



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, September 6, 2016

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 and Luzzo Gilmour were present.

Also present were City Manager Reents, Assistant City Manager Amundson and City Attorney Kintzley.

Agenda Items:

1. Executive Session per RCW 42.30.110(i) - Litigation Update (15 minutes)
- Heather Kintzley, City Attorney

COUNCIL MEMBER LEMLEY MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS PER RCW 42.30.110 (i): POTENTIAL LITIGATION FOR 15 MINUTES. THE MOTION CARRIED 5-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCIL MEMBER LEMLEY SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:15 P.M. THE MOTION CARRIED 5-0.

2. Discuss Meeting Agenda Items (15 minutes)
- City Council Members

Ms. Hopkins joined the pre-meeting at 7:15 p.m.

Ms. Reents reviewed Council's upcoming events, invitations and special workshops.

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 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 and City Clerk Hopkins.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO EXCUSE COUNCILMEMBERS ANDERSON AND KENT. THE MOTION CARRIED 5-0.

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 LUZZO GILMOUR SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

1. The Children's Reading Foundation's "Read with a Child Week" Proclamation
- Robert Thompson, Mayor

Mayor Thompson read the proclamation and presented it to Suzanne Heaston, from the Children's Reading Foundation of the Mid-Columbia. Ms. Heaston described the program, its successes and the plans to bring it to a higher level.

2. New Hire/Retirements
- Allison Jubb, Human Resources Director

Ms. Jubb read the names of the new hires and gave their backgrounds: Becky Hord, Emergency Communications Dispatcher; Trevor Wilkerson, Maintenance & Operations Supervisor; Jeannette Blair, Support Specialist; Brigitte Lipcsey, Customer Service Representative; and Joel Doran, Customer Service Representative. Ms. Jubb introduced Elena Manzo, Power Analyst who was at the meeting. Ms. Jubb said there is no retirees at this time.

3. Comprehensive Plan Project Introduction by Oneza & Associates Consultants
- Kerwin Jensen, Community Development Director

Mr. Jensen introduced Ben Floyd, from Oneza & Associates Consultants, who gave an overview on the purpose of the City's Comprehensive Plan, the goals of the project, how it will be an integrated document that relates to other City documents, the timeline of the project and the public involvement planned for the project.

Councilmembers had several clarifying questions.

Public Hearing:

City Clerk Hopkins read the public hearing and public comments procedure.

1. Proposed Vacation of a Portion of Hagen Road - Ordinance No. 43-16
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said this public hearing is to take comments regarding the proposed vacation of an unconstructed portion of Hagen Road right-of-way, south of Saint Street, as a result of property owner expansion plans. This is a property owner initiated vacation. Council adopted Resolution No. 149-16 on August 2, 2016, setting the Public Hearing date for September 6, 2016. Notices were posted and direct letters were sent to abutting property owners in accordance with RCW 35.79.

ConAgra Foods, Inc. (ConAgra) has submitted a formal request to vacate the portion of Hagen Road right-of-way south of Saint Street. This portion of right-of-way is currently undeveloped and lies between parcels that are owned by ConAgra. ConAgra is currently constructing a commercial frozen foods manufacturing and processing facility on the abutting parcels and would like to incorporate this portion of the right-of-way into their overall campus. They currently have access directly off of Saint Street and do not need access via this portion of Hagen Road. No other parcels are affected or would require access from this portion of Hagen Road. The City would retain a utility easement over the vacated area. RCW Chapter 35.79 provides the authority and process for the City to vacate street rights-of-way when they are no longer needed.

Mayor Thompson opened the public hearing at 7:53 p.m. and closed the hearing at 7:53:15 p.m. as there were no comments.

2. Declaring Surplus of an Easement at 624 Wellsian Way - Resolution No. 177-16
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the public hearing is to receive testimony on declaring surplus, a Pondage and Drainage easement at 624 Wellsian Way. Store Master Funding VIII, LLC, also known as Atomic Bowling, has requested the relinquishment of an existing Pondage and Drainage easement on their parcel. This particular Pondage and Drainage easement is no longer needed by the City and has been replaced with a new easement under Auditor's File No. 2003-055467.

State law establishes a process that requires a public hearing prior to conveyance of any property originally acquired for public utility purposes. Unless new information is delivered at the public hearing, staff recommends adoption of the resolution and

relinquishment of the easement.

Mayor Thompson opened the public hearing at 7:54 p.m. and closed the hearing at 7:54:15 p.m. as there were no comments.

Public Comments:

Jeff Gardner, 1313 N. Road, Pasco, WA. He said he is the part-owner and General Manager of Cost Less Carpet. He said Cost Less Carpet is building a new distribution center and he listed his concerns regarding the City's permit process and fees. He asked that the appropriate City staff member could contact him to discuss his concerns.

Ms. Reents said she would arrange that to happen for Mr. Gardner.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Approve the Minutes of the Council Meetings Held August 16 and 23, 2016
- Heather Kintzley, City Attorney

Ordinances - First Reading:

2. Ordinance No. 43-16, Approving the Vacation of a Portion of Hagen Road
- Pete Rogalsky, Public Works Director
3. Ordinance No. 52-16, Eminent Domain for Duportail Bridge
- Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

4. Ordinance No. 44-16, Amending the 2016 Budget to Provide Additional Appropriations in the Golf Course Fund
- Joe Schiessl, Parks and Public Facilities Director
5. Ordinance No. 46-16, Amending the 2016 Budget for the Industrial Development Fund to Provide Appropriations for Additional Groundwater Monitoring
- Kerwin Jensen, Community Development Director
6. Ordinance No. 47-16, Amending RMC Chapter 12.10 Installation of Sidewalks, Curbs and Gutters
- Pete Rogalsky, Public Works Director
7. Ordinance No. 48-16, Amending Streets Fund to Accept Meadow Springs Country Club Donation Towards Beacon Upgrades on Leslie Road
- Pete Rogalsky, Public Works Director
8. Ordinance No. 49-16, Increasing 2016 Budget Appropriation in Streets Capital Fund
- Pete Rogalsky, Public Works Director
9. Ordinance No. 50-16, Proposed Budget Increase to 2016 General Fund

- Cathleen Koch, Administrative Services Director

10. Ordinance No. 51-16, Acceptance of Citizen Donation and Amendment to the 2016 Budget to Provide Additional Appropriations in the City's General Fund
- Tom Huntington, Fire and Emergency Services Director

Resolutions – Adoption:

11. Resolution No. 166-16, Approving the Final Plat of Sunshine Ridge
- Kerwin Jensen, Community Development Director
12. Resolution No. 169-16, Reappointment to the Library Board
- Heather Kintzley, City Attorney
13. Resolution No. 170-16, Approving a Closing Agreement with the Washington State Department of Revenue Regarding Brokered Natural Gas Use Tax
- Heather Kintzley, City Attorney
14. Resolution No. 171-16, Authorizing a Purchase and Sale Agreement with Vatos Locos, LLC (formally JLMM's, LLC)
- Kerwin Jensen, Community Development Director
15. Resolution No. 173-16, Authorizing the Circulation of a Petition Proposing Annexation of Approximately 2.3 Acres Located East of Dallas Road and North of Cowlitz Boulevard
- Kerwin Jensen, Community Development Director
16. Resolution No. 174-16, Supporting Adoption of Amendments to the Benton County Countywide Planning Policies
- Kerwin Jensen, Community Development Director
17. Resolution No. 175-16, Approving the Final Plat of Greyhawk, Phase 1
- Kerwin Jensen, Community Development Director
18. Resolution No. 176-16, Adopting the Name of Vineyard Estate Lane for a New Private Street Within the Badger Mountain South Master Planned Community
- Kerwin Jensen, Community Development Director
19. Resolution No. 177-16, Declaring Surplus of an Easement at 624 Wellsian Way
- Pete Rogalsky, Public Works Director
20. Resolution No. 184-16, Reappointments to the Lodging Tax Advisory Committee
- Heather Kintzley, City Attorney
21. Resolution No. 185-16, Amending the 2016 Interlocal Agreement with Port of Benton for Richardson Stormwater Retrofit Project Funding
- Pete Rogalsky, Public Works Director
22. Resolution No. 188-16, Amending the 2016-2017 Council Assignments
- Heather Kintzley, City Attorney

Expenditures - Approval:

23. Expenditures from August 8, 2016 - August 26, 2016 for \$11,418,752.74 including Check Nos. 236686-237440, Wire Nos. 6227-6240, Payroll Check Nos. 109018-110116, and Payroll Wire/ACH Nos. 9553-9587
- Cathleen Koch, Administrative Services Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ROSE SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 5-0.

Reports and Comments:

1. City Manager Reents had no comments.
2. Councilmember Lemley attended the joint City Council / Confederated Tribes of the Umatilla Indian Reservation and gave the details of the meeting.
3. Mayor Thompson had no comments.

Adjournment:

Mayor Thompson adjourned the meeting at 8:03 p.m.

Respectfully Submitted,



Marcia Hopkins, City Clerk

FORM APPROVED:



Robert J. Thompson, Mayor

DATE APPROVED:

September 20, 2016

DATE PUBLISHED

September 21, 2016