



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, March 7, 2017

Pre-Meeting:

Mayor Thompson called the pre-meeting 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, Anderson and Luzzo Gilmour were present.

Also present were City Manager Reents, City Attorney Kintzley and Public Works Director Rogalsky.

Agenda Items:

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel (10 minutes)
- Heather Kintzley, City Attorney

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED THE 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 10 MINUTES. THE MOTION CARRIED 6-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL FIVE MINUTES AT 7:10 P.M. THE MOTION CARRIED 6-0.

COUNCILMEMBER ANDERSON MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO EXTEND THE EXECUTIVE SESSION FOR AN ADDITIONAL FIVE MINUTES AT 7:15 P.M. THE MOTION CARRIED 6-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:20 P.M. THE MOTION CARRIED 6-0.

Joining the meeting at 7:20 p.m. were Assistant City Manager Amundson, Administrative Services Director Koch, Energy Services Director Hammond and City Clerk Hopkins.

2. Horn Rapids Solar Project Update (10 minutes)
- Bob Hammond, Energy Services Director

Mr. Hammond gave a brief description of the project saying it will be 20 acres of solar panels and would be the first and largest solar storage in the region.

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

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, Anderson and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, 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, Energy Services Director Hammond and City Clerk Hopkins.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO EXCUSE COUNCILMEMBER KENT. THE MOTION CARRIED 6-0.

Pledge of Allegiance:

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

Presentations:

1. Proclamation of Recognition for the Hanford High School Cheerleading Program (7 minutes)
- Rylan Fernandez., Hanford High School Cheerleading Assistant Coach

Mayor Thompson introduced Rylan Fernandez who narrated a video of the team achievements. Councilmember Luzzo Gilmour read the proclamation and presented it to Ms. Fernandez and the team.

2. New Hire/Retirements (5 minutes)
- Cathleen Koch, Administration Services Director

Ms. Koch said Scott Siefken, Water Maintenance Supervisor retired after 30 years of service. The new hires are: Jenny Willis, Accountant; Mason Nelson, Meter Reader;

Lewis Anderson, Police Officer; Cody Roos, Construction & Maintenance Worker I; and Robert Herigstad, Library Assistant II.

3. Visit TRI-CITIES 2016 Annual Report; and 2017 Work Plan and Request for Funds from the Tri-City Regional Hotel-Motel Commission Reserve
- Kris Watkins, President and CEO

Ms. Watkins gave the 2016 Annual Report including the 2016 State of the Tourism Industry; overview of deliverables; and the 2017 work plan.

Ms. Watkin said on behalf of the Tri City Regional Hotel-Motel Commission, Visit TRI-CITIES they request the transfer of \$160,000 from Tourism Promotion Area Reserve Account to be used for supplemental tourism related projects this year. The Tri-City Regional Hotel-Motel Commission has identified \$275,000 in funds available for reinvestment in tourism-related projects over the next two years. The Commission requests the transfer of excess funds in the amount of \$160,000 from the Reserve Account for the following supplemental tourism-related projects this year.

Traditional Print	\$15,00
Digital Advertising	\$90,00
Television Advertising	\$20,00
Promotions	\$35,00
	\$160,00

Public Comments:

City Clerk Hopkins read the public comments procedure.

Mayor Thompson explained the needed funding for the Duportail Bridge project and the options the City could use to raise the funds.

Darlene Nelson, 508 Birch Richland, WA, confirmed that the car tab fees apply to automobiles only. She also expressed concern that an overpass is needed for pedestrians who need to cross the Bypass Highway safely from the Duportail apartments.

Ann Fraser, 570 Holy Street, Richland, WA, said she is a public school teacher who deals with many different types of people in her job. She said she works hard to make each of them feel welcome and included. She requested the City issue a statement that states its welcome and inclusion for all people.

Consent Calendar:

City Clerk Hopkins read the Consent Calendar.

Minutes:

1. Approve the Minutes of the Council Meetings Held February 21 and 28, 2017
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 04-17, Approving a Change in Zoning on 1.5 Acres Located at 1752 Buckskin Lane (Musser) (Closed Record)
 - Kerwin Jensen, Community Development Director
3. Ordinance 06-17, Amending Richland Municipal Code Title 2.23 Related to Salaries to Establish City-Paid Premium Percentages for Councilmember Health Benefits
 - Cindy Reents, City Manager

Ordinances - Second Reading/Passage:

4. Ordinance No. 01-17, Amending RMC Chapter 23.66, the Nonconforming Use Provisions of the Zoning Code
 - Kerwin Jensen, Community Development Director
5. Ordinance No. 03-17, Amending the 2017 Budget for the Industrial Development Fund to Provide Appropriations for a Fiber Build in the Horn Rapids Industrial Area
 - Kerwin Jensen, Community Development Director

Resolutions – Adoption:

6. Resolution No. 23-17, Authorizing the City Manager to Sign and Execute a Purchase and Sale Agreement with Jarrett Properties, LLC for 1.47 Acres in the Horn Rapids Business Center
 - Kerwin Jensen, Community Development Director
7. Resolution No. 31-17, Approving the Use of \$160,000 from the Tourism Promotion Area Reserve Account to be Used for Supplemental Tourism Related Projects in 2017
 - Cindy Reents, City Manager
8. Resolution No. 36-17, Appointments to the Richland Public Library Board
 - Heather Kintzley, City Attorney
9. Resolution Nos. 37-17 and 38-17, Expressing Appreciation to Sally Mohr and Andrea Aebersold for Service on the Richland Public Library Board
 - Heather Kintzley, City Attorney
10. Resolution No. 40-17, Approving the Preliminary Plat of Quail Ridge
 - Kerwin Jensen, Community Development Director
11. Resolution No. 41-17, Setting a Meeting Date to Review a Proposed Annexation
 - Kerwin Jensen, Community Development Director

12. Resolution No. 48-17, Authorizing the 6th Amendment to the Facility Use Agreement regarding Market at the Parkway
- Kerwin Jensen, Community Development Director

Expenditures - Approval:

13. Expenditures from February 13, 2017 - February 24, 2017 for \$9,116,300.71 including Check Nos. 242413-242822, Wire Nos. 6365-6379, Payroll Check Nos. 116295-116804, and Payroll Wire/ACH Nos. 9813-9828
- Cathleen Koch, Administrative Services Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 6-0.

Items of Business:

1. Ordinance No. 02-17, Formation of Transportation Benefit District - First Reading
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the City's street system includes 260 miles of street, or 589 lane miles of pavement. For the past decade, the City has invested approximately \$1.2 million per year in its Pavement Preservation Program. The City's pavement management system estimates that approximately \$3 million is needed each year to maintain the system in acceptable condition. At the current investment level, the City's streets will continue to deteriorate.

Since 2007, the City has committed to complete the Duportail/Stevens Corridor improvements. The corridor was planned to improve mobility and travel safety between downtown Richland and southwest Richland. The last remaining segment to be completed is the Duportail Bridge. A significant majority of the \$37.46 million budget for the bridge is available from Washington State funding programs, however, the 2017-2030 Capital Improvement Plan identifies the need for a City-financed \$4.45 million bond issue to complete the funding package.

A Transportation Benefit District (TBD), as authorized by RCW Chapter 36.73, is a tool to address both of the funding needs discussed above. A TBD is an independent, quasi-governmental agency empowered to raise and expend funds to address transportation challenges. The proposed Richland TBD would include the entire City boundary, be governed by City Council, acting ex officio and independently, and would be empowered to raise and expend funds only for the Pavement Preservation Program and the Duportail Bridge. The TBD would end (dissolve) when both needs are satisfied, but no later than December 31, 2039.

Proposed Ordinance No. 02-17, would create the Richland TBD. On February 21, 2017, Council conducted a public hearing as required by state law before considering formation of a TBD. Although positions for and against the action were expressed during the meeting, a majority of the speakers in attendance opposed raising funds via a vehicle registration fee.

Council discussed the project including why sunset the car tab fee after 20 years for street maintenance as the need will continue – just sunset the payment for the bond that will be paid in full after 20 years; the State of Washington's gas tax underfunded three projects on the eastside of the state, which included the Duportail Bridge, thus necessitating the City to fund the remaining balance; and the affect the \$20 car tab fee will have on citizens with limited incomes.

MAYOR THOMPSON MOVED AND COUNCILMEMBER MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION FOR FIRST READING OF ORDINANCE NO. 02-17, FORMATION OF TRANSPORTATION BENEFIT DISTRICT. THE MOTION PASSED 6-0.

Reports and Comments:

1. City Manager Reents had no comments

Councilmember Luzzo Gilmour encouraged citizens to attend the Coffee with a Cop event.

Councilmember Lemley said he attended the Richland Police Annual Award Ceremony and complimented the Police Department staff for their good work.

2. Mayor Thompson said he attended the Waste Management Conference and gave highlights of the event.

Adjournment:

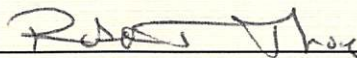
Mayor Thompson adjourned the meeting at 8:33 p.m.

Respectfully Submitted,



Marcia Hopkins, City Clerk

FORM APPROVED:



Robert J. Thompson, Mayor

DATE APPROVED:

MARCH 21, 2017

DATE PUBLISHED:

MARCH 22, 2017