



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, December 7, 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.

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

Welcome and Roll Call

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

Attendance: Mayor Lukson, Mayor Pro Tem Kent, and Councilmembers Boring, Christensen, and Lemley were present. Councilmembers Alvarez and Thompson were absent.

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

Also present were Interim City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Fire Chief Huntington, Development Services Director Jensen, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney, Interim Administrative Services Director Florence, Human Resources Manager Paulsen, Planning Manager Stevens, Economic Development Manager Wallner and City Clerk Rogers.

Pledge of Allegiance

Councilmember Christensen led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

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

Presentations

1 New Hires & Retirements

A video featuring the November 2021 new hires and retirees was played for the audience.

Public Hearing

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

2. Proposed 2022-2024 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild, Resolution No. 146-21

Human Resources Manager Paulsen stated the Richland City Charter requires a public hearing before Council amends, repeals or adds to the City's personnel rules, including the salary/wage plans for all City positions. Human Resources Manager Paulsen then provided an overview of the proposed 2022-2024 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild, which was bargained within the parameters established by Richland City Council.

Mayor Lukson opened and closed the public hearing at 6:07 p.m. No testimony was offered.

3. Proposed Adoption of the 2021 Comprehensive Plan Amendments and Corresponding Amendments to RMC Title 23: Zoning Regulations and the Official Zoning Maps of the City of Richland, Ordinance Nos. 41-21 and 42-21

With the aid of a PowerPoint presentation, Planning Manager Stevens provided a detailed overview of the five (5) Comprehensive Plan Land Use Map and Official Zoning Map amendments filed for the 2021 amendment cycle. The specific details surrounding each proposed amendment are available in the agenda packet. Planning Manager Stevens provided the reasoning behind the Planning Commission's recommendation to approve only four (4) of the five (5) 2021 Comprehensive Plan Land Use Map and Official Zoning Map amendments. The Planning Commission did not recommend approval of CPA2021-102 (Sienna Hills) as it determined that the small commercial node was necessary for the Sienna Hills residential area.

Mayor Lukson opened and closed the public hearing at 6:21 p.m. Public Hearing Testimony was received from the following individuals:

Jason Mattox – 400 Bradley Blvd. Ste. 106, Richland, WA: Mr. Mattox of PBS Engineering spoke on behalf of the Sienna Hills comprehensive plan amendment proponent. Mr. Mattox asked that Council reconsider the recommendation from the Planning Commission, and that the application be approved as presented. Mr. Mattox advised that approval of the preliminary plat changed the character of the subdivision by creating a functionally isolated piece of commercial property with low visibility and low access. The zone change to R-2 would be consistent with all surrounding uses, and C-LB still exists in close proximity.

Taylor Merrill – P.O. Box 344, Meridian, ID, 83650: – Mr. Merrill reiterated the statements made by Jason Mattox on behalf of the Sienna Hills developer. Mr. Merrill also complimented staff and spoke favorably about the relationship between developer and

staff. Mr. Merrill asked that Council reconsider the recommendation from the Planning Commission, and that the application be approved as presented.

No other testimony was offered. Mayor Lukson closed the public hearing at 6:25 p.m.

4. Proposed Vacation of a Portion of Keene Court Right-of-Way, Ordinance No. 44-21

Public Works Director Rogalsky provided an overview of the proposed vacation of a portion of Keene Court as outlined in Ordinance No. 44-21. Staff proposes to vacate a portion of Keene Court right-of-way in anticipation of changes to the local street network that will occur when the final plat of Marcello Estates – Phase 1 is complete.

Mayor Lukson opened and closed the public hearing at 6:26 p.m. No testimony was offered.

Public Comments

None.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

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

Minutes

5. Approval of the November 16, 2021 City Council Regular Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 44-21, Vacating a Portion of Keene Court Right-of-Way

7. Ordinance No. 46-21, Approving the 2025 Council Compensation Plan

Ordinances - Second Reading & Passage

8. Ordinance No. 38-21, Amending Title 15 of the Richland Municipal Code related to Solid Waste

Resolutions - Adoption

9. Resolution No. 145-21, Adjusting the Contract Value of Contract No. 69-20 with Itron, Inc. for Deployment of an Electric and Water Advanced Metering Infrastructure System
10. Resolution No. 146-21, Approving the 2022-2024 Collective Bargaining Agreement with the Southeast Washington Telecommunicators Guild
11. Resolution No. 147-21, Approving the Final Plat of Jericho Ridge
12. Resolution No. 148-21, Authorizing a Change Order to Contract No. 115-21 with Doolittle Construction related to the 2021 Slurry Seal Project
13. Resolution No. 149-21, Authorizing the Award of Bid to Apollo, Inc. for the Torbett & McPherson Watermain Replacement and Road Improvements Project
14. Resolution No. 150-21, Authorizing a Purchase and Sale Agreement with the Columbia Center Estates Homeowner's Association related to the Center Parkway North Extension Project
15. Resolution No. 152-21, Authorizing the Circulation of an Annexation Petition for the Badger Mountain Estates Annexation
16. Resolution No. 153-21, Authorizing the Circulation of an Annexation Petition for the PNNL Annexation
17. Resolution No. 154-21, Authorizing an Employment Contract with Jon Amundson to Serve as Richland City Manager

Items - Approval

18. Appointment to the Lodging Tax Advisory Committee: Baily Entrikin

Items of Business

19. Ordinance No. 41-21, Approving the 2021 Comprehensive Plan Amendments (First Reading)

Councilmembers provided comments on the proposed comprehensive plan amendments with specific deliberation surrounding the proposed amendments submitted by developers for the Sienna Hills and Clearwater Creek developments. Councilmember Christensen suggested that the Sienna Hills amendment made sense as proposed (change Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR) on 1.8 acres), and other councilmembers agreed, discussing the lack of access and visibility to support

commercial development in the identified commercial node.

Councilmember Boring spoke to the Clearwater Creek amendment, advocating to keep the property zoned as commercial to keep more commercial opportunities in residential areas. Councilmember Boring stated that maintaining the zoning as commercial, as opposed to converting to medium density residential, is a better use for the land and the area. Councilmember Boring would support C-LB, but not a residential zoning designation. Mayor Lukson agreed, while Councilmember Lemley and Mayor Pro Tem Kent acknowledged the pros and cons of each position, and Councilmember Christensen shared his opinion that the developer is probably in the best position to identify what development types will be successful in certain locations and those that will not.

At Mayor Lukson's request, City Attorney Kintzley provided clarification on process to return proposed Ordinance No. 41-21 to staff for modification consistent with Council's deliberation.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO CONTINUE FIRST READING OF ORDINANCE NO. 41-21 TO DECEMBER 21, 2021. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS BORING, CHRISTENSEN AND LEMLEY. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

20. Ordinance No. 42-21, Approving Amendments to RMC Title 23 and the Official Zoning Map of the City of Richland (First Reading)

City Attorney Kintzley advised that changes to proposed Ordinance No. 41-21 will necessarily result in changes to proposed Ordinance No. 42-21, and that it should also be continued to December 21, 2021 for first reading.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER BORING SECONDED THE MOTION TO CONTINUE FIRST READING OF ORDINANCE NO. 42-21 TO DECEMBER 21, 2021. THOSE IN FAVOR: MAYOR LUKSON, MAYOR PRO TEM KENT, AND COUNCILMEMBERS BORING, CHRISTENSEN AND LEMLEY. THOSE OPPOSED: NONE. MOTION CARRIED 5-0.

Reports and Comments

City Manager

Interim City Manager Amundson provided an overview of the swearing-in process for newly elected and re-elected councilmembers during the January 4, 2022 meeting. Interim City Manager Amundson also shared that Council will receive correspondence from the City Clerk's Office regarding the updated process for selecting a mayor and mayor pro tem.

City Council

Councilmember Boring had no comments.

Councilmember Christensen congratulated Parks & Public Facilities staff on a job very well done regarding the Winter Wonderland event at John Dam Plaza on December 3-4, 2021. Although Councilmember Christensen voiced concerns regarding the close proximity of certain boats in the lighted boat parade, he stated that the fireworks display was an excellent addition, and noted the many happy faces who turned out to enjoy the festivities. Finally, Councilmember Christensen congratulated Jon Amundson on his appointment to the position of Richland City Manager, and spoke enthusiastically of the many good years to come with City Manager Amundson in the City's most visible leadership role.

Councilmember Lemley echoed Councilmember Christensen's kudos to the Parks & Public Facilities Department, with special compliments to P&PF Director Joe Schiessl.

Mayor Pro Tem Kent echoed Councilmember Christensen and Councilmember Lemley's comments related to Winter Wonderland, noting that it is a wonderful time to live in Richland. Mayor Pro Tem Kent also congratulated Jon Amundson on his appointment to the position of City Manager.

Mayor

Mayor Lukson shared that he is scheduled to speak to the Kiwanis Club regarding the City's vision. Mayor Lukson also echoed the comments of previous councilmembers regarding Winter Wonderland, acknowledging that Richland has the best programming by far. Finally, Mayor Lukson congratulated Jon Amundson for his appointment to the position of City Manager.

Executive Session

21. Executive Session Per RCW 42.30.110(1)(c): Determine Minimum Offering Price for Sale or Lease if Public Disclosure Would Decrease Price (30 minutes)

AT 7:16 P.M., COUNCIL MOVED INTO EXECUTIVE SESSION FOR 30 MINUTES TO DISCUSS THE MINIMUM OFFERING PRICE FOR SALE OR LEASE OF PROPERTY IF PUBLIC DISCLOSURE WOULD DECREASE PRICE.

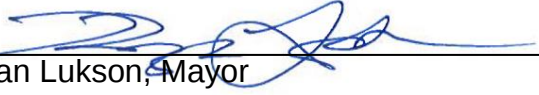
Individuals virtually present for the executive session included Mayor Lukson, Mayor Pro Tem Kent, and Councilmembers Boring, Christensen and Lemley, Interim City Manager Amundson, City Attorney Kintzley, Development Services Director Jensen, and Economic Development Manager Wallner.

COUNCIL EXITED EXECUTIVE SESSION AT 7:48 P.M.

Adjournment

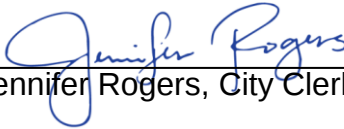
Mayor Lukson adjourned the meeting at 7:48 p.m.

APPROVED:



Ryan Lukson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: December 21, 2021

DATE PUBLISHED: December 24, 2021