



MINUTES

CITY COUNCIL SPECIAL MEETING & WORKSHOP

Richland City Hall ~ 505 Swift Boulevard

Tuesday, January 26, 2016

City Council Special Meeting – 6:00 p.m. (City Hall Council Chamber)

Mayor Thompson called the Special Council meeting to order at 6:00 p.m.

Attendance:

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Anderson, Lemley, Kent, Luzzo Gilmour were present. Councilmember Rose was absent.

Also present were City Manager Reents, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Agenda Items:

1. Ordinance No. 07-16, Extending the Cable Television Franchise with Charter Communications (second reading/passage)
 - Heather Kintzley, City Attorney
2. Ordinance No. 08-16, Budget Amendment for Charter Communications Franchise (second reading/passage)
 - Heather Kintzley, City Attorney

Ms. Kintzley said this was the second reading and passage for the ordinances and gave a brief background on the franchise negotiation status. She said the City is working with new representatives from Charter and now making progress. The franchise is expected to be finalized by July 2016.

MAYOR THOMPSON MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO ADOPT ORDINANCE NOS. 07-16 AND 08-16. THE MOTION CARRIED 6-0.

City Council Workshop – 6:15 p.m.

Mayor Thompson opened the workshop at 6:10 p.m.

Agenda Items:

1. Council Do's and Don'ts - Risk Management (60 minutes)
 - Ann Bennett, WCIA Executive Director

Ms. Bennett gave the background and purpose of Washington Cities Insurance Authority (WCIA) and gave details of the City's standing with WCIA. She reviewed the Stewardship report and other programs offered to members and how WCIA serves its members. She gave a detailed review of the best risk management practices for Councilmembers and gave examples of cases for examples. She also discussed the risk profile for the City.

Councilmembers and Ms. Bennett had a question and answer session on the topic.

2. Lorayne J Water System Absorption - South Meadow Springs Irrigation (30 Minutes)
 - Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of the workshop is to: 1) Inform Council regarding staff discussions with the Kennewick Irrigation District regarding service delivery models for drinking water to the Lorayne J subdivision and irrigation water to the Clearwater Creek and Heights at Meadow Springs subdivisions; and 2) Solicit Council guidance on key decisions points contributing to these discussions.

The decision points, or questions, that staff is seeking guidance on are: 1) should the City provide drinking water supply to the Lorayne J subdivision to support resolution of a public health issue; 2) should the City require annexation by Lorayne J residents prior to providing drinking water supply on a permanent basis; and 3) Should the City link the Meadow Springs irrigation supply issue to the Lorayne J water system issue.

Council discussed the pros and cons of the topic and concurred that an annexation should be part of the plan. Council discussed concerns about the level of service Richland's citizens would get from KID; negotiating a good deal that doesn't create future problems with other irrigation districts; and not to compromise the City's capacity for its citizens.

3. Duportail Street Well Site (15 minutes)
 - Pete Rogalsky, Public Works Director

Mr. Rogalsky said the purpose of this workshop is to: 1) inform Council of the design development work related to a new water supply well to be located near Duportail Street south of the Yakima River; and 2) Solicit Council input on the site preferred by staff.

The 2016 - 2030 Capital Improvement Plan includes an item named the New South Richland Well Water Source, funded by Water Facility Fees. The new well was planned many years ago to provide a drinking water source south of the Yakima River. The majority of current water sources are located north of the Yakima River and a single pipeline provides water supply across the river.

A new well source south of the river would help mitigate the risk of water supply interruptions from a damaged pipeline. This plan was preserved through the major water rights review associated with the Quad-Cities Water Right Permit, finalized in 2003.

In 2010, the Department of Ecology issued a new well permit to the City to support this plan. The current project development would bring this long-held plan to reality. The pipeline replacement contemplated in the Duportail Bridge will further secure water supplies to the growing part of the City south of the Yakima River. The City's consulting hydrogeologist has recommended a site near the planned alignment of the Duportail Bridge for this well. The recommendation is based on his opinion that this location provides the City with the best opportunity to develop a high quality drinking water source at the least cost.

The site is part of a larger City-owned parcel planned for sale and development. Community Development and Public Works staff have conferred about the proposed well site and believe it to be compatible with highest and best use development plans for the larger parcel. The well site, once developed, would consist of a modest size block building requiring relatively infrequent activity from City staff.

Council discussed the pros and cons of the topic and concurred on the site location.

4. City View Land Exchange

- Kerwin Jensen, Community Development Director

Mr. Jensen distributed maps of the 88 acres of land that Milo Bauder proposed to give to the City at the summit of the western ridge of Little Badger Mountain in exchange for a City-owned surplus trail corridor and an option on ten acres in the City View commercial center north of the City shops.

Since the spring of 2015, progress on completing any deal with Mr. Bauder has stalled. In recent months, however, the City has received interest from developers for the availability of the 10-acre property for multi-family development. With this interest, City staff reached out to Mr. Bauder to finalize an agreement on the exchange. However, no agreement between Mr. Bauder and the City could be reached. Therefore, City staff is recommending that the City Council direct staff to actively market for sale the 10-acre property in the City View commercial center.

Council concurred with staff to market the property as Mr. Bauder has not continued the conversation with the City on the land exchange.

Other Business:

Ms. Reents said she will be out of town this Wednesday through Friday so no agenda review will be held. She also encouraged Councilmembers to attend the Chinese American Association event on February 6, 2016, and said that she will send Councilmember's the invitation.

Mayor Thompson said a Lamb Weston employee was struck while riding a bicycle, but not seriously injured, so Lamb Weston contacted the City to discuss improving the safety along the highway. The Council agreed to send Lamb Weston a letter informing them that it is a state highway and the City can't do anything without state approval and state funding, as the City does not have the funding for that type of project.

Mayor Thompson said Benton and Franklin Counties have been discussing the idea of splitting their joint services. Mayor Thompson suggested that the City prepare a resolution of support encouraging them not to do that. Councilmembers concurred.

Councilmember Kent said the Council Committee Assignments resolution will be on the February 2, 2016, Council agenda.

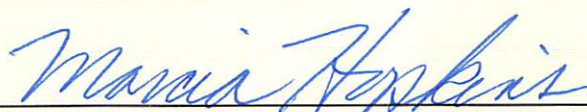
Mayor Pro Tem Christensen asked about forming the sub-committee to set the City Manager's goals. Ms. Reents said that could be done at the February 2, 2016, Council meeting.

Adjournment:

Mayor Rose adjourned the workshop at 7:28 p.m.



Respectfully Submitted,



Marcia Hopkins, City Clerk

FORM APPROVED:



Robert J. Thompson, Mayor

DATE APPROVED:

February 2, 2016