MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, February 16, 2016

Pre-Meeting:
Mayor Pro Tem Christensen called the pre-meeting executive session to order at 7:00 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance:
Mayor Pro Tem Christensen, Councilmembers Lemley, Anderson, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, City Attorney Kintzley and Community Development Director Jensen.

Executive Session:
1. Executive Session per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation with Legal Counsel (15 minutes)
- Heather Kintzley, City Attorney

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (II): CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 15 MINUTES. THE MOTION CARRIED 5-0.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL 10 MINUTES AT 7:15 P.M. THE MOTION CARRIED 5-0.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:25 P.M. THE MOTION CARRIED 5-0.

Discussion of Meeting Agenda Items:
2. Discuss Meeting Agenda Items (5 minutes)
- City Council Members

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Regular Meeting:
Mayor Pro Tem Christensen called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

Welcome and Roll Call:
Mayor Pro Tem Christensen welcomed those in the audience and expressed appreciation for their attendance.

Mayor Pro Tem Christensen, Councilmembers Lemley, Anderson, Kent and Luzzo Gilmour were present.

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

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO EXCUSE MAYOR THOMPSON AND COUNCILMEMBER ROSE. THE MOTION CARRIED 5-0.

Pledge of Allegiance:
Mayor Pro Tem Christensen led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

1. Seasonal Hires (10 minutes)
   - Allison Jubb, Human Resources Director

Ms. Jubb gave a presentation on the use and purpose of seasonal hires. She explained how the current process of hiring seasonal employees has been reviewed and updated to make it more effective and efficient. She discussed the new 2016 Job Fair and how it will support those goals. She showed the media ads that will be used to promote the seasonal hire opportunities.

2. Annual Report of the Planning Commission (10 minutes)
   - Rick Simon, Development Services Manager

Mayor Pro Tem Christensen introduced Kent Madsen, Planning Commission Chair who gave the annual report, including highlights of their 2015 accomplishments, their 2016 goals and their new mission statement.

Public Hearing:
City Clerk Hopkins read the public hearing and comments procedure.

1. Amending the 2016 Capital Facilities Plan to Increase Appropriations of the Parks Project Construction Fund - Ordinance No. 11-16

- Phil Pinard, Planning and Capital Projects Manager

Mr. Pinard said state law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 11-16, proposes to appropriate unbudgeted funds to Parks Project Construction Fund for the Horn Rapids ORV Park. The ordinance is on the consent calendar for first reading.

Mayor Pro Tem Christensen opened the public hearing at 7:52 p.m. and closed the hearing at 7:52:15 p.m. as there were no comments.

Public Comments:
Adam Brault thanked the Council for giving him time on the next Council workshop agenda to discuss the development plans for the 650 George Washington Way property.

Consent Calendar:
City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Council Meeting for the Meeting Minutes Held February 2, 2016
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 11-16, Proposed Increase in Appropriation of the Parks Project Construction Fund for ORV Park Improvements and Revising the 2016 Capital Improvement Plan
   - Phil Pinard, Planning and Capital Projects Manager

Ordinances - Second Reading/Passage:

3. Ordinance No. 03-16, Amending RMC Title 3: Finance, Relating to Utility Low-Income Program
   - Brandon Allen, Finance

Resolutions – Adoption:

4. Resolution No. 32-16, Authorizing the City Manager to Utilize the Public Art Fund to Purchase Public Art
   - Joe Schiessl, Parks and Public Facilities Director

5. Resolution No. 33-16, Authorizing an Interlocal Agreement with Benton County for Construction of a Parking Lot at Trailhead Park
   - Phil Pinard, Planning and Capital Projects Manager

6. Resolution No. 35-16, Amending Contract No. 68-14 - Standard Loan Agreement with Washington State Department of Transportation
   - Kerwin Jensen, Community Development Director

7. Resolution No. 38-16, Authorizing a Contract with RGW Enterprises for Engineering and Project Management Services

- Kerwin Jensen, Community Development Director

8. Resolution No. 40-16, Setting Pubic Hearing Date for Vacation of a Portion of Wellhouse Loop
   - Pete Rogalsky, Public Works

Expenditures - Approval:

9. Expenditures from January 25, 2016 - February 5, 2016 for $3,773,258.40 including Check Nos. 230935- 231254, Wire Nos. 6087-6093, Payroll Check Nos. 101269-102264, and Payroll Wire/ACH Nos. 9309-9322
   - Cathleen Koch, Administrative Services Director

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 5-0.

Items of Business:

1. Resolution No. 43-16, Authorizing the City Manager to Sign and Execute a Second Amendment to the Purchase and Sale Agreement (Contract No. 54-15) with the Crown Group Inc. for 650 George Washington Way
   - Kerwin Jensen, Community Development Director

Mr. Jensen explained on March 17, 2015, Council authorized the City Manager to enter into a Purchase and Sale Agreement (Contract No. 54-15) with The Crown Group for the sale and development of 650 George Washington Way. Part of that contract included a feasibility study for a public market, and a 90-day Initial Contingency Period for Purchaser to determine the suitability of the site for their proposed development.

The Crown Group is requesting a second amendment to the Purchase and Sale Agreement by requesting an extension of the Initial Contingency Period for Purchaser to determine the suitability of the site for the proposed development. The first amendment to the Agreement was granted by the Council on August 5, 2015, to extend the first 90-day Initial Contingency Period to February 26, 2016. The Crown Group is requesting an additional extension.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE RESOLUTION NO. 43-16, AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE A SECOND AMENDMENT TO THE PURCHASE AND SALE AGREEMENT (CONTRACT NO. 54-15) WITH THE CROWN GROUP INC. FOR 650 GEORGE WASHINGTON WAY BY EXTENDING THE CONTINGENCY PERIOD TO 120 DAYS. COUNCILMEMBER LEMLEY OPPOSED.

Reports and Comments:

1. City Manager Reents reminded Council of the workshop scheduled for February 23, 2015, and read the agenda for that meeting noting that it is uncertain if the Benton Franklin Jurisdiction discussion will be on that agenda.

2. Councilmember Luzzo Gilmour said she attended the Tri-Cities Chinese American Association Spring Festival and expressed her appreciation of the event.

3. Mayor Pro Tem Christensen attended the Manhattan Project National Historic Park Advisory Committee meeting, as well as, the groundbreaking of the new Pro-Alliance and Northwest Orthopedics building at Spalding Park.

Adjournment:
Mayor Pro Tem Christensen adjourned the meeting at 8:02 p.m.

Respectfully Submitted,

Marcia Hopkins

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED: March 1, 2016