MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, September 18, 2018

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 and Anderson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Community Development Director Jensen, Finance Director Allen and City Clerk Hopkins.

Agenda Item

1. Model Business License Ordinance (5 minutes)

Mr. Allen gave a brief update on the state's Model Business License Ordinance and said Richland already uses the state's business license program.

2. Capital Improvement Plan (15 minutes)

Ms. Reents said the City Council Capital's Improvement Plan (CIP) Subcommittee met and reviewed the 2019 CIP. She gave an overview of the purpose of the CIP and reviewed the eight new 2019 funded projects. She said after Council's review, the CIP will be incorporated into the 2019 Proposed Budget.

3. 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 and Anderson were present.

MAYOR PRO TEM CHRISTENSEN MOVED AND MAYOR THOMPSON SECONDED THE MOTION TO EXCUSE COUNCILMEMBER KENT. THE MOTION CARRIED 6-0.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Finance Director Allen, 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 LEMLEY SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE CARRIED MOTION 6-0.

Presentations

There were no presentations.

Public Hearing

There were no public hearings.

Public Comments

Mike Luzzo, Richland resident, voiced his concerns about development within the Amon Basin area.

Consent Calendar

City Clerk Hopkins read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMER LEMLEY SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE CARRIED MOTION 6-0.

Minutes

4. September 4, 2018 City Council Meeting Minutes

Ordinances - First Reading

5. Ordinance No. 32-18, Amending RMC Title 23 and the Official Zoning Map of the City of Richland to change zoning on 0.44 acres located along Keene Road from PPF to C-3

6. Ordinance 49-18, Amending Chapter 5.04 of the Richland Municipal Code related to Business, Professions, and Occupations

Ordinances - Second Reading/Passage

7. Ordinance No. 47-18, Amending the 2018 Budget in the General Fund for Hotel/Motel Lodging Tax Funding

8. Ordinance No. 48-18, Amending the 2018 Budget in the Park Reserve Fund, General Fund and Park Project Construction Fund

Resolutions – Adoption

9. Resolution No. 126-18, Setting a Public Hearing Date for the Proposed Vacation of a Portion of Shockley Road Right-of-Way

10. Resolution No. 128-18, Approving a Purchase and Sale Agreement with Coleman Oil

11. Resolution No. 129-18, Authorizing a Change Order to Contract No. 109-18 for the Queensgate Drive and Columbia Park Trail Improvements Project

12. Resolution No. 130-18, Setting a Public Hearing Date to Consider the Lorayne J Annexation

13. Resolution No. 131-18, Approving a Purchase and Sale Agreement with Washington Securities & Investment Corporation

14. Resolution No. 132-18, Authorizing a Revocable License Agreement and a Construction and Maintenance Agreement with Washington Securities & Investment Corporation for Use and Maintenance of a Portion of Keene Road Trail Park

15. Resolution No. 133-18, Approving the Final Plat of Wild Canyon Phase 1

Items for Approval

16. Appointment to the Parks and Recreation Commission: Craig Sloughter

17. Appointment to the Richland Public Facilities District Board: Miriam Kerzner

18. Appointments to the Utility Advisory Committee: Harry Staven and Charles LoPresti

19. Proclamation of Appreciation: Zachary Finch

Expenditures - Approval

20. Expenditures from August 27, 2018 - September 7, 2018 for

$5,405,145.88 including Check Nos. 260989-261403, Wire Nos. 7083-7097, Payroll Check Nos. 138158-138713, and Payroll Wire/ACH Nos. 10602-10631

Items of Business

21. Resolution No. 134-18, Approving a Purchase and Sale Agreement with Packaging Corporation of America

Mr. Jensen said Packaging Corporation of America is proposing to purchase a 42.06-acre parcel in the Horn Rapids Industrial Park along the west side of Kingsgate Way for the development of a 400,000 – 450,000 square foot manufacturing facility that will utilize both truck and rail transport for its daily operations. The project expects to employ approximately 150 employees with an average salary of $25/hour. They plan to open the facility by January 2020.The purchase price is $45,000 per acre for the approximately 42.06-acre property, amounting to estimated gross proceeds of $1,892,737. The purchase price is consistent with Resolution No. 35-13, which established pricing within the Horn Rapids Industrial Park in September 2013. As part of the agreement, the City will construct Battelle Blvd. across the north border and relocate an irrigation line that runs diagonally across the parcel. Construction of Battelle Boulevard is already funded in the current Capital Improvement Plan (CIP). This proposed purchase is subject to a 4% Finder's Fee with CBRE, Inc. Staff recommends approval of Resolution 134-18.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMER ANDERSON SECONDED A MOTION TO APPROVE RESOLUTION NO. 134-18 AS PUBLISHED. THE CARRIED MOTION 6-0.

22. Resolution No. 135-18, Approving an Eighth 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 seven times. On September 11, 2018, staff was notified in writing that, while on track to issue a firm financial commitment, U.S. Department of Housing and Urban Development (HUD) will not have a final decision until on or about October 5, 2018. To accommodate this date, Crown is seeking a 30-day extension of its obligation to deliver a firm financial commitment to the City by September 30, 2018. HUD's communication with Crown is provided with this staff report for Council consideration. Crown has worked diligently to meet all deadlines contained in the schedule adopted by the Sixth Amendment, and remains committed and deeply invested in the project. Although minor adjustments in timing may be required to facilitate the process, both parties continue to work together in good faith and remain enthusiastic about the project, which will drive density into Richland's downtown consist with Council's vision. Staff recommends approval of Resolution No. 135-18, granting a 30-day extension to The Crown Group, Inc. for delivery of a firm financial commitment.

Council had a question and answer period with Mr. Jensen.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 135-18. THE MOTION CARRIED 6-0.

Reports and Comments

City Manager

Ms. Reents gave an update on Battle of the Live @ Five Bands and said was a very successful event and wrapped up eleven weeks of event at the HAPO stage. She also gave an update of two recently completed Eagle Scout projects and expressed her appreciation of their contributions to the community.

City Council

Councilmember Lemley said he attended the tour of electrical substation with Energy Service Director Whitney, the annual United Way Kick Ball tournament and the Garden Church “Back the Blue” celebration.

Councilmember Lukson welcomed the Packaging Corporation to Richland, said he played on Richland Police Department’s United Way’s kick ball team, and expressed his support of Ms. Reents in the recruitment process for a new Police Chief.

Mayor Pro Tem Christensen confirmed that Mr. Schiessl is the contact person for inquiries by Eagle Scouts for potential projects. He said he attended the Columbia Playfield basketball court reopening he thought the courts looked better now than when they were originally built.

Mayor

Mayor Thompson said he recently attended the Energy Communities Alliance meeting located in Washington D.C. and gave the highlights of the conference.

Adjournment

Mayor Thompson adjourned the meeting at 8:01 p.m.

Respectfully Submitted,

Marcia Hopkins

Marcia Hopkins, City Clerk

FORM APPROVED: Robert J. Thompson

Robert J. Thompson, Mayor

DATE APPROVED: October 2, 2018

DATE PUBLISHED October 3, 2018