rogers read aloud written testimony submitted by the following individuals:

Francesca Maier - 2146 Hudson Ave. Richland, WA: Ms. Maier submitted comments supporting the approval of Resolution No. 23-21.

Randy Slovic - 74 Newcomer St. Richland, WA: Ms. Slovic's testimony did not distinctly support or oppose Resolution No. 23-21. Instead, Ms. Slovic commented that the agenda item title did not provide a clear description of the agenda item.

Mayor Lukson closed the public hearing at 6:50 p.m.

Public Comments

The following individual submitted comments telephonically:

Mr. Dan Mendoza - 4824 Cowlitz Blvd. Richland, WA: Mr. Mendoza praised the Public Works Department for excellent snow removal efforts amid the recent weekend snowfall event. Mayor Lukson agreed and also voiced appreciation to Public Works Director Rogalsky and staff for the great work.

The following individuals submitted comments to be read aloud:

Ms. Jill Adcock - Richland, WA: Ms. Adcock opposed the appointment of Councilmember Robert Thompson to the Hanford Advisory Board. Ms. Adcock also spoke unfavorably of the notice provided to residents regarding the proposed TIP amendment to add the Traffic Signal Systemic Safety Upgrades project.

Ms. Dori Luzzo Gilmour - 2051 Howell Ave. Richland, WA: Ms. Luzzo Gilmour requested that the new bike lanes be incorporated into the Complete Streets Policy. Ms. Luzzo Gilmour also listed topics for possible educational opportunities and public service announcements (PSA) for the Richland Police Department.

Ms. Amy Schmidt - 2000 Swift Blvd. Richland, WA: Ms. Schmidt listed suggestions for inclusion in the City's Pavement Preservation Project. Ms. Schmidt also listed parking issues experienced on Wright Street and Swift Boulevard by her immediate family and friends, and expressed her displeasure regarding Ordinance No. 04-21 regarding parking.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER CHRISTENSEN MOVED AND MAYOR LUKSON SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: MAYOR LUKSON AND COUNCILMEMBERS ALVAREZ, BORING, CHRISTENSEN AND LEMLEY. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Minutes

5. Approval of the February 2, 2021 Council Meeting Minutes and February 9, 2021 Council Special Workshop Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 04-21, Amending Richland Municipal Code Section 11.40.030 related to Parking on Certain Streets
7. Ordinance No. 05-21, Amending Richland Municipal Code Sections 19.20.010 and 27.04.010 related to Procedures for Processing Sign Permits

Ordinances - Second Reading & Passage

8. Ordinance No. 01-21, Amending Richland Municipal Code Title 2: Administration and Personnel to add Chapter 2.36 RMC related to Relocation Assistance

Resolutions – Adoption

9. Resolution No. 20-21, Approving the Final Plat of Clearwater Creek - Phase 11
10. Resolution No. 21-21, Modifying the Order of Agenda Items for Richland City Council Meetings and Repealing Resolution Nos. 79-91, 29-93 and 73-97
11. Resolution No. 23-21, Amending the 2021-2026 Transportation Improvement Program to include the Traffic Signal Systemic Safety Upgrades Project

Items – Approval

12. Appointment to the Hanford Advisory Board: Councilmember Robert Thompson

Expenditures – Approval

13. Expenditures from January 1, 2021 to January 31, 2021 for \$28,455,018.57 including Travel Check Nos. 19960-19966, Accounts Payable Check Nos. 286237-287120, Accounts Payable Wire Nos. 8413-8454, Payroll Wires & ACH Nos. 11878-11928, Payroll Direct Deposit & Check Nos. 173917-174976, and Pension Check Nos. 5714-5743.

Items of Business

14. Ordinance No. 02-21, Approving a Site-Specific Rezone on 3.1 Acres in Clearwater Creek from AG to C-1 (Hayden Homes) (Closed Record)

Mayor Lukson, City Attorney Kintzley and City Clerk Rogers read the closed record hearing procedures.

City Attorney Kintzley called for disclosures from councilmembers regarding potential conflicts of interest or *ex-parte* contact. None were reported. No objections, jurisdictional or otherwise, were made.

Richland Planning Manager provided an overview of the proposed site-specific rezone request, including the findings of the Richland Hearing Examiner and his recommendation of approval. Staff also recommended approval of the site-specific zone change from AG to C-1.

The applicant's designated representative, Brian Thoreson, was in remote attendance and thanked Councilmembers for their time and consideration. There were no other remote participants.

Mayor Lukson opened and closed the public hearing at 7:09 p.m. No other testimony was offered.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO APPROVE ORDINANCE NO. 02-21 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR LUKSON AND COUNCILMEMBERS ALVAREZ, BORING, CHRISTENSEN AND LEMLEY. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

15. Ordinance No. 03-21, Approving a Site-Specific Rezone on 2.9 Acres located at 1769 Leslie Road from C-LB to C-3 (Goodwill) (Closed Record)

Mayor Lukson, City Attorney Kintzley and City Clerk Rogers read the closed record hearing procedures.

City Attorney Kintzley called for disclosures from councilmembers regarding potential conflicts of interest or *ex-parte* contact. None were reported. No objections, jurisdictional or otherwise, were made.

Richland Planning Manager provided an overview of the proposed site-specific rezone request, including the findings of the Richland Hearing Examiner and his recommendation of approval. Staff also recommended approval of the site-specific zone change from C-LB to C-3.

The applicant's Executive Director, Ken Gosney, provided testimony in favor of the rezone and thanked Council for their time and consideration. There were no other remote participants.

Mayor Lukson opened and closed the public hearing at 7:24 p.m. No testimony was offered.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO APPROVE ORDINANCE NO. 03-21 FOR FIRST READING, BY TITLE ONLY, AS PRESENTED.

Council and staff engaged in a lengthy discussion regarding the allowed uses in the C-3 zone, and the allowable uses found in alternative zoning designations that would still accommodate the applicant's business model. Council was particularly concerned with the expansive industrial uses allowed in a C-3 zoning designation in light of the fact that the predominant commercial zoning on surrounding properties was C-1, under which industrial-type uses are prohibited. There was further discussion regarding the desire for a property use and development agreement to limit uses not compatible with the surrounding area if C-3 zoning is to be allowed.

After Mayor Lukson invited City Attorney Kintzley to provide direction on how to proceed with the rezone request as presented for first reading. City Attorney Kintzley provided a response.

Mayor Lukson called the question regarding the pending motion.

THOSE IN FAVOR: NONE. THOSE OPPOSED: MAYOR LUKSON AND COUNCILMEMBERS ALVAREZ, BORING, CHRISTENSEN AND LEMLEY. THE MOTION FAILED 0-5.

COUNCILMEMBER BORING MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE ORDINANCE NO. 03-21 FOR FIRST READING, BY TITLE ONLY, ON THE CONDITION THAT ORDINANCE NO. 03-21 BE ACCOMPANIED BY A PROPERTY USE AND DEVELOPMENT AGREEMENT LIMITING CERTAIN INDUSTRIAL USES WHEN IT IS PRESENTED FOR SECOND READING AND PASSAGE. THOSE IN FAVOR: MAYOR LUKSON AND COUNCILMEMBERS ALVAREZ, BORING, CHRISTENSEN AND LEMLEY. THOSE OPPOSED: NONE. THE MOTION PASSED 5-0.

16. Resolution No. 22-21, Authorizing an Interlocal Agreement with Benton County for Use of Jail Facilities

Mayor Lukson disclosed that although he did not work on this particular agreement, he is a legal advisor for Benton County Jail, and would therefore recuse himself from voting on this matter. Councilmember Christensen stepped in to guide the item through the consideration process.

Interim City Manager Amundson provided a brief summary of the proposed agreement, adding that contract negotiations for the new agreement had been in progress since September 2020.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO APPROVE RESOLUTION NO. 22-21. ALL IN FAVOR: COUNCILMEMBERS ALVAREZ, CHRISTENSEN, BORING AND LEMLEY. MAYOR LUKSON ABSTAINED. THE MOTION CARRIED 4-1 WITH ONE ABSTENSION.

17. Terms of Interim City Manager Contract

City Council deliberated the following conditions of the Interim City Manager contract: termination date of interim city manager contract, travel notice requirements, and salary negotiations.

Councilmember Lemley read a statement supporting the immediate hiring of Interim City Manager Amundson to fill the City Manager position. Additional discussion ensued with councilmembers stating positions on Councilmember Lemley's proposal.

MAYOR LUKSON MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO AUTHORIZE MAYOR LUKSON, ON BEHALF OF CITY COUNCIL, TO COMPLETE NEGOTIATIONS ON AN INTERIM CITY MANAGER CONTRACT WITH JON AMUNDSON, TO INCLUDE THE FOLLOWING: 1) TERMINATION DATE OF INTERIM CITY MANAGER CONTRACT; 2) TRAVEL NOTICE REQUIREMENTS; AND 3) SALARY NEGOTIATIONS AS ESTABLISHED DURING THE OPEN MEETING DISCUSSION. THOSE IN FAVOR: MAYOR LUKSON AND COUNCILMEMBERS ALVAREZ, BORING AND CHRISTENSEN. THOSE OPPOSED: COUNCILMEMBER LEMLEY. THE MOTION CARRIED 4-1.

The final proposed interim city manager contract will be presented for Council review and consideration at a future regularly scheduled City Council meeting.

Reports and Comments

City Manager

Interim City Manager Amundson thanked City Council for the vote of confidence in his role as Interim City Manager and the extended opportunity to serve in the role. Mr. Amundson clarified that the intended purpose of the salary discussion was to initiate a conversation to determine if the current City Manager salary aligns with present-day market competitiveness. Interim City Manager Amundson thanked Council for the dialogue, and again expressed gratitude for the opportunity to serve.

Interim City Manager Amundson also agreed with statements provided by Mr. Dan Mendoza during the public comment period regarding the excellent snow and ice removal by city crews.

City Council

Councilmember Christensen directed comments to Councilmember Lemley with regard to personal comments. Councilmember Christensen also praised city crews for the job

well done in maintaining the streets after the recent snow event. Councilmember Christensen requested that staff communicate with Ms. Schmidt to determine if a solution to the parking concerns can be reached. Lastly, Councilmember Christensen requested follow-up on whether accommodations have been made for cruise line agencies who do not have priority docking rights at the Lee Boulevard Dock.

Councilmember Boring thanked Council for permitting her to voice her concerns regarding the site-specific rezone request submitted under Ordinance No. 03-21. Councilmember Boring clarified that she does not want to impede the business's proposed plans, she simply wants to bring to light potential future misuse of the C-3 zoning designation. Councilmember Boring concluded with her appreciation for the fact that, for the first time since a re-opening plan has been established, Benton County is now in Phase 2.

Councilmember Alvarez thanked Interim City Manager Amundson, the Public Works staff and the Richland Police Department for the snow removal efforts. Councilmember Alvarez also congratulated the STAR award recipients. Lastly, Councilmember Alvarez directed comments to Councilmember Lemley regarding personal comments.

Mayor

Mayor Lukson reiterated that Benton County is now in Phase 2 of the *Healthy Washington - Roadmap to Recovery* re-opening plan. Mayor Lukson brought awareness to the possibility of regressing to Phase 1 if Benton County does not meet three of the four metrics outlined in the re-opening plan.

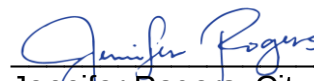
Adjournment

Mayor Lukson adjourned the meeting at 8:23 p.m.

APPROVED:


Ryan Lukson, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: March 2, 2021

DATE PUBLISHED: March 3, 2021