



## MINUTES

### RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, February 19, 2019

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

Councilmember Kent 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:** Councilmembers Alvarez, Lemley, Lukson, Kent and Anderson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, Public Works Director Rogalsky and City Clerk Hopkins.

#### **Agenda Item**

##### **1. Horn Rapids Water Right Process (10 minutes)**

Mr. Rogalsky reported on the status of a water right certification review being conducted by the Washington State Department of Ecology. The water right permit that is the subject of the review serves non-potable water to the Horn Rapids and north Richland Port of Benton area. The water right is in permit status, which is the mid-point of water rights processing defined in state law. The final step, certification, makes a water right firm and permanent for municipalities. The quantity of water certificated is an important planning consideration for the City. Staff and supporting counsel have been engaged with Ecology's process for more than a year, with periodic reports having been provided to the Utility Advisory Committee.

##### **2. Discuss Meeting Agenda Items (15 minutes)**

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

Ms. Reents and Councilmember Lukson said the meeting with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) regarding the reconveyance was productive. The development of Columbia Point South was discussed as well. Ms. Reents said a letter from the City will be drafted to TRIDEC to encourage them to engage the CTUIR regarding the reconveyance.

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

Councilmember Kent called the Council meeting to order at 7:30 p.m. in the Council Chamber at City Hall.

### **Welcome and Roll Call**

Councilmember Kent welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Councilmembers Alvarez, Lemley, Lukson, Kent and Anderson were present.

**COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER ANDERSON SECONDED THE MOTION TO EXCUSE MAYOR THOMPSON AND MAYOR PRO TEM CHRISTENSEN. THE MOTION CARRIED 5-0.**

Also present were City Manager Reents, Assistant City Manager Amundson, 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, Attorney Rio, Purchasing Manager Robinson and City Clerk Hopkins.

### **Pledge of Allegiance**

Councilmember Kent introduced Boy Scout Russell Postgate who led the Council and audience in the recitation of the Pledge of Allegiance.

### **Special Announcement**

Ms. Reents said it was City Clerk Hopkins' last Council meeting as she will be retiring at the end of the month. She expressed her thanks to Ms. Hopkins for her great service to the City over the past eight years and noted that she has been a City Clerk for 25 years. A humorous short video on pronouncing her first name was shown.

### **Approval of Agenda**

**COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE CARRIED MOTION 5 -0**

### **Presentations**

#### **3. Development Services Annual Report (10 minutes)**

Mr. Jensen gave a detailed annual report on community development, revitalization, real estate sales, planning and land use and economic development within the City.

Councilmember Alvarez thanked Mr. Jensen for his hard work and for a productive year.

## **Public Hearing**

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

### **4. Proposed Budget Amendment to 2019 Streets Capital Construction, City Streets and Industrial Development Funds, Ordinance No. 15-19**

Mr. Rogalsky said Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 15-19 proposes to appropriate existing fund balance in the Capital Construction and Industrial Development funds restricted reserve fund and to make changes to the 2019 Streets Capital Construction Fund and City Streets Fund.

Councilmember Kent opened the public hearing at 7:49 p.m. and closed the hearing at 7:49:15 p.m. as there were no comments.

### **5. Proposed Amendment to Equipment Replacement Fund within 2019 Budget, Ordinance No. 16-19**

Mr. Rogalsky said Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 16-19 proposes to appropriate existing fund balance in the Equipment Replacement funds restricted reserve fund and to make changes to the 2019 Equipment Replacement Fund.

Councilmember Kent opened the public hearing at 7:51 p.m. and closed the hearing at 7:51:15 p.m. as there were no comments.

### **6. Proposed Surplus of Equipment, Resolution No. 22-19**

Ms. Robinson said a public hearing is being held to receive input or comments on the proposed resolution authorizing surplus and disposal of equipment. She gave details on the items for surplus.

Councilmember Kent opened the public hearing at 7:52 p.m. and closed the public hearing at 7:53 p.m. as there were no comments.

### **7. Proposed Amendment to the 2019-2024 Transportation Improvement Program to add Safety Grant Projects, Resolution No. 24-19**

Mr. Rogalsky said state law requires a public hearing will be held to receive testimony on proposed Resolution 24-19, amending the 2019-2024 Transportation Improvement Program (TIP) to add Washington State Safety Grant projects that have received funding.

Councilmember Kent 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**

Danielle Belliston, 1417 Westwood Court, Richland, WA, Tri-City Girls Fast Pitch softball spoke on the program and spoke on how the program needs to remain affordable.

## **Consent Calendar**

City Clerk Hopkins read the Consent Calendar

**COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE CARRIED MOTION 5-0.**

## **Minutes**

8. Approve the February 5, 2019 Council Meeting Minutes

## **Ordinances - First Reading**

9. Ordinance No. 14-19, Approving a Zone Change on 1019 Wright Avenue from C-1 to C-LB
10. Ordinance No. 15-19, Amending the 2019 Budget in the Streets Capital Construction, City Streets and Industrial Development Funds
11. Ordinance No. 16-19, Amending the 2019 Budget to add appropriations to the Equipment Replacement Fund
12. Ordinance No. 17-19, Amending Chapter 2.18 of the Richland Municipal Code related to the Parks & Recreation Commission

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

13. Ordinance No. 09-19, Amending Chapter 2.15 of the Richland Municipal Code related to the Lodging Tax Advisory Committee
14. Ordinance No. 10-19, Amending Chapter 2.14 of the Richland Municipal Code related to the Economic Development Committee
15. Ordinance No. 12-19, Amending Chapter 22.10 of the Richland Municipal Code related to Critical Areas

16. Ordinance No. 13-19, Amending Title 14: Electricity, of the Richland Municipal Code regarding Net Metering

### **Resolutions – Adoption**

17. Resolution No. 20-19, Approving a Second Amendment to Contract No. 230-15 with Shannon & Wilson, Inc.
18. Resolution No. 21-19, Authorizing a Consultant Agreement with Cloudburst Consulting Group, Inc. for the HOME Consortium
19. Resolution No. 22-19, Approving the Sale of Surplus Property and Equipment
20. Resolution No. 23-19, Approving an Agreement with the Tri-City Development Council (TRIDEC) for Marketing and Business Recruitment Services
21. Resolution No. 24-19, Authorizing an Amendment to the 2019-2024 Transportation Improvement Program to add Safety Grant Projects

### **Items for Approval**

#### **Expenditures - Approval**

22. Expenditures from January 28, 2019 - February 8, 2019 for \$7,798,080.50 including Check Nos. 265171-265590, Wire Nos. 7342-7363, Payroll Check Nos. 146840-147366, and Payroll Wire/ACH Nos. 10841-10863

### **Items of Business**

23. Emergency Ordinance No. 18-19, Declaring an Emergency at the Wastewater Treatment Facility related to the Presence of Mold

Mr. Rogalsky said in January 2019, staff replaced laboratory equipment in the Wastewater Treatment Facility Administration Building. During the work, staff identified mold in the building. To assess the matter, staff sought assistance from Asbestos and Mold Solutions (AMS), a company providing services to the City Hall project. AMS sampled the mold, determining that it was a significant hazard to employees, if not mitigated. AMS's recommendation is to cease work in the area of the building where the mold was detected, and pursue remediation at the City's earliest opportunity. Staff is in the process of relocating work functions from the affected area and creating process adjustments to enable ongoing operations necessary to plant operations. It is critically important to mitigate the threat of this mold, and to promptly restore normal

operating capabilities at the plant. Proposed Emergency Ordinance No. 18-19 declares this circumstance an emergency and enables expedited purchasing processes to complete assessment, planning and contracting to remediate the mold.

**COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO PASS ORDINANCE NO. 18-19, DECLARING AN EMERGENCY AT THE WASTEWATER TREATMENT FACILITY RELATED TO THE PRESENCE OF MOLD. THE MOTION CARRIED 5-0.**

## **Reports and Comments**

### **City Manager**

Ms. Reents thanked Ms. Hopkins for her service as City Clerk of Richland. She also cautioned citizens while traveling in the snow.

### **City Council**

Councilmember Anderson thanked Ms. Hopkins for her service. He cautioned citizens in driving in the snow. He also thanked the City staff for their hard work at snow removal and said he felt that the communications to the public had been good as well.

Councilmember Alvarez said he studied the issues regarding the Tri-City Girls Fast Pitch Softball and that the Parks and Recreation Commission will be reviewing the topic as well. He said he attended the Tri-City Hispanic Chamber of Commerce meeting and said their program on leadership was excellent. He thanked Mr. Rogalsky and his staff for the snow removal and also thanked the businesses for staying open and for neighbors helping neighbors in the difficult weather conditions.

Councilmember Lemley thanked Ms. Hopkins for her service and thanked Mr. Rogalsky and his staff for the snow removal efforts.

Councilmember Lukson thanked Ms. Hopkins for her service and Mr. Rogalsky and his staff for the snow removal efforts.

Councilmember Kent thanked Ms. Hopkins for her service and Mr. Rogalsky and his staff for the snow removal efforts.

## Adjournment

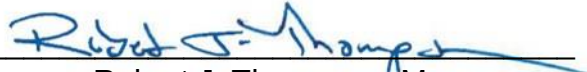
Councilmember Kent adjourned the meeting at 8:13 p.m.

Respectfully Submitted,



Debby Barham, Deputy City Clerk

**FORM APPROVED:**



Robert J. Thompson, Mayor

**DATE APPROVED:**

March 5, 2019

**DATE PUBLISHED**

March 6, 2019