



MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING

Tuesday, April 25, 2023

Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Mayor Christensen called the workshop meeting to order at 6:00 p.m.

Attendance: Mayor Christensen, Mayor Pro Tem Richardson, and Councilmembers Jones, Kent, Lukson, VanDyke and Whitten were present.

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Chief of Police Clary, Public Works Director Rogalsky, Energy Services Director Whitney, Finance Director Allen, Parks & Public Facilities Director Hester, and City Clerk Rogers.

Agenda Item

1. Traffic Impact Fee Update

Public Works Director Rogalsky spent time describing the City's traffic impact fee program codified in Title 12 RMC, including its establishment, previous updates, accomplishments, objectives, and features. Public Works Director Rogalsky then provided an overview of the current and proposed updates to the program and the drivers behind the recommended increases.

On February 7, 2023, the City presented the proposed updates to the program to the Tri-Cities Homebuilder's Association. Public Works Director Rogalsky shared the general feedback received from homebuilders, developer engineers, and realtors in attendance.

Details are available in the PowerPoint presentation included in the agenda packet.

Council offered comments, including the notion of adding an annual inflator to ensure that the program keeps current, and asked questions of Mr. Rogalsky throughout the presentation. By the close of the discussion, the most favorable option identified of those presented is Option No. 1, which does not include an annual escalator.

2. Richland Police Station

Deputy City Manager Schiessl summarized the Richland Police Department Space Analysis presentation and discussion outcomes from the June 28, 2022 workshop. With the aid of a PowerPoint presentation, Deputy City Manager Schiessl presented three (3) funding options and four (4) construction designs and schedules with costs for construction of a new police station or renovation/expansion of the current station. Deputy

City Manager Schiessl emphasized that the purpose of the presentation was to discuss whether the City could afford the capital project, and not to focus on the details of what that project should exactly look like or where it should be located. Deputy City Manager Schiessl also stressed that Council would need to consider the possibility that this project, which would likely be paid for through voter-approved general obligation bonds, might compete with other initiatives that require a public vote, including projects promoted by the Richland Public Facilities District Board or the Arts Center Task Force. In addition, there are other “big-ticket” items in the City that Council has expressed a desire to fund that remain unfunded (i.e., Fire Station 71, Hanford Legacy Park, George Prout Pool).

City Manager Amundson shared that regardless of the model chosen to fund a new police station, staff will need to consider temporary office solutions. Chief Clary advised that although space is tight, she would prefer the approach that is financially responsible for the City, and she is considering the long-term benefits of a 50-year building, which means waiting and doing it right instead of deploying a stop-gap measure just to alleviate short-term challenges.

Council engaged in a question-and-answer with staff throughout the presentation. The primary message delivered by Deputy City Manager Schiessl is that a new police station is affordable, and additional conversations are necessary to shape the project.

3. Confederated Tribes of the Umatilla Indian Reservation Memorandum of Agreement for Land Reconveyance

Deputy City Manager Schiessl shared that the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) is requesting each of the local governments involved in the TRIDEC shoreline reconveyance to enter into a Memorandum of Agreement (MOA) before it will support the action. Richland has an existing Memorandum of Understanding (MOU) with CTUIR that details actions related to land development in certain locations in the City. The proposed MOA will supplement the existing Memorandum of Understanding (MOU) and is limited to lands impacted by the reconveyance. The City’s relationship with CTUIR remains strong, and staff recommends approval of the MOA.

At the conclusion of the presentation, Council engaged in a question-and-answer session with staff.

4. Preparation of City Property at 24 Lawless Drive for Disposition

Development Services Director Jensen reported on a 6-acre city-owned parcel located at 24 Lawless Drive that has been identified as surplus to the City’s needs. Prior to selling the property, the City will need to apply for a comprehensive plan designation and a zoning designation. AHBL was retained to evaluate the property and conduct a traffic analysis at the intersection of Lawless Drive and Thayer Drive. JUB Engineers, Inc. was engaged as a subconsultant of AHBL to review traffic impacts to the site and assess how future development would impact traffic at the Lawless Drive and Thayer intersection.

Development Services Director Jensen presented staff's recommended land use and zoning designation. Additional information can be found in the PowerPoint presentation.

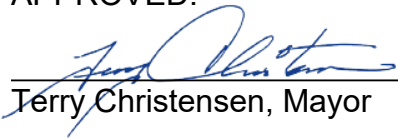
Closing Comments

City Manager Amundson announced the annual Association of Washington Cities (AWC) conference dates of June 20-23, 2023 in Spokane.

Adjournment

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

APPROVED:


Terry Christensen, Mayor

ATTEST:


Jennifer Rogers, City Clerk

DATE APPROVED: May 2, 2023

DATE PUBLISHED: May 17, 2023