



MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING

Tuesday, August 27, 2024

Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Mayor Pro Tem Kent called the Council workshop to order at 6:00 p.m.

Attendance: Mayor Richardson	Absent
Mayor Pro Tem Kent	Present
Councilmember Jones	Present
Councilmember Lukson	Absent
Councilmember Maier	Present
Councilmember VanDyke	Present (Remote via Zoom)
Councilmember Whitten	Present

Also present were City Manager Amundson, Deputy City Manager Schiessl, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Development Services Director Jensen, Energy Services Director Whitney, Finance Director Allen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Agenda Items

1. Richland Public Facilities District Presentation (30 Minutes)

Richland Public Facilities District Board (RPFDB) President Steven Wiley and current members of the RPFDB introduced themselves and shared their backgrounds, areas of expertise, and professional accomplishments. Mr. Wiley also introduced Mr. Dan Boyd, representative of the Reach Foundation and former member of the RPFDB, and Blake Smith, Executive Director of the Arts Center Task Force.

Mr. Wiley provided an overview of the vision and goals of the RPFDB and described current projects and timelines. The two (2) proposed projects included:

- The expansion of the REACH Museum by constructing a STEAM (Science, Technology, Education, Arts, and Music) Education Center in Columbia Park West.
- The construction of a Performing Arts Center in Columbia Park West.

Mr. Wiley outlined the organization's funding strategy for the two (2) proposed projects, its long-term vision, current PFD planned activities, and its efforts to reorganize the administrative structure to better align with the organization's strategic direction.

In conclusion, Mr. Wiley provided an outline of future scheduled workshop meetings and topics of discussion. Additional information can be found in the PowerPoint Presentation.

Following the presentation, Councilmember Jones led by providing Council comments and engaging in a question-and-answer session with Mr. Wiley.

Mayor Pro Tem Kent added that the information presented did not provide any insight into the PFD's financial health and expressed a desire to understand the PFD's financial health to determine whether it is prepared to undertake a new project. Due to the limited time allocated for this agenda item, Mayor Pro Tem Kent invited representatives of the PFD to return in a future workshop meeting to facilitate a more in-depth discussion.

2. 2025 Capital Improvement Program (CIP) (90 Minutes)

City Manager Amundson started the discussion by reminding Council that the information to be presented represents an initial introduction to the development of the of 2025 Budget on the capital side.

With the aid of a PowerPoint Presentation, Finance Director Allen provided an overview of the proposed 2025 Capital Improvement Program (CIP) projects. Finance Director Allen reminded Council that the current CIP is still in its preliminary stages. Changes are expected before the final numbers are determined since decisions are still being made regarding affordability, availability of funding sources, and necessary projects for 2025.

Sixty (60) projects are currently proposed in the 2025 CIP totaling approximately \$88M. This is an increase compared to last year's fifty-two (52) projects, which amounted to \$48M. Finance Director Allen pointed out that the significant change is mainly due to two (2) large projects in the capital plan, each valued at around \$30M.

Energy Services Director Whitney, Development Services Director Jensen, Parks & Public Facilities Director Waite, and Public Works Director D'Alessandro presented an overview of their respective department's CIP projects and projected costs, with Deputy City Manager Schiessl reporting on the municipal CIP projects. Funding per project type is as follows:

- \$11,874,000 - Electric
- \$13,565,327 - Municipal
- \$2,212,000 - Parks & Public Facilities
- \$8,939,988 - Transportation
- \$15,160,000 - Waterfront
- \$36,529,000 - Water, Wastewater, Stormwater and Solid Waste projects

Council provided comments and engaged in a question-and-answer session with staff throughout the presentation. City Manager Amundson shared that the CIP projects are detailed and published on the City's website.

City Manager Amundson clarified that none of the proposed projects require an increase in utility rates, with one possible exception being the landfill expansion project, which is estimated at \$15M. If the City is unsuccessful in obtaining a loan from the Public Works Trust Fund, further discussions with Council will be needed to discuss the urgency and funding needs for the landfill expansion, which could possibly lead to a rate increase.

City Manager Amundson added that while no increases are expected related to the proposed capital improvement projects, an increase will be recommended for ambulance utility rates to meet future funding needs for the Richland Fire Department. This recommendation will be included in the proposed 2025 Budget in October.

At Mayor Pro Tem Kent's request, Finance Director Allen provided an overview of the timeline for the 2025 Budget adoption.

Future Workshop Agenda Items

Mayor Pro Tem Kent opened the floor for suggestions on possible future Council workshop agenda items.

Councilmembers offered suggestions on possible workshop topics with multiple members citing an interest in parking policies and zoning amendments related to high-density housing. City Manager Amundson provided an overview of workshop agenda items slated for the September and October workshop meetings and suggested scheduling the two (2) proposed topics for the January workshop meeting.

Councilmember Maier expressed concern that the Council might be limiting itself by not scheduling workshop meetings in November and December and suggested adding another workshop meeting in November if a majority of Council agreed. City Manager Amundson proposed that staff could prepare several potential options for additional workshops, starting in November or December, depending on Council's preference.

Closing Comments

Mayor Pro Tem Kent thanked staff for delivering a high-quality 2025 CIP presentation. She also thanked representatives from the RPF and the REACH for their contributions and insights regarding their strategic plans.

Adjournment

Mayor Pro Tem Kent adjourned the meeting at 7:56 p.m.

APPROVED:



Sandra Kent for Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: September 3, 2024

DATE PUBLISHED: September 4, 2024