



MINUTES

CITY COUNCIL WORKSHOP

Richland City Hall ~ 505 Swift Boulevard

Tuesday, July 26, 2016

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

Attendance:

Councilmembers Anderson, Kent, Lemley and Luzzo Gilmour were present.

Also present were City Manager Reents and City Attorney Kintzley.

1. Per RCW 42.30.110(I)(f) Citizen Complaint (60 minutes)

COUNCIL MEMBER LUZZO GILMOUR MOVED AND COUNCIL MEMBER LEMLEY SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 5:00 P.M. TO DISCUSS PER RCW 42.30.110 (I) (f) CITIZEN COMPLAINT FOR 60 MINUTES. THE MOTION CARRIED 4-0.

COUNCIL MEMBER LEMLEY MOVED AND COUNCIL MEMBER LUZZO GILMOUR SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 5:58 P.M. THE MOTION CARRIED 4-0.

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

Mayor Pro Tem Christensen called the City Council Workshop to order at 6:02 p.m.

Attendance:

Mayor Pro Tem Christensen, Councilmembers Anderson, Kent, Lemley 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, Transportation and Development Manager Peters, Development Services Manager Simon and City Clerk Hopkins.

Mayor Pro Tem Christensen led the Councilmembers and audience member in the Pledge of Allegiance.

Agenda Items:

1. Power Purchase Discussion (20 minutes)
 - Bob Hammond, Energy Services Director

Mr. Hammond gave the following report: 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.

Councilmembers discussed Mr. Hammonds report and asked clarifying questions.

2. Island View Street Standards (20 minutes)
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said 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. He said 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 indicating the street network that was platted and constructed to support the residential development, has more tightly spaced streets 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.

Council discussed the planning goals and concurred they want to consider what the recommendations the Planning Commission make after they discuss this topic at the next Planning Commission meeting.

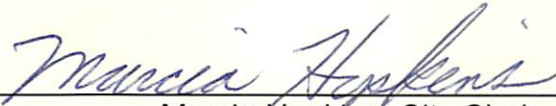
Other Business:

Ms. Reents said the Richland School District has submitted discussion topics for the Joint Richland School District/City Council meeting scheduled for August 4, 2016. She asked Council to submit their agenda topics to her for the joint meeting agenda by the end of the week, as well.

Adjournment:

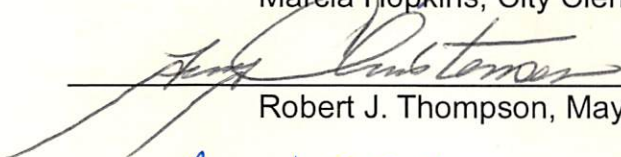
Mayor Pro Tem Christensen adjourned the workshop at 6:52 p.m.

Respectfully Submitted,



Marcia Hopkins, City Clerk

FORM APPROVED:



Robert J. Thompson, Mayor

DATE APPROVED:

August 2, 2016

DATE PUBLISHED:

August 3, 2016