



Agenda  
City Council Regular Meeting  
Tuesday, February 20, 2024  
Richland City Hall Council Chambers  
625 Swift Boulevard

---

## **City Council Regular Meeting - 6:00 p.m.**

### **Welcome and Roll Call**

### **Pledge of Allegiance**

### **Approval of Agenda: (Approved by Motion)**

### **Presentations:**

1. Swearing-In of Richland Police Officers:  
Blake Fabbri  
Brittany Grant  
Cynthia Nuñez  
Jordan Phillips  
Amador Sanchez  
Emily Villafaña  
- David Neher, Interim Chief of Police
2. Inaugural Impact Academy Graduates  
- Jon Amundson, City Manager

**Public Hearing:** Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk for distribution.

3. Proposed Amendment to Richland Municipal Code Sections 23.22.040 and 23.38.080 to Increase Maximum Building Height Requirements in the Waterfront Zoning District, Ordinance No. 2024-02
4. Proposed Amendment to Richland Municipal Code Section 27.08.040(A)(2) related to Freestanding Signs, Ordinance No. 2024-03
5. Declaring Surplus and Authorizing Relinquishment of an Easement Lying within 3353 Village Parkway, Resolution No. 2024-31

**Public Comments:** Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk for distribution.

**Consent Calendar:** Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

### **Minutes:**

6. Approval of the February 6, 2024 City Council Regular Meeting Minutes  
- Jennifer Rogers, City Clerk

Ordinances - First Reading:

See Ordinance Nos. 2024-02, 2024-03, and 2024-04 under **Items of Business**

Ordinances - Second Reading & Passage:

7. Ordinance No. 2024-01, Amending Richland Municipal Code Section 3.24.930 and Increasing Uptown Business Improvement District Assessments
  - Amanda Wallner, Economic Development Manager

Resolutions - Adoption:

8. Resolution No. 2024-20, Approving a Purchase and Sale Agreement with Salta, LLC for Property located at 2589 Robertson Drive
  - Amanda Wallner, Economic Development Manager
9. Resolution No. 2024-21, Authorizing a Purchase and Sale Agreement with STK Hosford South, LLC, LPRP Hosford South, LLC, 4RT Hosford South, LLC, and SFT Hosford South, LLC for Property located at 600 Cullum Avenue
  - Amanda Wallner, Economic Development Manager
10. Resolution No. 2024-22, Authorizing a Purchase and Sale Agreement with Dovetail Properties, LLC for Property located at 2573 Robertson Drive
  - Amanda Wallner, Economic Development Manager
11. Resolution No. 2024-23, Awarding Commercial Façade Improvement Grant Funds to Rattlesnake Mountain Brewing Company
  - Amanda Wallner, Economic Development Manager
12. Resolution No. 2024-24, Approving the Final Plat of South Orchard - Phase One
  - Mike Stevens, Planning Manager
13. Resolution No. 2024-25, Authorizing Award of Bid to Ellison Earthworks, LLC for Truman Avenue Reconstruction and Kennedy Road Water Main Improvements
  - Pete Rogalsky, Public Works Director
14. Resolution No. 2024-26, Authorizing an Agreement with Tapteal Properties, LLC for Easement Relinquishment, Water Pipeline Extension, and Stormwater Conveyance Infrastructure
  - Pete Rogalsky, Public Works Director
15. Resolution No. 2024-27, Authorizing a Consultant Agreement with RH2 Engineering, Inc. for the North Richland Slow Sand Facility Evaluation
  - Pete Rogalsky, Public Works Director
16. Resolution No. 2024-28, Authorizing an Application for an Assistance to Firefighters Grant (AFG) from the Federal Emergency Management Agency (FEMA)
  - Tom Huntington, Fire Chief
17. Resolution No. 2024-29, Authorizing a First Amendment to the Consultant Agreement with Electric Power Systems, Inc. for Engineering Services Design of the Stevens Substation Bank I and Thayer Substation Bank I Rebuilds
  - Clint Whitney, Energy Services Director
18. Resolution No. 2024-32, Authorizing a Second Amendment to the 2015 Amended and Restated Master Agreement with Nor Am Investment, LLC for Badger Mountain South
  - Mike Stevens, Planning Manager

### Items - Approval:

19. Travel for Councilmember Jones
  - Jon Amundson, City Manager

### Expenditures - Approval:

20. Expenditures from January 1, 2024 to January 31, 2024 for \$31,367,330.71 including Travel Checks Nos. 20454-20467. Accounts Payable Check Nos. 318944-320096, Accounts Payable Wire Nos. 9876-9920, Payroll Wires & ACH Nos. 13779-13831 Payroll Direct Deposit & Check Nos. 217917-219053 and Pension Check Nos. 6657-6679.
  - Brandon Allen, Finance Director

### **Items of Business:**

21. Ordinance No. 2024-02, Amending Richland Municipal Code Sections 23.22.040, 23.38.080 and 23.22.090 to Increase Maximum Building Height Requirements in the Waterfront Zoning District (First Reading)
  - Joe Schiessl, Deputy City Manager
22. Ordinance No. 2024-03, Amending Richland Municipal Code Section 27.08.040(A)(2) related to Freestanding Signs (First Reading)
  - Mike Stevens, Planning Manager
23. Ordinance No. 2024-04, Rezoning Approximately 4.7 Acres from Agricultural (AG) and Suburban Agricultural (SAG) to Retail Business (C-2) (Closed Record) (First Reading)
  - Mike Stevens, Planning Manager
24. Resolution No. 2024-30, Adopting the 2024 Comprehensive Safety Action Plan
  - Pete Rogalsky, Public Works Director
25. Resolution No. 2024-31, Declaring Surplus and Authorizing Relinquishment of a Certain Portion of an Irrigation Easement Lying within 3353 Village Parkway
  - Pete Rogalsky, Public Works Director
26. Term Limit Waiver Request for Parks & Recreation Commission Membership: Maria Gutierrez
  - Joe Schiessl, Deputy City Manager
27. Appointment to the Arts Commission: Jet Richardson and Terri Rice
  - Joe Schiessl, Deputy City Manager

### **Reports and Comments:**

1. City Manager
2. City Council
3. Mayor

### **Executive Session:**

28. Executive Session Per RCW 42.30.110(1)(i): Discuss Current or Potential Litigation with Legal Counsel (45 minutes)
  - Heather Kintzley, City Attorney

## **Adjournment**

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.