



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, September 19, 2017

City Council Pre-Meeting - 6:30 p.m.

Mayor Thompson called the pre-meeting to order at 6:30 p.m. in the City Manager's Conference Room in the City Hall Annex building.

Attendance:

Mayor Robert Thompson, Mayor Pro Tem Terry Christensen, Councilmember David Rose, Councilmember Phillip Lemley, Councilmember Brad Anderson, Councilmember Sandra Kent, and Councilmember Dori Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Community Development Director Jensen, Energy Services Director Hammond, Human Resources Director Jubb, Engineering and Operations Manager Whitney, Finance Director Allen, and City Clerk Hopkins.

Agenda Item

1. Capital Improvement Plan (30 minutes)
 - Cathleen Koch, Administrative Services Director
 - Brandon Allen, Finance Director

Ms. Reents gave an overview of the budget and explained the process of approving and funding the Capital Improvement Projects.

2. Electric Utility Load Forecasting (15 minutes)
 - Bob Hammond, Energy Services Director

Mr. Hammond gave a detailed presentation on the method used for electric utility load forecasting.

3. Discuss Meeting Agenda Items (15 minutes)
 - Councilmembers

Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

Mr. Jensen said the first reading of Ordinance No. 42-17 Comprehensive Plan Update, was on tonight's agenda. He discussed the next two ordinances that are scheduled for future agendas that relate to the Comprehensive Plan.

City Council Regular Meeting - 7:30 p.m.

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.

Attendance:

Mayor Robert Thompson, Mayor Pro Tem Terry Christensen, Councilmember David Rose, Councilmember Phillip Lemley, Councilmember Brad Anderson, Councilmember Sandra Kent, and Councilmember Dori Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Fire and Emergency Services Director Huntington, Community Development Director Jensen, Parks and Public Facilities Director Schiessl, Energy Services Director Hammond, Police Services Director Skinner 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 TERRY CHRISTENSEN MOVED AND COUNCILMEMBER SANDRA KENT SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations

1. Expressing Appreciation to Suzanne Mitchell for Service on the Economic Development Committee
- Robert Thompson, Mayor

Mayor Thompson read the appreciation proclamation and plaque for Ms. Mitchell and personally expressed his appreciation for her service.

2. Attendance Awareness Month Proclamation

- Dr. LoAnn Ayers, President and CEO, United Way of Benton & Franklin Counties

Mayor Thompson read the proclamation and presented it to Dr. Ayers. Dr. Ayers gave details about the Attendance Awareness program and why it was so important.

Public Hearing

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

1. Proposed Electric Retail Rates - Ordinance No. 35-17

- Bob Hammond, Energy Services Director

Mr. Hammond said Energy Services staff use a forward retail rate program to provide City Council and electric utility customers with planning information. While the program projects ten years out, each specific program milestone that identifies a potential rate increase is processed independently. As part of this program, staff recommends rate increases effective the first of 2018 to generate a 6.5% increase in electric rate revenue for calendar year 2018. This increase is projected to generate an additional \$2,100,000 in 2018, and is necessary primarily due to Bonneville Power Administration's wholesale power increases effective October 1, 2017.

Council had a question and answer period with Mr. Hammond on the topic.

Mayor Thompson opened the public hearing at 7:58 p.m.

Eileen Yakudo, 455 Mainmast Court, Richland, WA, suggested charging electrical use by the time of day demand.

Mark Kraft, 4171 Alder Road, Richland, WA, said the irrigation rates have gone up 50% and questioned the rate structure. He suggested merging with another electrical company to keep costs down.

Lloyd Becker, Richland, WA, suggested tracking the unmetered electric use.

Shir Regav, 114 Patton Street, Richland, WA, asked if solar and wind power will be considered in the future planning for energy sources.

Robert Benedetti, 400 Broadmoor, Richland, WA, said Mr. Hammond did a good job on his presentation.

Mark Hay, 529 Fort Street, Richland, WA, said he would like to have the Utility Advisory Committee evaluate the rates after one year and expressed praise for the City working with Benton PUD on the joint transmission substation project.

Mr. Hammond gave details on the City's Smart Grid planning.

Mayor Thompson closed the public hearing at 8:11 p.m.

2. Proposed Alteration of the Sunshine Ridge Plat - Resolution No. 174-17
- Kerwin Jensen, Community Development Director

Mr. Simon said the owner of the 7 lot plat known as Sunshine Ridge, is requesting an alteration of the plat that was originally recorded this past spring to remove 4 plats. The rationale for the requested plat alteration and related actions to remove the plat from the Badger Mountain South development regulations is that the site is on the edge of the Badger Mountain South community, is physically separated from the rest of the planned development area, and has far more in common with the adjacent plat of Reata Ridge than it does with Badger Mountain South.

Council had a question and answer period with Mr. Simon on the topic.

Mayor Thompson opened the public hearing at 8:15 p.m.

Alana Carter said she works with Windermere Realty and represents the builder Mr. Sawby and several buyers who support the rezone. She gave details on how they are not in favor of joining Badger Mountain South development as there are specific restrictions on building and is part of a Home Owners Association.

Mr. Simon answered more questions from Council on the plat alteration.

Robert Benedetti, 400 Broadmoor, Richland, WA, was concerned that if the City allows one plat alteration, then others will want to do the same.

Mayor Thompson closed the public hearing at 8:24 p.m.

Public Comments

Lloyd Becker, Richland, WA, asked if the electric rate increase was going to be approved at this meeting. The Mayor explained that it will be considered for approval at the next Council meeting.

(No name given) He said he represented Lion's Club International and spoke on reopening a Lions Club in Richland. He explained the Lion's Club programs, mission and projects.

Randy Slovic, 74 Newcomer Street, Richland, WA, said she believes qualified women are not being selected to serve on the City's boards, commissions, and committees.

Maria Gutierrez, Park and Recreation Commission (PRC) Chair said she is representing the PRC regarding the Columbia Point South zoning change to Urban Park Recreation. She gave background the PRC's involvement on the appropriate use for that property. The PRC wants to create a vision for that property and have requests no zoning change at this time to allow the PRC the opportunity to work on that vision.

Eileen Yokuda, 455 Mainmast Court, Richland, WA, said she supported not changing the zoning for Columbia Park South.

Laurie Ness, 2753 Davison Avenue, Richland, WA, said she submitted a document on the fish and wildlife habitat conservation areas that she believes needs to be reviewed. She was concerned that the Council did not get her document before the meeting.

Patrick Paulson, 2753 Davison Avenue, Richland, WA, said he was concerned with the critical ordinance and believes some issues need to be addressed. He also believes the comprehensive plan maps are not correct.

Ann Fraser, 570 Holly Street, Richland, WA, said she appreciated seeing the City's Vision Statement on the website and looked forward to the October 19, 2017, Town Hall meeting. She read the inclusion statement from an article in paper and suggested the City could use it to help write one.

Shir Regav, 114 Patton Street, Richland, WA, said she supports leaving the Columbia Point South area as an open space for recreation.

Debbie Burkowitz, 544 Franklin Street, Richland, WA, said she supported leaving the Columbia Point South area as a natural or developed open space.

Consent Calendar

City Clerk Hopkins read the Consent Calendar.

Pulled - Ordinance No. 40-17, Amending the Critical Areas Ordinance

Pulled - Appointment to the Utility Advisory Committee: Graham Parker

MAYOR PRO TEM TERRY CHRISTENSEN MOVED AND COUNCILMEMBER SANDRA KENT SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS AMENDED. THE MOTION CARRIED 7-0.

Minutes

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

Ordinances - First Reading

2. Ordinance No. 35-17, Amending RMC Title 14: Electricity, Relating to Retail Rates
- Bob Hammond, Energy Services Director
3. Ordinance No. 36-17, Rezoning Five (5) Acres Currently Designated Under the Badger Mountain South Land Use and Development Regulations (LUDR) to R-12 Single Family
- Kerwin Jensen, Community Development Director
4. Ordinance No. 39-17, Amending the 2017 Budget to Increase Appropriations in the Criminal Justice Sales Tax Fund
- Chris Skinner, Police Services Director

PULLED TO ITEMS OF BUSINESS

5. Ordinance No. 40-17, Amending the Critical Areas Ordinance
- Kerwin Jensen, Community Development Director
6. Ordinance No. 43-17, Amending RMC Title 23: Zoning, Related to Nursing and Rest Homes in the Business Commerce (B-C) Zone
- Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage

7. Ordinance No. 32-17, Amending Richland Municipal Code Title 23, Section 23.22.010
- Kerwin Jensen, Community Development Director
8. Ordinance No. 34-17, Annexing a 17.2 Acre Parcel located south of Keene Road
- Kerwin Jensen, Community Development Director

Resolutions – Adoption

9. Resolution No. 162-17, Authorizing the Loan Feature to the City of Richland 457 Plan No. 300042, Deferred Compensation Plan
- Cathleen Koch, Administrative Services Director
10. Resolution No. 166-17, Expressing Appreciation to Suzanne Mitchell for Service on the Economic Development Committee
- Heather Kintzley, City Attorney
11. Resolution No. 169-17, Authorizing a License and Services Agreement with Tyler Technologies, Inc., for Enterprise Resource Planning (ERP) Software and Implementation Support Services
- Jon Amundson, Assistant City Manager

12. Resolution No. 170-17, Authorizing a One Term Waiver Allowing David Larkin to be Reappointed to the Utility Advisory Committee
- Heather Kintzley, City Attorney
13. Resolution No. 171-17, Establishing an Effective Date for the Funding Agreement with the Transportation Improvement Board (TIB) for the Duportail Bridge Project
- Pete Rogalsky, Public Works Director
14. Resolution No. 174-17, Altering the Final Plat of Sunshine Ridge
- Kerwin Jensen, Community Development Director
15. Resolution No. 175-17, Adopting the Name "Haul Road" for an Existing Private Street
- Kerwin Jensen, Community Development Director
16. Resolution No. 176-17, Approving the Final Plat of Sandpiper II
- Kerwin Jensen, Community Development Director
17. Resolution No. 177-17, Approving the Final Plat of Grayhawk Phase III
- Kerwin Jensen, Community Development Director
18. Resolution No. 178-17, Setting a Meeting Date to Review the Lorayne J Annexation
- Kerwin Jensen, Community Development Director
19. Resolution No. 179-17, Authorizing an Amendment to the Badger Mountain South Master Agreement to Remove the Plat of Sunshine Ridge
- Kerwin Jensen, Community Development Director
20. Resolution No. 180-17, Authorizing Award of Bid to Potelco, Inc. for Construction of the Williams to Perkins Distribution Line
- Bob Hammond, Energy Services Director

Items for Approval

21. Appointments to the Economic Development Committee: Kristopher Lapp, Daniel Kenney, Nate Higgins and Douglas Sako
- Heather Kintzley, City Attorney
22. Appointments to the Lodging Tax Advisory Committee: Douglas Sako and Mark Kerber
- Heather Kintzley, City Attorney

PULLED TO ITEMS OF BUSINESS

23. Appointment to the Utility Advisory Committee: Graham Parker
- Heather Kintzley, City Attorney

Expenditures - Approval

24. Expenditures from August 28, 2017 - September 8, 2017 for \$7,195,621.76 including Check Nos. 249549-249918, Wire Nos. 6554-6566, Payroll Check Nos. 123546-124647, and Payroll Wire/ACH Nos. 10074-10095
- Cathleen Koch, Administrative Services Director

MAYOR ROBERT THOMPSON MOVED AND MAYOR PRO TEM TERRY CHRISTENSEN SECONDED A MOTION TO RECESS THE MEETING FOR 5 MINUTES AT 8:55 P.M. THE MOTION 7-0.

MAYOR ROBERT THOMPSON RECONVENED THE MEETING AT 9:02 P.M.

Items of Business

1. Ordinance No. 42-17, Adopting the Ten Year Update to the Comprehensive Plan
- First Reading
- Kerwin Jensen, Community Development Director

Mr. Jensen gave an overview of the purpose of a comprehensive plan and how the ten-year update process was conducted. He said the City of Richland is obligated under the provisions of the Growth Management Act to update its comprehensive plan on a set schedule, which mandated that the City review and update its plan by June 30, 2017. A draft comprehensive plan and supporting analysis document was prepared for City Council consideration. The Planning Commission conducted two public hearings during the process although only one public hearing is required. City Staff recommends the City Council concur with the findings and conclusions set forth in the Comprehensive Plan staff report and adopt the draft plan. The recommendation included: 1) Revised Alternative 3 for City View West; 2) Alternative 3 for Horn Rapids Northwest; and 3) Revised Alternative 3/Urban Recreation for Columbia Point South

The Planning Commission gave a favorable recommendation to approve the Comprehensive Plan with the recommendations listed above. An additional consideration from the Planning Commission was to ask the Parks and Recreation Commission (PRC) to review the proposed land use designation on Columbia Point South prior to Council's adoption of the Comprehensive Plan, but this request becomes moot if Council agrees that Urban Recreation is the desired designation for that area.

Council had an extensive question and answer period with Mr. Jensen on the Comprehensive Plan update.

Councilmember Kent and Luzzo Gilmour expressed their concerns about rezoning Columbia Point South and will be voting no on the first reading.

COUNCILMEMBER DAVID ROSE MOVED AND COUNCILMEMBER BRAD ANDERSON SECONDED A MOTION TO GIVE FIRST READING TO ORDINANCE NO. 42-17. THE MOTION CARRIED 5-2. COUNCILMEMBERS SANDRA KENT AND DORI LUZZO GILMOUR OPPOSED.

2. Ordinance No. 40-17, Amending the Critical Areas Ordinance
 - Kerwin Jensen, Community Development Director

Councilmember Rose said he pulled Ordinance No. 40-17 because he wanted to review the document presented by Ms. Ness.

COUNCILMEMBER DAVID ROSE MOVED AND MAYOR PRO TEM TERRY CHRISTENSEN SECONDED THE MOTION TO MOVE ORDINANCE NO. 40-17 TO THE OCTOBER 5, 2017, COUNCIL MEETING. THE MOTION CARRIED 7-0

3. Appointment to the Utility Advisory Committee: Graham Parker
 - Heather Kintzley, City Attorney

Mayor Thompson said he supports appointing Hank Hasmata to the Utility Advisory Committee (UAC) because of his past performance that saved the City a substantial amount of money.

MAYOR ROBERT THOMPSON MOVED TO APPOINT HANK HASMATA TO THE UAC. THE MOTION DIED FOR A LACK OF A SECOND MOTION.

MAYOR PRO TEM TERRY CHRISTENSEN MOVED AND COUNCILMEMBER PHILIP LEMLEY SECONDED THE MOTION TO APPOINT GRAHAM PARKER TO THE UAC. THE MOTION CARRIED 7-0.

Reports and Comments

1. City Manager

Ms. Reents said the Town Hall meeting is scheduled for October 19, 2017, at the Richland Community Center. She announced that Mike Charboneau, Cable/Communication Coordinator, won the Brian Wilson Award for Programming Excellence at the NATOA conference. She gave details on the criteria of the award and expressed her congratulations to Mr. Charboneau. She also noted the new City Hall ground breaking ceremony is scheduled for Friday, September 22, 2017, and invited all citizens to attend.

2. City Council

Councilmember Anderson expressed his congratulations to Mike Charboneau. He said the annual Sausage Festival was very successful and gave thanks to the Richland Police Department for their excellent help at the festival. He also said that he has sat on many board, commission, committee candidate interviews and the most qualified candidate, whether it is a woman or a man, is recommended for appointment. He noted the City has a female City Manager, City Attorney and Administrative Services Director.

Councilmember Kent thanked Maria Gutierrez and Debbie Burkowitz for their comments regarding the Columbia Point South property and also expressed her congratulations to Mike Charboneau. She said she attended the grand opening of The Lodge at Columbia Point and said it was an excellent hotel. She also thanked the individuals who sent her get-well cards.

Councilmember Luzzo Gilmour thanked Marie Gutierrez and Debbie Burkowitz for their comments regarding the Columbia Point South property and said she values their input to help make Council decisions.

Councilmember Lemley agreed with Councilmember Anderson regarding the appointments to the boards, commissions and committees. He said he attended the Back the Blue celebration at the Garden Church in Pasco, WA, and said it was a worthy event.

Mayor Pro Tem Christensen said he attended the Total Energy Management open house and gave details about the company.

3. Mayor

Mayor Thompson said he recently attended the Energy Communities Alliance National Cleanup Workshop in Washington D.C. and gave details on the workshop's discussions and how it related to the Hanford clean-up project. He also thanked the public for their comments.

Adjournment

Mayor Thompson adjourned the meeting at 9:59 p.m.

Respectfully Submitted,



Marcia Hopkins, City Clerk

FROM APPROVED



Robert J. Thompson, Mayor

DATE APPROVED

October 3, 2017