MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, April 5, 2016

Pre-Meeting:
Mayor Thompson 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 Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley and Kent were present.

Also present were City Manager Reents, City Attorney Kintzley, Administrative Services Director Koch and City Clerk Hopkins.

Discussion of Meeting Agenda Items:
Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Mayor Thompson asked for updates from Ms. Kintzley in regards to the marijuana legislation and Richland's current standing. Ms. Kintzley said recent state legislature has reconciled some issues between the recreational and medical marijuana and that more are being worked on. She said Richland's ban on marijuana stands unless Council takes action to change something.

Ms. Reents asked for Council's input on a letter prepared for the Office of River Protection regarding the DOE-ORPs 2018 Tank Waste Management acquisition strategy. She also gave an update on the REACH's financial stability, which Council discussed.

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

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

Mayor Thompson, Mayor Pro Tem Christensen, Councilmembers Rose, Lemley and Kent were present.

Also present were City Manager Reents, City Attorney Kintzley, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Administrative

Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, Police Services Director Skinner, Business Services Manager Edgemon, Library Manager Roseberry and City Clerk Hopkins.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO EXCUSE COUNCILMEMBERS ANDERSON AND LUZZO GILMOUR. THE MOTION CARRIED 5-0.

Pledge of Allegiance:
Mayor Thompson led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda:

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

1. "Mayor's Day of Recognition for National Service" Proclamation
   - Robert Thompson, Mayor

Mayor Thompson read the proclamation and AmeriCorps member My-Tran Nguyen received the proclamation. Ms. Nguyen described some of the projects they have provided to the community this past year and future events for 2016.

2. Three Rivers Homelink Future Cities Student Presentation
   - Trevor MacDuff, Three Rivers Homelink

Mr. MacDuff introduced the Future Cities team from Three Rivers Homelink. Each of the team members described why they participated in the program, what they learned and how they enjoyed the experience. The team described the model of the city they created and what the buildings represented.

3. Expressing Appreciation to Danny La Plante for Service on the Code Enforcement Board - Resolution No. 44- 16
   - Robert Thompson, Mayor

Mayor Thompson expressed his appreciation to Mr. La Plante for his service on the Code Enforcement Board. Mr. La Plante spoke to his positive experience during his service on the Code Enforcement Board.

4. TRIDEC Quarterly Update
   - Carl Adrian, TRIDEC President/CEO

Mr. Adrian gave a presentation including: TRIDEC's mission; implementing the Tri-Cities Brand; their online presence; business recruitment; business retention and expansion; workforce development; federal programs and economic development.

5. New Hire/Retirements (5 minutes)
   - Allison Jubb, Human Resources Director

Ms. Jubb said there were no retirees in March. She introduced the new hires Billy Russell, Building Inspector, Jessica Lopez, Customer Service Supervisor and Raul Jasso, Transfer Station Attendant.

Ms. Jubb said about 400 applications were collected at the job fair. She said she was compiling the information about the event at this time and will provide a report to Council in the near future.

Public Comments:
City Clerk Hopkins read the public comments procedure.

Patrick Paulson, 2253 Davison Avenue, Richland, WA, spoke on the Horn Rapids Master Plan regarding the environmental impact statement done in 1994 compared to the current impact statement. He believes the wetlands will be damaged on this property and believes SEPA impacts plans should be presented in the master plan and not just in the project plans.

Laura Ness, 2253 Davison Avenue, Richland, WA, spoke on the Horn Rapids Master Plan stating she believes the wetlands are going to be damaged by the proposed development. She said SEPA finding should be considered in the planning stage and throughout investigate of the findings should be carried out in the planning stages.

Consent Calendar:
City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Minutes of the Council Meetings Held March 15, 22, and 24, 2016
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 16-16, Proposed Increase in Appropriation of the General Fund From Acceptance of the WASPC Traffic Safety Equipment Grant
   - Chris Skinner, Police Services Director

Ordinances - Second Reading/Passage:

3. Ordinance No. 10-16, Increasing 2016 Budget Appropriations to Include the 2015 Budget Carryovers
   - Brandon Allen, Finance Director

4. Ordinance No. 13-16, Amending RMC Title 23: Zoning Regulations
   - Heather Kintzley, City Attorney

5. Ordinance No. 14-16, Amending RMC Title 22: Environment
   - Heather Kintzley, City Attorney

Resolutions – Adoption:

6. Resolution No. 41-16, Authorizing the Purchase and Sale Agreement for the Site Location of SE Richland Area Substation
   - Bob Hammond, Energy Services Director

7. Resolution Nos. 44-16 and 45-16, Expressing Appreciation to Danny La Plante and Polly Parton for Service on the Code Enforcement Board
   - Heather Kintzley, City Attorney

8. Resolution No. 55-16, Appointments to the Code Enforcement Board: Isaac Stanfield, Steve Snyder and Adam Pechtel
   - Heather Kintzley, City Attorney

9. Resolution No. 75-16, Support for Proposal to Name U.S. State Route 395 the Thomas Foley Highway
   - Pete Rogalsky, Public Works Director

10. Adopt Resolution No. 79-16, Authorizing an Agreement with Thaxton Parkinson, PLLC, for Legal Services for the Swift Corridor: City Hall Project
    - Joe Schiessl, Parks and Public Facilities Director

11. Resolution No. 81-16, Authorizing a Consultant Agreement with SCS Engineers, Inc. for Solid Waste Disposal Business Case Evaluation and Rate Study, Contract No. 72-16
    - Pete Rogalsky, Public Works Director

12. Resolution No. 83-16, Awarding Bid to Blue Star Enterprises Northwest, Inc. for Duportail Street Well Drilling Project
    - Pete Rogalsky, Public Works Director

13. Resolution No. 84-16, Authorizing an Interlocal Agreement with Benton County for Mental Health Court Prosecution Services
    - Heather Kintzley, City Attorney

14. Resolution No. 85-16, Authorizing a Purchase and Sale Agreement with Richland Heights Baptist Church for the Right-of-Way for Duportail Street Extension Project
    - Pete Rogalsky, Public Works Director

15. Resolution No. 86-16, Authorizing a Purchase and Sale Agreements with Richland School District for Acquisition of Real Property Interests for Duportail Street Extension Project
 - Pete Rogalsky, Public Works Director Expenditures - Approval:

16. Expenditures from March 7, 2016 - March 25, 2016 for $11,007,956.12 including Check Nos. 232122-232690, Wire Nos. 6115-6125, Payroll Check Nos. 103268-103773, and Payroll Wire/ACH Nos. 9360-9395
 - Cathleen Koch, Administrative Services Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 5-0.

Items of Business:

1. Resolution No. 60-16, Awarding the Distribution of Business License Reserve Funds (BLRF) from the Reserve Account
 - Zach Ratkai, Redevelopment Project Manager

Mr. Ratkai said the BLRF is funded through business license fees for the purpose of core development, tourism, general economic development, capital expenditures for community improvements, and the prevention of blight. The RMC specifies what types of organizations are eligible to use funds. The organizations include the Tri-Cities Regional Chamber of Commerce, the Tri-Cities Visitors and Convention Bureau, business improvement districts (within the City of Richland), and City of Richland departments. The determination of the appropriate groups to be awarded these funds shall be made by the Richland City Council based upon recommendations to the Council by the Economic Development Committee. Determination of funds available is based on a combination of the existing fund balance, previous allocations that carry over, and expected revenue. The total expected funds for 2016 are $289,130. The budget for 2016 is $170,157 with $118,973 held in reserves. Total awards from the reserve account would be $80,000.

In response to Council's questions, Mr. Ratkai said the Uptown Mural project is the next segment of this project and more murals are planned. He said he will provide Council a draft drawing of the murals and what their content will be. He said 11 applications were received, however, one was not eligible.

MAYOR THOMPOSON MOVED AND PRO TEM CHRISTENSEN SECONDED A MOTION TO ADOPT RESOLUTION NO. 60-16. THE MOTION CARRIED 5-0.

2. Resolution No. 78-16, Adopting the Updated Horn Rapids Master Plan
 - Rick Simon, Development Services Manager

Mr. Simon said the Horn Rapids Master Plan was originally adopted by the City in 1995 and was intended to guide the industrial development of City-owned property located in the Horn Rapids Industrial Park and Business Center. The Master Plan was last updated in 2011.

In September 2015, the City contracted with Mackay and Sposito to update the Master Plan. The City's existing comprehensive plan and zoning regulations for the industrial park are largely based on the original Master Plan. The plan is in need of an update to extend its utility over the projected 20 to 30-year build-out period that is likely needed for full development of the area and to reflect recent developments within the industrial park. The proposed update includes several amendments that better reflect current development trends within the master planning area.

The proposed Master Plan was reviewed by the Planning Commission and the Economic Development Committee. Both made motions to recommend City Council adopt the Master Plan update with corrections, primarily: Figure 9: Transportation Plan show that Robertson Drive will not be extended to Kingsgate Way; a pedestrian pathway be constructed along Kingsgate Way between Logan and First Streets; Section 5.4 Stormwater indicate that Stormwater will not be released into wetland areas; and that Figure 12: Railroad Plan shows that the railroad extending north of Horn Rapids Road is owned by the Department of Energy. The Master Plan includes a narrative and development cost estimates. Implementation of the plan occurs through zone changes and infrastructure development, all of which requires further Council approval. The Master Plan is only a guide for future development; actual development will have to meet market conditions and other design considerations.

Mr. Simon said the 1994 SEPA checklist was not originally part of the updated Master Plan, but it was included later, however, it did not change the updated plan in any way.

MAYOR THOMPSON MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO ADOPT RESOLUTION NO. 78-16. THE MOTION CARRIED 5-0.

3. Ordinance No. 15-16, Vacation of a Portion of Wellhouse Loop for Duportail Street Extension Project (for second reading and passage)
   - Pete Rogalsky, Public Works Director

Mr. Rogalsky said the Duportail Street Extension project between Thayer Drive and Wellsian Way requires a new intersection with Wellhouse Loop. Realignment of a portion of Wellhouse Loop is necessary to create this new intersection. As a result, a portion of existing Wellhouse Loop right-of-way is no longer needed for street purposes and staff is proposing it be vacated. RCW Chapter 35.79 provides for the authority and process for the City to vacate street rights-of-way when they are no longer needed. Staff is proposing that the vacated portions of Wellhouse Loop right-of-way be offered to the abutting property owners for purchase at fair market value in accordance with State and Federal guidelines.

Councilmember Rose recused himself from the rest of the meeting due to a conflict of interest on Ordinance No. 15-16 at 8:

COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED A MOTION TO GIVE SECOND READING, BY TITLE ONLY, AND PASS ORDINANCE NO. 15-16. THE MOTION CARRIED 4-0.

Reports and Comments:

1. City Manager Reents said the results of the community survey will be available at the April 19 meeting.

2. Council:

Councilmember Kent said she will attend the grand opening of the Hapo stage on Saturday, April 9, at 10:00 a.m. She attended the ribbon cutting at the new 11Exhale Yoga Studio on Gage Boulevard as well as the Richland Police Department's awards ceremony.

Councilmember Lemley said he attended the annual Employee Appreciation Breakfast, the Tri Cities Regional Chamber of Commerce 10th anniversary luncheon with Patti Murray as the guest speaker, did a ride-along with the Meals on Wheels program and attended the annual Richland Police Department award ceremony and described the seven different awards given at the ceremony.

Mayor Pro Tem Christensen said he attended the grand opening of the Berkshire Hathaway Home Services Reality office located on Bradley Boulevard.

3. Mayor Thompson invited the staff and public to the grand opening of the HAPO stage scheduled on April 9, 2016 at 10:00 a.m.

Adjournment:
Mayor Thompson adjourned the meeting at 8:39 p.m.

Respectfully Submitted,

Marcia Hopkins

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson

Robert J. Thompson, Mayor

DATE APPROVED: April 19, 2016