MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, July 18, 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, Kent and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, 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
   - Heather Kintzley, City Attorney

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 6:30 P.M. TO DISCUSS RCW 42.30.110 (1) (II): DISCUSS CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 30 MINUTES. THE MOTION CARRIED 7-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:00 P.M. THE MOTION CARRIED 7-0.

Energy Services Director Hammond, Finance Director Allen, Administrative Services Director Koch, Human Resources Director Jubb, Engineering & Operations Manager Whitney and City Clerk Hopkins joined the meeting at 7:00 p.m.

2. Joint Collaboration with Benton PUD (15 minutes)
   - Bob Hammond, Energy Services Director

Mr. Hammond and Mr. Whitney gave a presentation on the joint collaboration with Benton PUD.

Mr. Allen gave an update on the destroyed Fire Department brush truck. He reported the state auditors will be done next week and discussed one finding that was made.

Ms. Reents asked Council to add a presentation to the agenda to provide a report concerning the fire on Bateman Island.

2. 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, Kent 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 Manager Sweeney, Development Services Manager Simon, Police Services Director Skinner, Energy Services Director Hammond and City Clerk Hopkins.

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 ANDERSON SECONDED A MOTION TO AMEND THE AGENDA BY ADDING A PRESENTATION ON THE BATEMAN ISLAND FIRE. THE MOTION CARRIED 7-0.

Presentations:

1. Community Development Second Quarter Update (10 Minutes)
   - Kerwin Jensen, Community Development Director
   - Zach Ratkai, Economic Development Manager

Mr. Jensen gave the second quarter report covering building and planning and the comprehensive plan update. Mr. Ratkai gave the economic development update that included the Horn Rapids area, the central business district, the Queensgate area, small business ASK program, the business license reserve fund and the capital improvement program.

2. Bateman Island Fire Update
   - Tom Huntington, Fire and Emergency Services Director

Fire Chief Huntington said the fire department and mutual aid partners have the fire under control at this point, but it is not contained. It will be monitored for the next several days. He said the total area burned is about 70 acres and the fire seems to have been caused by humans.

Public Hearing:
City Clerk Hopkins read the Public Hearing and Public Comments procedures.

1. Consideration of the Jericho Road Annexation Request - Ordinance No. 25-17, Approving the Annexation of Approximately 13.2 Acres Located South of Columbia Park Trail
   - Rick Simon, Development Services Manager

Mr. Simon gave the details of the proposed Jericho Road Annexation Request of approximately 13.2 acres located south of Columbia Park Trail.

Mayor Thompson opened the public hearing at 7:50 p.m.

Jeff Smart, 364 Clovernook, Richland, WA, said he is concerned with Lot No. 8 that is not part of the annexation as he is in the process of purchasing adjacent property. That property has a driveway that has been in use for the past 53 years and it appears the annexation would take away the access to the driveway. He also wanted more information on Jericho Road.

Ms. Kintzley said he will have to negotiate the driveway access with the owners of the annexed property.

Mr. Rogalsky suggested Mr. Smart come to his office to discuss the changes to Jericho Road.

Mary Paget, asked if there will be any changes to taxes after the property is annexed into the City. Mr. Simon said the City tax rates are slightly less than Benton County.

Mayor Thompson closed the public hearing at 7:55 p.m.

Public Comments:
Dirk Peterson, 2107 Rainier Avenue, Richland, WA, said he appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Kathy Dechter, 113 Babb Court, Richland, WA, said she appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Bob Beocedetti, 400 Broadmoor, Richland, WA, said he appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Karen Sowers, 227 Sitka Court, Richland, WA, said she appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Nancy Doran, 1516 Johnston, Richland, WA, said she attended the comprehensive plan public hearing and understands the comment period has been extended. She said that the City asks for interested parties email and mailing addresses at these meetings, but does not keep in contact with the people who have given this information with continuing news and updates on the issue they have an interest in. She suggested the City use the email address to keep people informed or not ask for them if the City is not going to use them. She also said she supports option G in the Rachel Road Alignment Study.

Dave Harvey, 1921 Harris Street, Richland, WA, said he appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Bobbie Boll, 108 View Meadow Court, Richland, WA, said she appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Theresa Puccio, 900 Aaron Drive, Richland, WA, said she appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Dave Martin, 637 Birch Avenue, Richland, WA, said he appreciated the Rachel Road Alignment Study, the work of the Langdon Group consultants and supports Option G in the agreement.

Consent Calendar:
City Clerk Hopkins read the Consent Calendar.

Minutes:

1. Approve the Minutes of the Council Meeting Held July 5, 2017
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 25-17, Approving the Jericho Road Annexation of approximately 13.2 Acres Located South of Columbia Park Trail
   - Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

3. Ordinance No. 21-17, Amending the 2017 Budget to Increase Appropriations to the Equipment Replacement Fund
   - Pete Rogalsky, Public Works Director

4. Ordinance No. 22-17, Amending Title 2 of the Richland Municipal Code to Authorize Benefits for Certain Temporary Employees
   - Heather Kintzley, City Attorney

Resolutions – Adoption:

5. Resolution No. 120-17, Authorizing Agreement with Commonwealth Associates, Inc. for Utility Engineering and Construction Inspection Services
   - Bob Hammond, Energy Services Director

6. Resolution No. 121-17, Authorizing a Petition Proposing Annexation of Approximately 17.2 Acres Located South of Keene Road and West of Brantingham Road
   - Kerwin Jensen, Community Development Director

7. Resolution No. 123-17, Authorizing Execution of a Ground Lease Agreement with United States Cellular Operating Company of Richland (USCOC) for a Communication Tower Site
   - Joe Schiessl, Parks and Public Facilities Director

8. Resolution No. 124-17, Awarding Bid to Big D's Construction for Wright Avenue Reconstruction Project
   - Pete Rogalsky, Public Works Director

9. Resolution No. 129-17, Setting a Public Hearing Date for Railroad Street Right-of-Way Vacation
   - Pete Rogalsky, Public Works Director

10. Resolution No. 126-17, Authorizing a Grant Funding Agreement with Washington State Department of Transportation for the Duportail Bridge Project
    - Pete Rogalsky, Public Works Director

11. Resolution No. 127-17, Approving a Substantial Amendment to the Community Development Block Grant (CDBG) 2017 Annual Action Plan allocating additional funding to the Columbia Playfield Playground 2017 CDBG Activity
    - Kerwin Jensen, Community Development Director

12. Resolution No. 128-17, Approving the Final Plat of Grayhawk, Phase 2
    - Kerwin Jensen, Community Development Director

Expenditures - Approval:

18. Expenditures from June 26, 2017 - July 7, 2017 for $7,519,205.54 including Check Nos. 246417-246890, Wire Nos. 6497-6507, Payroll Check Nos. 121026-121854, and Payroll Wire/ACH Nos. 9989-9999
    - Cathleen Koch, Administrative Services Director

COUNCILMEMBER ANDERSON MOVED AND COUNCILMEMBER KENT SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 7-0.

Tabled Business:

1. Resolution No. 119-17, Authorizing a Finance Agreement for the Emergency Services Brush Truck from the Office of State Treasurer LOCAL Program
   - Cathleen Koch, Administrative Services Director

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED THE MOTION TO REMOVE RESOLUTION NO. 119-17 FROM THE TABLE. THE MOTION CARRIED 7-0.

Items of Business:
Mayor Thompson moved Resolution No. 125-17 to be the first of the two Items of Business to be discussed.

1. Resolution No. 125-17, Approving the Proposed Alignment of Rachel Road
   - Pete Rogalsky, Public Works Director

MAYOR THOMPSON MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE RESOLUTION NO. 125-17, APPROVING OPTION G OF THE ALIGNMENT OF RACHEL ROAD.

Mayor Pro Tem Christensen and Councilmember Luzzo Gilmour said they attended the public meetings held for the alignment of Rachel Road and that the Langdon Group did an excellent job and believed the process was successful.

Mayor Thompson said he was very impressed with the successful working relationship developed between the City, the community and the consultant, Langdon Group.

THE MOTION CARRIED 7-0

2. Resolution No. 115-17, Approving the Preliminary Plat of Westcliffe Heights (Closed Record)
   - Kerwin Jensen, Community Development Director

Mayor Thompson, City Attorney Kintzley and City Clerk Hopkins read the closed record hearing procedures.

City Attorney Kintzley asked if any Councilmembers have any potential conflicts regarding the topic per the closed record hearing procedures. The Councilmembers stated they had none.

City Attorney Kintzley asked the audience if they have an objection to any Councilmember's participation in the closed record review. There were none.

City Attorney Kintzley asked the audience if they have any objections on jurisdictional grounds. There were none.

Mr. Simon said the applicant, Viking Builders, LLC, has applied for a preliminary plat to divide 49 acres into 62 residential lots, known as The Reserve at Summerview Terrace. The site is located in South Richland, south of the intersection of Ferrara Lane and Sicily Lane and west of the plat of Crested Hills. The application was heard by the Richland

Hearing Examiner on March 23, 2017, who recommended approval of the proposal. Adoption of Resolution No. 115-17 would grant preliminary plat approval.

Craig Whitely, 2108 Morency Drive, Richland WA, said he was speaking on behalf of the Crested Hills Homeowners Association regarding the Bauder development. They have concerns on potential traffic issues caused by road revisions and that the roads are being built with rural standards.

Dr. Chu, 2500 Falcon Crest Richland, WA, he said he is appealing to sense of safety regarding Morency Drive's hairpin turn. He believes that increased volume of cars traveling this road would be unsafe.

Molly Schlotthauer, agrees with Dr. Chu's statements and pointed out the school buses do not drive on Morency Road due to safety issues.

Sam Mamato, agrees with Dr. Chu's statements and believes Morency Drive is hazardous and needs to have low traffic volumes.

Jason Mattox, said he was with PBS Engineering and Environmental that presented the project on behalf of Viking Builders at the public hearing. He said he was here to answer questions. He also said he believes the Hearing Examiner did an excellent job. He spoke on the phases of the project that will address traffic issues.

Councilmember Kent confirmed with Mr. Simon that the housing density is zoned for four lots per acre but the developer is only building 1.4 lots per acre.

Mayor Thompson closed the public comments at 8:57 p.m.

Mr. Rogalsky clarified the standards of the roads that will be built in the plat.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE RESOLUTION NO. 115-17, APPROVING THE PRELIMINARY PLAT OF WESTCLIFFE HEIGHTS (CLOSED RECORD)

Mayor Thompson said the Hearing Examiner and the record was in order, it was fair and there was no reason to overturn the Hearing Examiner decision. The City has to follow the standards of the law.

Councilmember Kent said the requirements have been met by the developer and he has the right to develop his property. She reiterated that the City has to follow the standards of the law.

THE MOTION CARRIED 7-0.

Mayor Thompson said action is now required on Resolution No. 119-17, Authorizing a Finance Agreement for the Emergency Services Brush Truck from the Office of State Treasurer LOCAL Program that was removed from the table earlier in the meeting.

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED THE MOTION TO APPROVE RESOLUTION NO. 119-17. THE MOTION CARRIED 7-0.

Reports and Comments:

1. City Manager Reents reminded the public to stay away from Bateman Island because of the fire danger that still exists. She also announce that the National Night Out and City Fair event is scheduled for August 1, starting at 5:30 p.m. in John Dam Plaza.

2. Council:

Councilmember Luzzo Gilmour thanked the Fire Department for their successful fire control on Bateman Island.

Councilmember Lemley said he attended the Pride Event on July 16, and it was a well-attended and successful event.

Mayor Pro Tem Christensen thanked the citizens for commenting and being involved on the Westcliffe Heights preliminary plat.

3. Mayor Thompson said he drove by the Pride Event and was pleased that the community was supporting diversity.

Adjournment:
Mayor Thompson adjourned the meeting at 9:09 p.m.

Respectfully Submitted,

Marcia Hopkins

Marcia Hopkins, City Clerk

FORM APPROVED: Robert J. Thompson

Robert J. Thompson, Mayor

DATE APPROVED: 8/1/17

DATE PUBLISHED: 8/2/17