



## MINUTES

### RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, June 19, 2018

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#### **City Council Pre-Meeting Workshop - 7:00 p.m.**

Mayor Thompson called the pre-meeting workshop 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 Alvarez, Lemley, Lukson, Kent and Anderson were present.

Also present were City Manager Reents and City Attorney Kintzley.

#### **Agenda Item**

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel - Litigation Update (20 minutes)  
- Heather Kintzley, City Attorney

**MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A 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 20 MINUTES. THE MOTION CARRIED 7-0.**

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

2. Discuss Meeting Agenda Items (10 minutes)  
Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

#### **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 Thompson, Mayor Pro Tem Christensen, Councilmembers Alvarez, Lemley, Lukson, Kent and Anderson were present.

Also present were City Manager Reents, 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 Whitney, Interim Police Services Director Taylor 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 LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.**

### **Presentations**

3. CityView Video: Be Safe, Not Sorry Fireworks Campaign (5 minutes)  
Fire Chief Huntington introduced the video.

4. July 4th Preparation for Public Safety and Parks (5 Minutes)  
Mr. Schiessl, Interim Police Chief Taylor and Fire Chief Tom Huntington spoke on fireworks safety issues in public parks and at home during the 4th of July celebration. They encouraged the public to clean up after themselves in the parks, said Police presence will be at the parks, and spoke about the public education available. Chief Huntington said the Fire Department has a contingent plan for calling in extra help from other Fire Districts, if needed.

Councilmembers had a brief question and answer period with Mr. Schiessl, Interim Police Chief Taylor and Fire Chief Huntington on 4th of July safety.

5. Parks and Recreation Commission Presentation (5 minutes)  
Ms. Gutierrez, Parks and Recreation Commission Chair, said the Parks and Recreation Commission has received significant community feedback regarding a shortage of local sports fields. The Parks and Recreation Commission recently prepared a statement they wanted to share with Council concerning the need for local sports fields: "Based on community needs as expressed to the commission, the Parks and Recreation Commission recognizes that Richland is facing a critical shortage of sports fields and facilities and recommends to Council that the strategic plan includes development of such facilities and that they are budgeted accordingly."

Council had a question and answer period with Ms. Gutierrez on the topic.

### **Public Hearing**

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

#### 6. Proposed Surplus of Equipment - Resolution No. 26-18

Ms. Koch said a public hearing is required to receive public input on the proposed resolution authorizing surplus and disposal of equipment. She said a list of the surplus items is in the agenda packet for Council review.

Mayor Thompson opened the public hearing at 7:55 p.m. and closed the public hearing at 7:55:15 p.m. as there were no comments.

#### 7. Proposed 2019 - 2024 Six-Year Transportation Improvement Program - Resolution No. 99-18

Mr. Rogalsky said RCW 35.77.010 requires cities to prepare and annually update their Six-Year Transportation Improvement Program (TIP) pursuant to one or more public hearings and to file a copy of the adopted TIP with the Washington State Department of Transportation. The TIP is a planning and project management tool for federal, state and local governments. This is a public hearing to receive testimony on a proposal to adopt the 2019-2024 TIP.

Mayor Thompson opened the public hearing at 8:00 p.m. and closed the public hearing at 8:00:15 p.m. as there were no comments.

#### **Public Comments**

Lisa Marsh, 2632 Appaloosa Way, Richland, WA, expressed her concerns about left hand turning lanes on Keene Road.

Angie Matheson, 4680 Rau Lane, Richland, WA, stated why she supports additional local sports fields.

Faith Glenn, 1314 McPherson, Richland, WA stated why she supports additional local sports fields.

Jeff Dennison, 2201 Copperleaf Street, Richland, WA, requested the City consider a ban on smoking in Richland City parks.

Theresa Long, 2026 Weiskopf Court, Richland, WA expressed her concerns on cell tower placement. Mayor Thompson instructed Ms. Long that this is a close record and no additional information can be accepted.

Robert Benson, Richland, WA, stated why he supports additional local sports fields.

Craig Griffiths, 309 Bradley Boulevard, Richland, WA, stated why he supports additional local sports fields.

Austin Glen, Richland, WA resident, stated why he supports additional local sports fields.

#### **Consent Calendar**

City Clerk Hopkins read the Consent Calendar.

**MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE CARRIED MOTION 7-0.**

### **Minutes**

8. Approve the City Council Meeting Minutes from June 5, 2018

### **Ordinances - First Reading**

9. Ordinance No. 31-18, Authorizing the Vacation of a Portion of Logston Boulevard Right-of-Way
10. Ordinance No. 33-18, Amending Richland Municipal Code Section 09.04.070 related to Reckless Endangerment

### **Ordinances - Second Reading/Passage**

11. Ordinance No. 23-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on .34 Acres from C-1 to C-LB
12. Ordinance No. 24-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on 1.84 Acres Located North of Keene Road from C-1 to C-3
13. Ordinance No. 28-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on 2.1 Acres Located Along Keene Road from C-1 to C-3
14. Ordinance No. 30-18, Increasing 2018 Budget Appropriations in the Water Fund

### **Resolutions – Adoption**

15. Resolution No. 26-18, Approving the Sale of Surplus Property and Equipment
16. Resolution No. 80-18, Authorizing a Purchase and Sale Agreement with Pacific Office Solutions, LLC
17. Resolution No. 96-18, Authorizing a Second Amended and Restated Interlocal Agreement for Benton County Emergency Services
18. Resolution No. 97-18, Authorizing a Memorandum of Understanding with the Washington Utilities and Transportation Commission regarding At-Grade Railroad Crossing Safety

19. Resolution No. 98-18, Authorizing an Interlocal Agreement with the Port of Kennewick for Columbia Park Trail Improvements
20. Resolution No. 99-18, Adopting the 2019-2024 Six-Year Transportation Improvement Program
21. Resolution No. 100-18, Authorizing a Purchase and Sale Agreement with Dule and Alma Mehic
22. Resolution No. 101-18, Authorizing a Purchase and Sale Agreement with K&D Enterprises, et al, LLC

### **Items for Approval**

#### **Expenditures - Approval**

23. Expenditures from May 28, 2018 - June 8, 2018 for \$5,631,151.27 including Check Nos. 258049-258400, Wire Nos. 6922-6948, Payroll Check Nos. 134158-134731, and Payroll Wire/ACH Nos. 10473-10484

### **Items of Business**

24. Resolution No. 95-18, Authorizing a Seventh Amendment to the Purchase and Sale Agreement with The Crown Group, Inc.

Mr. Jensen said on March 17, 2015, Council authorized a Purchase and Sale Agreement (Contract No. 54-15) with The Crown Group, Inc. ("Crown") for the sale and development of 650 George Washington Way. Since its execution, the agreement with Crown has been amended six times and now the Crown Group is requesting a seventh amendment.

With this proposed Seventh Amendment to the Purchase and Sale Agreement, Crown is seeking to extend the deadline to receive HUD's Firm Commitment to fund construction of the project from July 10, 2018 to September 30, 2018, and to extend the deadline to begin construction from August 12, 2018 to October 30, 2018. The extended deadlines coincide with HUD's indicated timeline for processing and review of Crown's Firm Commitment Application. To date, HUD's opinion of the project is favorable. Staff recommends adoption of Resolution No. 95-18.

Council had a question and answer period with Mr. Jensen and Mr. Lambert, President of the Crown Group, on the agreement and the seventh amendment to the agreement.

**MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO APPROVE RESOLUTION NO. 95-18. THE MOTION 7-0.**

### **Reports and Comments**

City Manager  
Ms. Reents had no comments.

City Council  
Councilmember Kent thanked the Parks and Recreation Commission for updating the Council on the need for additional sports facilities.

Councilmember Lemley said the need for additional sports facilities is possibly a regional problem to solve. He said he attended a ribbon-cutting ceremony for Fiesta Mexican Restaurant in the Queensgate area. Lastly, he said Richland Building Inspector Ty Jennings praised his coworker in the planning department.

Councilmember Lukson said he attended the Tri-Cities Regional Public Facilities District meeting and reported Richland supports Pasco and Kennewick's projects but at this time, Richland does not have a Tri-Cities Regional -PFD project planned.

Councilmember Kent said the next Regional Public Facilities District will be scheduled in October 2018 and will be hosted in Richland.

Mayor Pro Tem Christensen said the Cool Desert Nights event is June 22-14, 2018. He thanked the Parks and Recreation Commission for bringing forward the need for additional sports facilities.

Mayor  
Mayor Thompson said he attended The Lodge at Columbia Point hotel's ribbon-cutting for their new restaurant and wine bar. He said he was impressed with the facility.

### **Adjournment**

Mayor Thompson adjourned the meeting at 8:41 p.m.

**Respectfully Submitted,**

  
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Marcia Hopkins, City Clerk

**FORM APPROVED:**

  
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Robert J. Thompson, Mayor

**DATE APPROVED:**

July 3, 2018