



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, June 1, 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, Mayor Pro Tem Kent, and Councilmembers Alvarez, Boring, Christensen, Lemley and Thompson were present.

Also remotely present were Interim City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire Chief Huntington, Public Works Director Rogalsky, Energy Services Director Whitney, Administrative Services Director Koch, Parks & Public Facilities Director Schiessl, Planning Manager Stevens and City Clerk Rogers.

Pledge of Allegiance

Mayor Lukson led the Council and audience in the recitation of the Pledge of Allegiance. Council held a brief discussion regarding alternatives to the current process of reciting the Pledge of Allegiance while holding remote meetings.

Approval of Agenda

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

Presentations

1. Proclamation Declaring June 19, 2021 to be Juneteenth Day

Mayor Lukson read aloud the Juneteenth Day proclamation.

Public Hearings

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

2. Proposed Amendment to RMC Section 23.22.040 related to Site Requirements and Development Standards for Minimum Dwelling Unit Requirements in the Central Business District, Ordinance No. 13-21.

Planning Manager Stevens provided an overview of the proposed text amendment. He stated that the Planning Commission held a public hearing on March 24, 2021, and recommends approval of the proposed code amendment.

Mayor Lukson opened the public hearing at 6:10 p.m.

Ziad Elsayhili - 17933 NE Evergreen Pkwy. #300, Beaverton, OR: Mr. Elsayhili, President of Fortify Holdings, LLC, stated that the proposed amendment addresses the need for additional housing while achieving goals outlined in the City's Comprehensive Plan. Mr. Elsayhili provided information regarding Fortify Holdings' business model, targeted tenant groups, market rent, rehab scope and projected hotels.

Mark Fickes - 405 E. Lincoln, Yakima, WA: Mr. Fickes, agent of Fortify Holdings, LLC, provided testimony in favor of removing the 500 square foot minimum dwelling unit size from the requirements of the Central Business District (CBD) to allow for smaller dwelling units. Mr. Fickes added that adoption of the code amendment will pave the way to convert poor performing hotels in the CBD into single occupancy units. Mr. Fickes recited Housing Goal No. 1 of the City's Comprehensive Plan, and urged the City to approve the text amendment.

No other testimony was received. Mayor Lukson closed the public hearing at 6:18 p.m.

3. Proposed Amendment to the 2021 Budget in the General Fund, Industrial Development Fund and Capital Improvement Plan, Ordinance No. 14-21.

Finance Director Allen provided an overview of the proposed budget amendments.

Mayor Lukson opened and closed the public hearing at 6:20 p.m. No testimony was offered.

Public Comments

The following individuals registered to provide telephonic comments:

Chaune' Fitzgerald - 1008 Allenwhite Drive, Richland, WA: Ms. Fitzgerald, requestor of the Juneteenth Day Proclamation, expressed gratitude for the promptness in processing and presenting the proclamation. However, she added that certain sections of the Juneteenth Day Proclamation was inadvertently left out when the draft proclamation was submitted. Ms. Fitzgerald suggested the Juneteenth Day Proclamation be revised to include the missing sections.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER THOMPSON

SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS ALVAREZ, BORING, CHRISTENSEN, LEMLEY AND THOMPSON. THOSE OPPOSED: NONE. THE MOTION CARRIED 7-0.

Minutes

5. Approval of the May 18, 2021 Regular Council Meeting Minutes and May 25, 2021 City Council Workshop Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 14-21, Amending the 2021 Budget in the General Fund, Public Safety Facilities 73 and 75 Construction Funds, Streets Capital Fund, Capital Improvement Fund, Industrial Development Fund, and Broadband Fund

Ordinances - Second Reading & Passage

None.

Resolutions – Adoption

7. Resolution No. 60-21, Authorizing an Amended and Restated Tri-Cities HOME Consortium Interlocal Agreement to add Tenant-Based Rental Assistance
8. Resolution No. 61-21, Authorizing a Purchase and Sale Agreement with AK's Investments, LLC for Property Located at 2573 Clubhouse Lane
9. Resolution No. 62-21, Establishing the 2021 Docket of Comprehensive Plan Amendments
10. Resolution No. 63-21, Authoring an Interagency Agreement with the Department of Ecology in Support of Hanford Communities
11. Resolution No. 64-21, Authorizing a Third Restated BiCounty Police Information Network (BI-PIN) Interlocal Agreement
12. Resolution No. 66-21, Authorizing Award of Bid to, and Execution of a Construction Contract with, ESF Solutions for the Van Giesen/Thayer Intersection Improvements Project

Items - Approval

None.

Expenditures – Approval

None.

Items of Business

1. Ordinance No. 13-21, Amending Richland Municipal Code Section 23.22.040 related to Site Requirements and Development Standards for Minimum Dwelling Unit Requirements in the Central Business District

Planning Manager Stevens presented a map which showed which areas are zoned CBD in the downtown area, and provided background on the current zoning restrictions. Council engaged in a lengthy discussion regarding the proposed code amendment and the possible impacts if approved. Each Councilmember provided statements in support of or in opposition to the proposed code amendment.

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO APPROVE ORDINANCE NO. 13-21 FOR FIRST READING, BY TITLE ONLY. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS ALVAREZ, LEMLEY AND THOMPSON. THOSE OPPOSED: COUNCILMEMBERS BORING AND CHRISTENSEN. THE MOTION CARRIED 5-2.

Reports and Comments

City Manager

None.

City Council

Councilmember Christensen inquired if Interim City Manager Amundson or Mayor Lukson had any information to share regarding the state reopening. Mayor Lukson replied that he participated in a telephonic conversation with members of Governor Inslee's staff the previous week about this topic. It was communicated that the State will likely fully reopen by June 30, 2021 or sooner if 70% of those sixteen (16) and older receive at least one (1) dose of the COVID-19 vaccine. Outdoor venues are still capped at no more than 9,000 attendees, and in-person meetings will possibly resume in July with continued masking requirements.

Councilmember Alvarez reflected on personal experiences and observations during his service as a Marine. He thanked those who have served and those on active duty. Councilmember Alvarez also encouraged everyone to thank those who have served in the military.

Mayor Pro Tem Kent spoke in favor of the Juneteenth Day Proclamation and encouraged others to become educated about Juneteenth if they are unfamiliar with the event. Mayor Pro Tem Kent then announced that the Richland Farmers' Market will open on June 4, 2021. Additional information regarding the Richland Farmers' Market can be found online at richlandwafarmersmarket.com. Lastly, Mayor Pro Tem Kent encouraged everyone to stay safe, be educated, and shop local.

Mayor

Mayor Lukson stated that he is grateful for the return to normalcy with the reopening of various activities and businesses, and looks forward to continued progress. Mayor Lukson also announced that several community events will go on as scheduled this summer.

Council took a brief recess at 7:03 p.m.

At 7:10 p.m., Council entered executive session for thirty (30) minutes to discuss current or potential litigation with legal counsel per RCW 42.30.110(1)(i). Those present at the executive session included Mayor Lukson, Mayor Pro Tem Kent, Councilmembers Alvarez, Boring, Christensen, Lemley and Thompson, Interim City Manager Amundson, City Attorney Kintzley, and Parks & Public Facilities Director Schiessl.

Council exited executive session at 7:40 p.m.

Adjournment

Mayor Lukson adjourned the meeting at 7:43 p.m.

APPROVED:


Ryan Lukson, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: June 15, 2021

DATE PUBLISHED: June 16, 2021