



Agenda
City Council Workshop Meeting
Tuesday, July 26, 2016
City Hall Council Chamber | 505 Swift Boulevard

Executive Session - 5:00 p.m. (City Hall Annex Building)

- I. Per RCW 42.30.110(1)(f) Citizen Complaint (60 minutes)
 - Heather Kintzley, City Attorney

City Council Workshop - 6:00 p.m. (City Hall Council Chamber)

Agenda Items:

- I. Power Purchase Discussion (20 Minutes)
 - Bob Hammond, Energy Services Director
2. Island View Street Standards (20 minutes)
 - Pete Rogalsky, Public Works Director

Adjournment

Richland City Hall is ADA accessible with special parking and access available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the City Council Workshop by calling the City Clerk's Office at 942-7388.



COUNCIL WORKSHOP COVERSHEET

Council Date: 07/26/2016

Department: Energy Services

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Power Purchase Discussion (20 Minutes)

Summary:

The City of Richland has entered into a Power Sales Agreement with the Bonneville Power Administration (BPA) covering wholesale power purchases by the City's electric utility through year 2028. As a condition of this agreement, no later than September 30, 2016 the City must specify to BPA the amount of non-federal power the City wishes to secure for years 2020 through 2024. Energy Services Department (RES) staff have worked over the past 12 months with Northwest Energy Management Services (NEMS) to develop a policy framework to use for finalizing a recommendation that balances fiscal responsibility/strength of the utility with future power market risk considerations.

Using the policy recommendation developed with assistance from NEMS, RES staff have worked closely with the City's Utility Advisory Committee (UAC) during regular and special committee meetings to finalize a recommendation for Council consideration at its August 2, 2016 meeting. At the workshop, Director Hammond will summarize the efforts to-date, present the final recommendation and answer any questions from City Council members.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 07/26/2016

Department: Public Works

Key Element:

Subject:

Island View Street Standards (20 minutes)

Summary:

The purpose of this workshop item is to solicit Council guidance related to staff recommended development requirements for a portion of the Island View area.

Since the late 1990's City planning documents have pointed to redevelopment of Island View properties from single family residential to commercial uses. These planning goals are represented in the City's Comprehensive Land Use Plan designations. Complimenting these land use goals is an assessment that the street network platted and constructed to support the residential development includes more streets more tightly spaced than is needed to support the desired redevelopment. Segments of Carolina Avenue, Dakota Avenue, Geneva Street, Denver Street, and Carson Street have been deemed unnecessary.

Activating this planning concept presents challenges, mostly because there are many small parcels under separate ownership whose owners have varying plans for the future.

Current municipal code for development projects requires street construction elements, including curb, gutter and sidewalk on all public streets at the time of building permit. Application of this code provision to permit applications along the streets listed above will result in a potential patchwork of isolated street improvements that won't contribute to the planning goals included in the City's Comprehensive Land Use Plan.

Staff has considered two actions to activate the planning goals:

1. Amending the municipal code to exempt permits along the listed streets from constructing the street improvements; and
2. Vacating the unnecessary street rights of way. Vacation automatically transfers the vacated right of way to the adjacent properties. This could result in blocking of access to current uses and cannot be done until a unified approach to an entire block is achieved.

Staff intends to propose amendment of the municipal code development requirements and is seeking Council concurrence with this approach.

Attachments: