



MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, January 27, 2015

Call to Order:

Mayor Rose called the Council workshop to order at 6:00 p.m. in the Council Chamber.

Attendance:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Kent and Thompson were present.

Also present were City Manager Johnson, Deputy City Manager King, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Energy Services Director Hammond and City Clerk Hopkins.

Workshop Items:

1. Proposed Amendments to the Badger Mountain South LUDR

- Rick Simon, Development Services Manager

Mr. Simon said the Nor Am, LLC, the owners and developers of the Badger Mountain South Master Planned Community, are requesting some amendments to the Master Agreement and Land Use and Development Regulations (LUDR) that are in place to guide the future development of the community. He said the goal of this workshop is to provide an opportunity for Council to become familiar with the proposed amendments before the item comes before Council for action.

The Planning Commission held a public hearing to consider the LUDR amendments on January 14, 2015, and have recommended their adoption. Proposed changes to the master agreement would mirror those in the LUDR as they relate to required park improvements, would provide some minor clarifications and corrections and would provide some additional flexibility in siting a future electrical substation needed to serve the development.

Council Members and staff had a thorough question and answer period on the Badger Mountain South LUDR.

2. Electric Utility Retail Rates Update

- Bob Hammond, Energy Services Director

Mr. Hammond said the Richland Energy Services Department (RES) staff have been working with the Utility Advisory Committee (UAC) since last March 2014 on a five-year, forward retail rate program for the City's electric utility. Mr. Hammond introduced UAC Chairman Dave Larkin, who said he will help provide a summary of the 2015 retail rate recommendations.

Mr. Hammond said in past years, the cost of service analysis (COSA) has been performed just on a one-year basis and was very limited in being able to provide City Council and utility customers with good planning information.

He gave a detailed Power Point Presentation on the proposed 2015 electric utility retail rates and also noted that since the status update he gave Council at their June 24, 2014, workshop, the RES / UAC have further refined the forward rate program and are ready to recommend 2015 retail rate increases for Council consideration.

Council Members and staff had a thorough question and answer period on the rates.

4. Interview Process for Richland Public Facilities District Vacancy (10 minutes)
 - Cindy Johnson, City Manager

Mayor Rose asked Council if they would like the opportunity to participate in interviewing the three candidates for the open Richland Public Facilities District position or if they would like to create a Council subcommittee to attend the interviews and report back to full Council. After discussion, Council Members decided to schedule the interviews before a regular Council Meeting Pre-Meeting and be a part of the interviews.

Other Business:

Mayor Rose said he received a letter from TRIDEC asking for the City to make an appointment to a steering committee for the B Reactor National Park. They are asking for an appointment from each local jurisdiction.

COUNCIL MEMBER THOMPSON MOVED TO APPOINT MAYOR ROSE AND HANFORD PROJECTS MANAGER LARSON AS MEMBERS OF THE B REACTOR NATIONAL PARK SUBCOMMITTEE. MAYOR PRO TEM LEMLEY SECONDED. THE MOTION CARRIED 6-0.

Mayor Rose said Mr. King added an agenda item regarding the proposed 650 George Washington Way development plan.

Mr. King introduced Mr. Lambert, from the Crown Group and Mr. Brault, from &Yet, who gave a presentation of their development plans for the 650 George Washington Way property that is being discussed by Council in the Executive Session.

Executive Session:

Attendance:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Kent and Thompson were present.

Also present were City Manager Johnson, Deputy City Manager King, City Attorney Kintzley and Redevelopment Project Supervisor Moore.

1. Per RCW 42.30.110 (1) (c): Determine Minimum Offering Price For Sale or Lease if Disclosure Would Decrease Price (15 minutes)
 - Brian Moore, Business and Economic Development Manager
2. Per RCW 42.30.110 (1) (c): Determine Minimum Offering Price For Sale or Lease if Disclosure Would Decrease Price (15 minutes)
 - Bill King, Community and Development Services Director

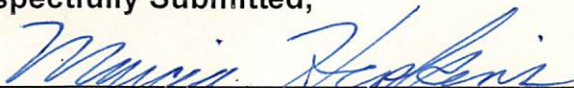
COUNCIL MEMBER ANDERSON MOVED AND MAYOR PRO LEMLEY SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 8:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (C): DETERMINE MINIMUM OFFERING PRICE FOR SALE OR LEASE IF DISCLOSURE WOULD DECREASE PRICE, FOR 30 MINUTES. THE MOTION CARRIED 6-0.

COUNCIL MEMBER CHRISTENSEN MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 8:30 P.M. THE MOTION CARRIED 6-0.

Adjournment:

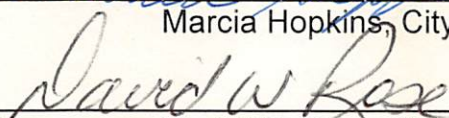
Mayor Rose adjourned the workshop at 8:30 p.m.

Respectfully Submitted,



Marcia Hopkins, City Clerk

FORM APPROVED:



David W. Rose, Mayor

DATE APPROVED:

February 3, 2015

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